



September 22, 2022

Andrew & Deborah Chan  
31542 Mar Vista Ave.  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Chan,

Attached are the documents for the View Preservation/Record of Views application filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website. The documented Record of Views they may be located on the city's website via the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on the green box to the right "Record of Views by Address".

As we discussed, the ordinance allows a property owner to document their view once unless there is a subsequent remodel or physical change to the selected viewing locations in the primary residential structure. The Record of Views does not establish maximum height limits on vegetation in the visual scene but rather serves as a benchmark for determining significant view impairment in the future. A determination of significant view impairment pursuant to Laguna Beach Municipal Code Section 12.16.030, must be confirmed prior to the city interceding with enforcement of the Record of Views.

Please contact me should you have any questions related to the attached documents.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 22-1648**

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Visit Date: **09/15/22**  
Applicant: **Andrew & Deborah Chan**  
View Address: **31542 Mar Vista Ave.**  
  
Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Entry level:	Office/Studio
Main level:	Living room, dining room, kitchen, bedroom
Upper level:	Loft

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily Catalina Island and the ocean horizon.

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**RECORD OF VIEWS DOCUMENTED AND AFFECTED PARCELS NOTICED**

***Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.***

Date: 9/22/22 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 22-1648**



**31542 Mar Vista Ave.**

The photograph above was taken from the office/studio on the entry level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of site visit: 09/15/22 Photographed by: Tony Farr Submitted to property file: 2/22/22

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**RECORD OF VIEW**

**VPP 22-1648**



**31542 Mar Vista Ave.**

The photograph above was taken from the office/studio on the entry level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of site visit: 09/15/22 Photographed by: *Tony Furr* Submitted to property file: 9/28/22

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**RECORD OF VIEW**

**VPP 22-1648**



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The photograph above was taken from the office/studio on the entry level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

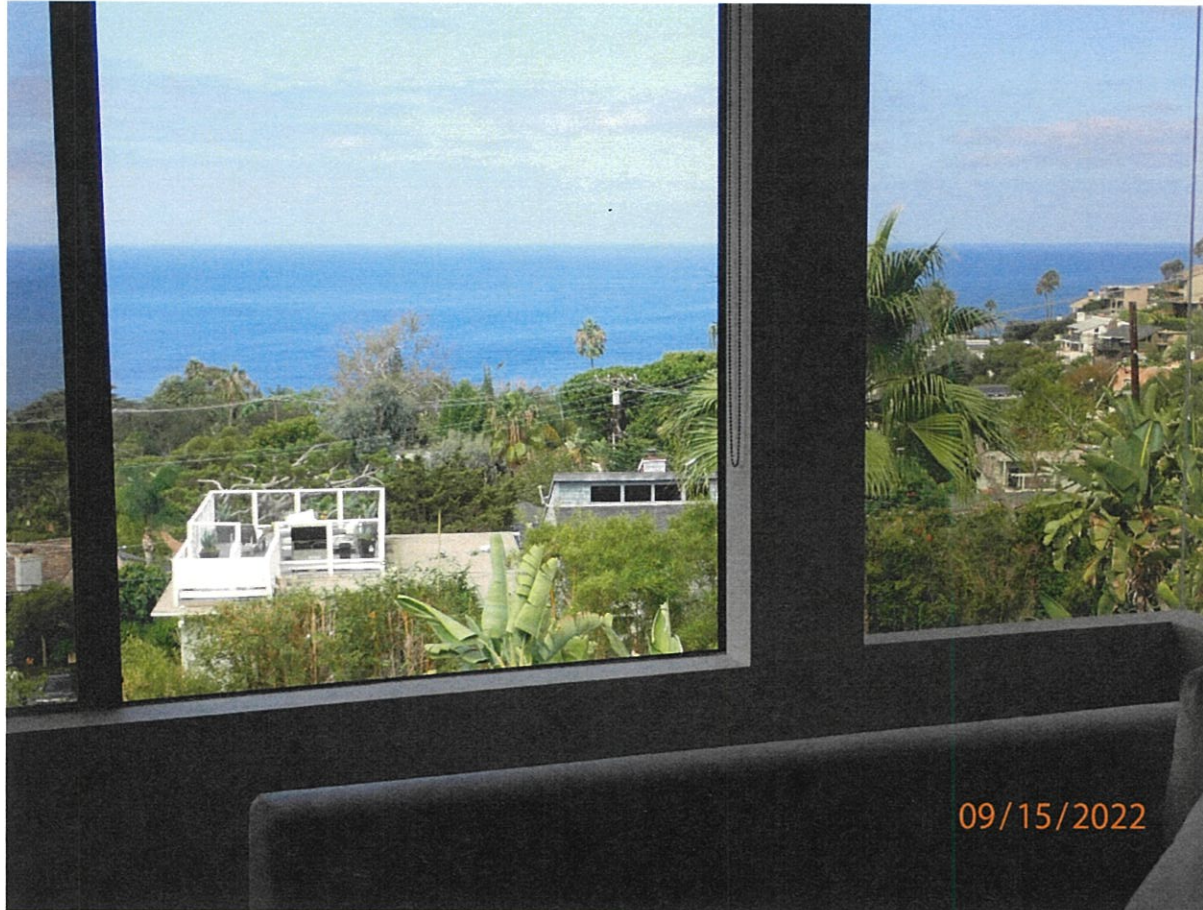
Date of site visit: 09/15/22 Photographed by: *Tony Farr* Submitted to property file: 9/20/22

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**RECORD OF VIEW**

**VPP 22-1648**



**31542 Mar Vista Ave.**

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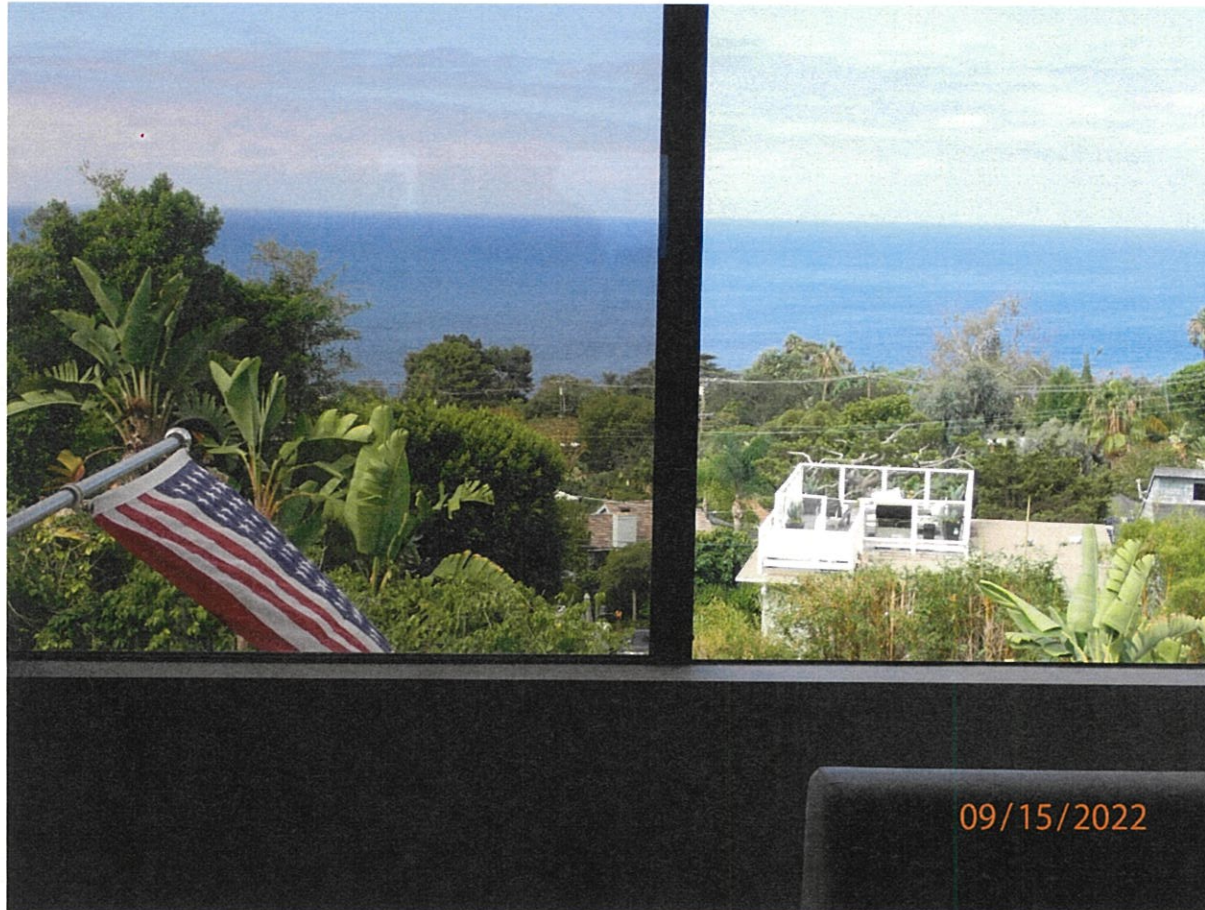
Date of site visit: 09/15/22 Photographed by: *Tony Farr* Submitted to property file: 9/22/22

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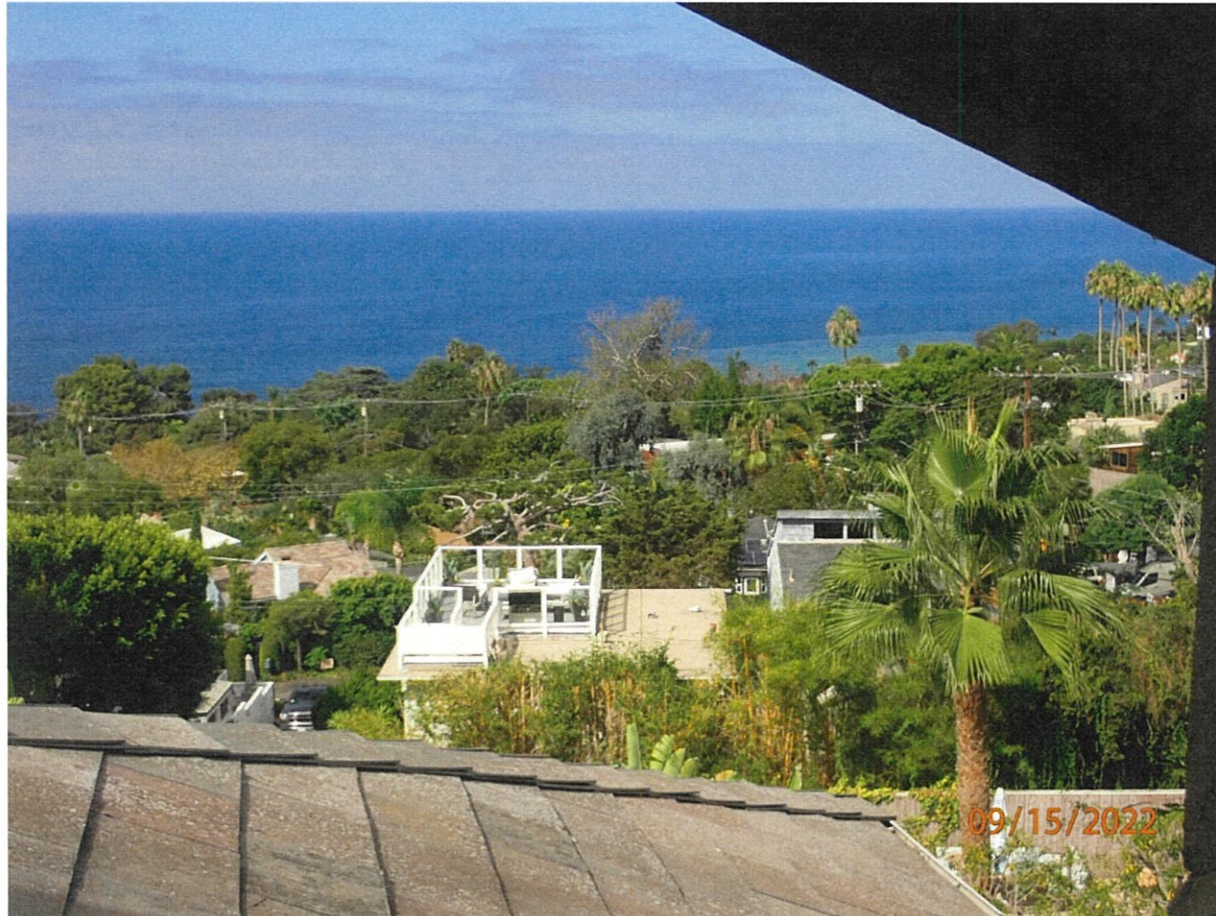
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**RECORD OF VIEW**

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**31542 Mar Vista Ave.**

The photograph above was taken from the loft on the upper level of the primary residential structure.

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September 22, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-1648**  
**31542 Mar Vista Ave., Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **31542 Mar Vista Avenue**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark for determining significant view impairment in the future. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment as defined in LBMC Section 12.16.030.

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on green box to the right "Record of Views by Address". From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Community Development  
tfarr@lagunabeachcity.net

# Advanced Listing Services Inc

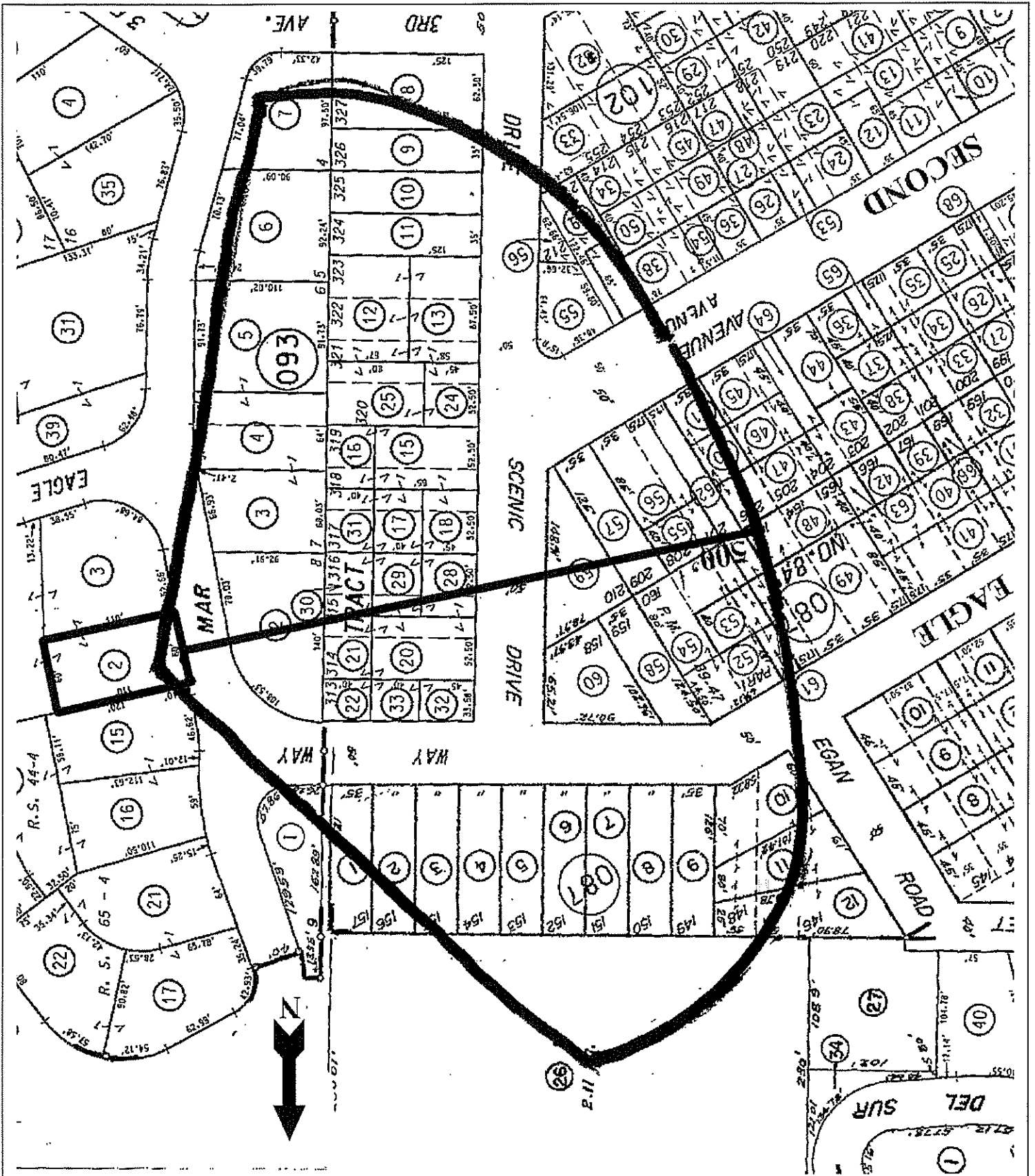


Ownership Listings & Radius Maps  
 P.O. Box 2593 • Dana Point, CA • 92624  
 Office: (949) 361-3921 • Cell: (949) 310-6869

[www.AdvancedListing.com](http://www.AdvancedListing.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Address: 31542 MAR VISTA AVE  
 LAGUNA BEACH CA 92651

Subject APN: 056-091-02  
 500' RADIUS for View Preservation





## Advanced Listing Services Inc

Ownership Listings & Radius Maps

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Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

#11427

9/19/2022

### 500' Ownership Listing

Prepared for:

056-091-02

ANDREW CHAN

31542 MAR VISTA AVE

LAGUNA BEACH CA 92651

**RECEIVED**

SEP 20 2022

**CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT**

056-070-26

SOUTH COAST COUNTY WATER

31592 WEST ST

SOUTH LAGUNA CA 92651

056-087-01

JEFF M HOGAN

3885 CRESTA CT

THOUSAND OAKS CA 91360

056-087-02

STEPHANY HALES SNF PANLILIO

31503 EAGLE ROCK WAY

LAGUNA BEACH CA 92651

056-087-03

ANJA REICH

31505 EAGLE ROCK

LAGUNA BEACH CA 92651

056-087-04

JESSICA S MURRAY

31507 EAGLE ROCK WAY

LAGUNA BEACH CA 92651

056-087-05

DEANA DUFFEK

31509 EAGLE ROCK WAY

LAGUNA BEACH CA 92651

056-087-06

MARK A MOWREY

31511 EAGLE ROCK WAY

LAGUNA BEACH CA 92651

056-087-07

MARK A MICHALKA PROPERTIES

1489 EASTWIND CIR

WESTLAKE VILLAGE CA 91361

056-087-08

J O LARSON

10017 PHELAN RD

OAK HILLS CA 92344

056-087-09

JAMES MICHAEL DOBBS

31517 EAGLE ROCK WAY

LAGUNA BEACH CA 92651

056-087-10

STEPHEN & JACQUELINE ZIMMER

225 BURGESS RD

GENEVA IL 60134

056-087-11

DEBRA LYNN PIERSON

31518 EGAN RD

LAGUNA BEACH CA 92651

056-087-12 056-093-09

NICHOLAS M & STEPHANIE M

KORMELUK

31622 SCENIC DR

LAGUNA BEACH CA 92651

056-087-47

ADAM DREW COGHILL

31554 SUMMIT RD

LAGUNA BEACH CA 92651

056-087-48

MARY JANE JANZ

31542 SUMMIT RD

LAGUNA BEACH CA 92651

056-087-49

REEVES SMITH

31534 SUMMIT RD

LAGUNA BEACH CA 92651

056-087-50

MARY ANGELA ORDWAY

31581 EGAN RD

LAGUNA BEACH CA 92651

056-087-51

BRIAN W GOWDY

1531 HIGHLAND DR

NEWPORT BEACH CA 92663

056-087-52

ROBERT BRANDT ALLISON

31522 EAGLE ROCK WAY

LAGUNA BEACH CA 92651

056-087-53

TIMOTHY E MC ADAM

31532 EGAN RD

LAGUNA BEACH CA 92651

056-087-54

EDWARD L SMITH

31542 EGAN RD

LAGUNA BEACH CA 92651

056-087-55, 59

PETER B COMPTER

31561 SCENIC DR

LAGUNA BEACH CA 92651

056-087-56

MARY A IVES

31538 EGAN RD

LAGUNA BEACH CA 92651

056-087-57

NATHANIEL ROBERT DOERSAM

31581 2ND AVE

LAGUNA BEACH CA 92651

056-087-58  
JON ERIC JESSEN  
31518 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-60  
THOMAS LEE PHILLIPS  
31531 SCENIC DR  
LAGUNA BEACH CA 92651

056-087-61, 62  
THREE ARCH INVESTMENT  
NO ADDRESS GIVEN

056-091-02  
ANDREW CHAN  
31542 MAR VISTA AVE  
LAGUNA BEACH CA 92651

056-091-03  
ROBERT A DE VITO  
31562 MAR VIS  
LAGUNA BEACH CA 92651

056-091-15  
JACK LAMPERT  
31522 MAR VISTA AVE  
LAGUNA BEACH CA 92651

056-093-01  
VALENTE C MORALES  
33722 CHULA VISTA AVE B  
DANA POINT CA 92629

056-093-02  
NEIL STEINMAN  
31500 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-093-03  
FRANK BERNARD GIACOBETTI  
31561 MAR VISTA AVE  
LAGUNA BEACH CA 92651

056-093-04  
JAMES L PERRY  
31571 MAR VISTA AVE  
LAGUNA BEACH CA 92651

056-093-05  
PAUL SARNSEN  
31591 MAR VISTA AVE  
LAGUNA BEACH CA 92651

056-093-06  
GLEN A EVERROAD  
31611 MAR VISTA AVE  
LAGUNA BEACH CA 92651

056-093-07  
TED A GALFIN  
31631 MAR VISTA AVE  
LAGUNA BEACH CA 92651

056-093-08  
JOHNNY C TUBBS  
31625 3RD AVE  
LAGUNA BEACH CA 92651

056-093-10  
RONALD L GEISMAN  
31620 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-11  
MARION A STAGGS  
31618 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-12  
DANIEL EXCEEN  
31596 BRENTWOOD DR  
LAGUNA BEACH CA 92651

056-093-13  
KAMRAN ROSHANNEJAD  
31614 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-15  
WILLIAM C DELINE  
31576 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-16  
BEATA STROZ  
31502 SHREWSBURY DR  
LAGUNA BEACH CA 92651

056-093-17  
BARBARA LOVE  
3616 LITCHFIELD DR  
BAKERSFIELD CA 93309

056-093-18  
GREGORY ALAN FROCK  
31566 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-20  
DIANNA COLLEEN COSTANZO  
266 ACERO PL  
ARROYO GRANDE CA 93420

056-093-21  
KATHE MADRIGAL  
1075 WYKOFF WAY  
LAGUNA BEACH CA 92651

056-093-22  
DAVID ANDREW SERRURIER  
8010 FAREHOLM DR  
LOS ANGELES CA 90046

056-093-24  
VANESSA E RYAN  
31582 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-25  
JONATHAN S MOORE  
31503 BRENTWOOD DR  
LAGUNA BEACH CA 92651

056-093-28  
GEORGE GILBERT  
31562 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-29  
SELLCO COMMERCIAL EQUITY  
31502 BURNSIDE PL  
LAGUNA BEACH CA 92651

056-093-30  
JOHN KIRK ENGLISH  
183 LEUCADIA RD  
LA HABRA HEIGHTS CA 90631

056-093-31  
JOHN A LABRECHE  
PO BOX 80087  
LAS VEGAS NV 89180

056-093-32  
MARGARET G BUDREAU  
31506 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-093-33  
CATHY LOUISE TAYLOR  
282 OAKLAND RD  
WEST CHESTER PA 19382

056-102-32  
DANE PAUL PFLUEGER  
31641 3RD AVE  
LAGUNA BEACH CA 92651

056-102-33  
LOIS J HEFTY  
31613 SCENIC DR  
LAGUNA BEACH CA 92651

056-102-34  
RICARDO R OCAMPO  
4021 DAUNTLESS DR  
RANCHO PALOS VERD CA 90505

056-102-38  
MICHAEL A & ANGELINA M  
DIBERARDINO  
31606 2ND AVE  
LAGUNA BEACH CA 92651

056-102-39, 56  
BRIAN W ORR  
31645 SCENIC DR  
LAGUNA BEACH CA 92651

056-102-50  
AVES S & SHAWN CHINUDOMSUB  
31612 SUMMIT RD  
LAGUNA BEACH CA 92651

056-102-55  
THOMAS J FITZGERALD  
602 DEVONWOOD RD  
ALTADENA CA 91001