



April 3, 2018

Ursula Staubli  
2665 Park Avenue  
Laguna Beach, CA 92651

Dear Ms. Staubli,

Attached are the documents for the View Preservation/Record of Views claim filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

As we discussed, 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 cursive script, appearing to read "Tony Farr".

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

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-0457**

Visit Date: **March 23, 2018**

Applicant: **Ursula Staubli**  
View Address: **2665 Park Avenue**

Visit Conducted by: **Tony Farr, Associate Planner**

1. VIEW LOCATION / VISUAL SCENE

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

Living room/Dining room and Master bedroom from the main level of the primary residential structure.

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

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of San Clemente and Catalina Islands, Monument Point, Rock Pile and Bird Rock, Heisler Park, Signal Hill, Mystic Hills, hillside terrain, whitewater and ocean horizon.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)**

Date: 4/3/2018 By: T. Farr

- b. Record of View documents prepared and attachedd to property file.**

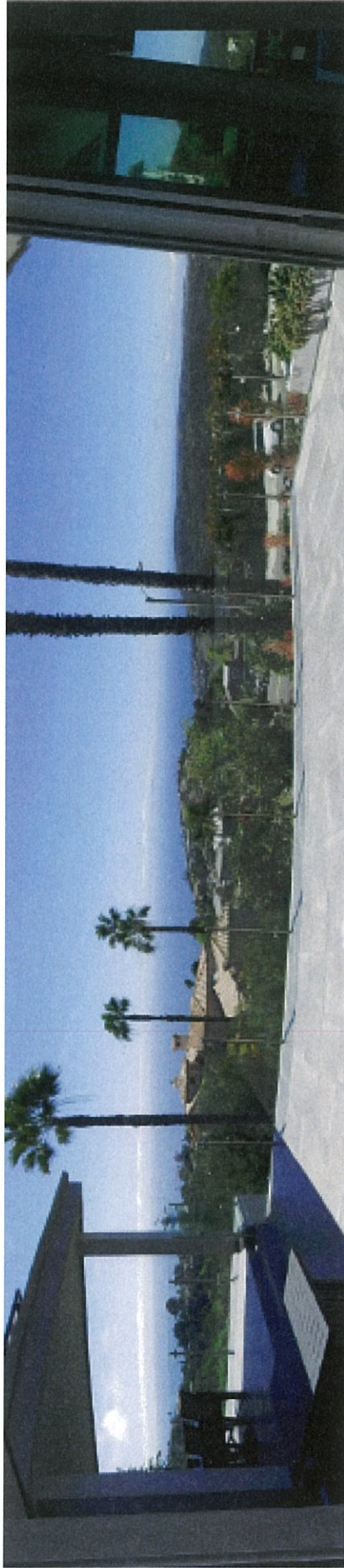
Date: 4/3/2018 By: T. Farr

End of Checklist



**RECORD OF VIEW**

**VPP 2018-0457**



**2665 Park Avenue**

The photograph above was taken from the living/dining room of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Monument Point, Rock Pile, Bird Rock, Heisler Park, Signal Hill, Mystic Hills, whitewater, hillside terrain and ocean horizon. Date of photograph: 3/23/18 Photographed by: *M. Jan* Submitted to property file: 4/3/2018



**RECORD OF VIEW**

**VPP 2018-0457**



**2665 Park Avenue**

The photograph above was taken from the living/dining room of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/23/18 Photographed by: *[Signature]* Submitted to property file: 4/3/2018



**RECORD OF VIEW**

**VPP 2018-0457**



**2665 Park Avenue**

The photograph above was taken from the living/dining room of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 3/23/18 Photographed by: *[Signature]* Submitted to property file: 4/3/2018

Document  
3 of 9



RECORD OF VIEW

VPP 2018-0457



2665 Park Avenue

The photograph above was taken from the living/dining room of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Monument Point, Rock Pile, Bird Rock, Heisler Park, Signal Hill, Mystic Hills, whitewater, hillside terrain and ocean horizon. Date of photograph: 3/23/18 Photographed by: *[Signature]* Submitted to property file: 4/3/2018

Document  
4 of 9



**RECORD OF VIEW**

**VPP 2018-0457**



**2665 Park Avenue**

The photograph above was taken from the living/dining room of the primary residential structure. Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 3/23/18 Photographed by: *W. J. [Signature]* Submitted to property file: 4/3/2018



**RECORD OF VIEW**

**VPP 2018-0457**



**2665 Park Avenue**

The photograph above was taken from the master bedroom of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Monument Point, Rock Pile, Bird Rock, Heisler Park, Signal Hill, Mystic Hills, whitewater, hillside terrain and ocean horizon. Date of photograph: 3/23/18 Photographed by: *mf* Submitted to property file: 4/3/2018





**RECORD OF VIEW**

**VPP 2018-0457**



**2665 Park Avenue**

The photograph above was taken from the master bedroom of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 3/23/18 Photographed by: *[Signature]* Submitted to property file: 4/3/2018



**RECORD OF VIEW**

**VPP 2018-0457**



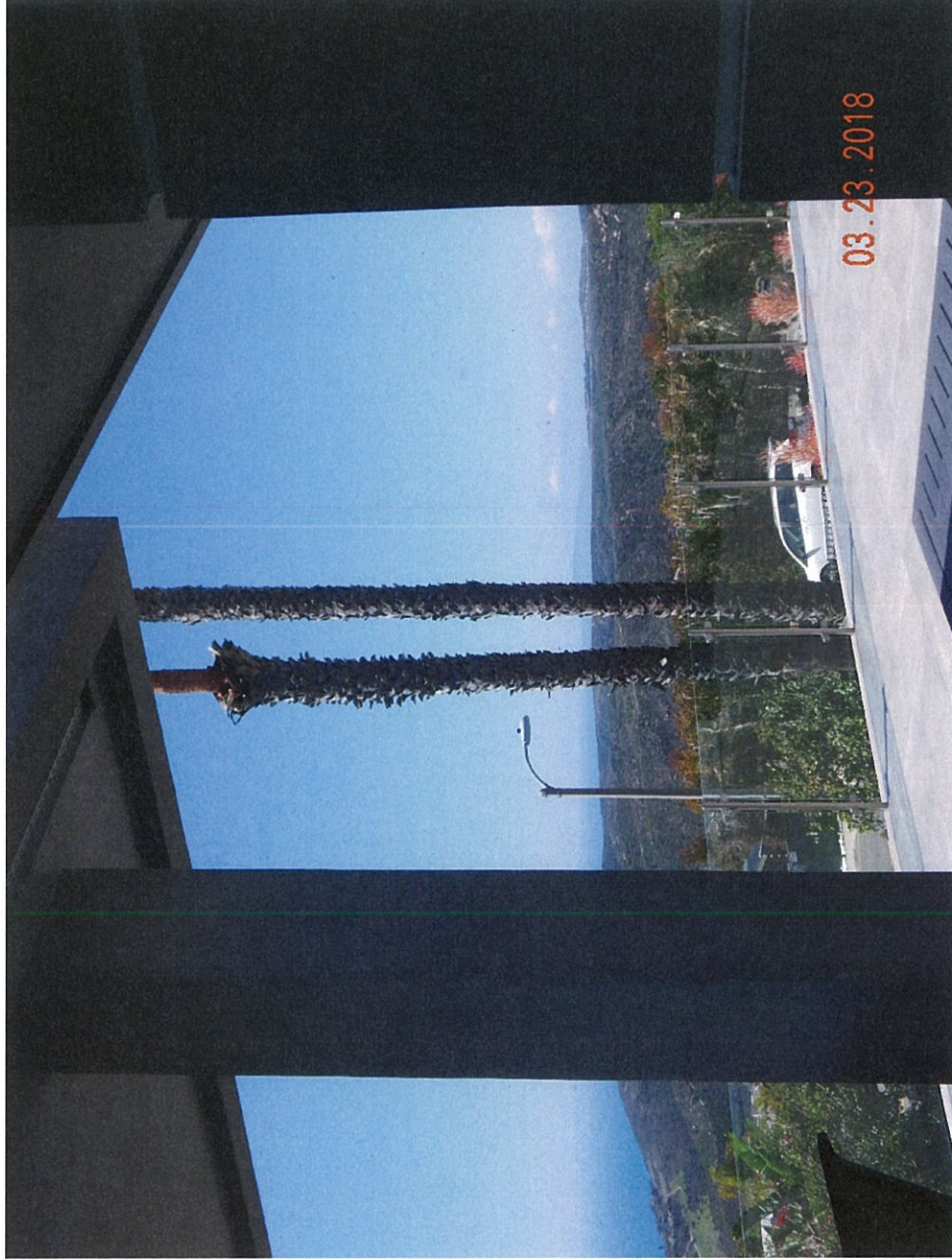
**2665 Park Avenue**

The photograph above was taken from the master bedroom of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Monument Point, Rock Pile, Bird Rock, Heisler Park, Signal Hill, Mystic Hills, whitewater, hillside terrain and ocean horizon. Date of photograph: 3/23/18 Photographed by: *[Signature]* Submitted to property file: 4/3/2018



RECORD OF VIEW

VPP 2018-0457



2665 Park Avenue

The photograph above was taken from the master bedroom of the primary residential structure. Visual scene description: Catalina Islands, Mystic Hills, whitewater, hillside terrain and ocean horizon.

Date of photograph: 3/23/18 Photographed by: *[Signature]* Submitted to property file: 4/3/2018



April 3, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-0457  
2665 PARK AVENUE, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at 2665 Park Avenue. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

As an affected 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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

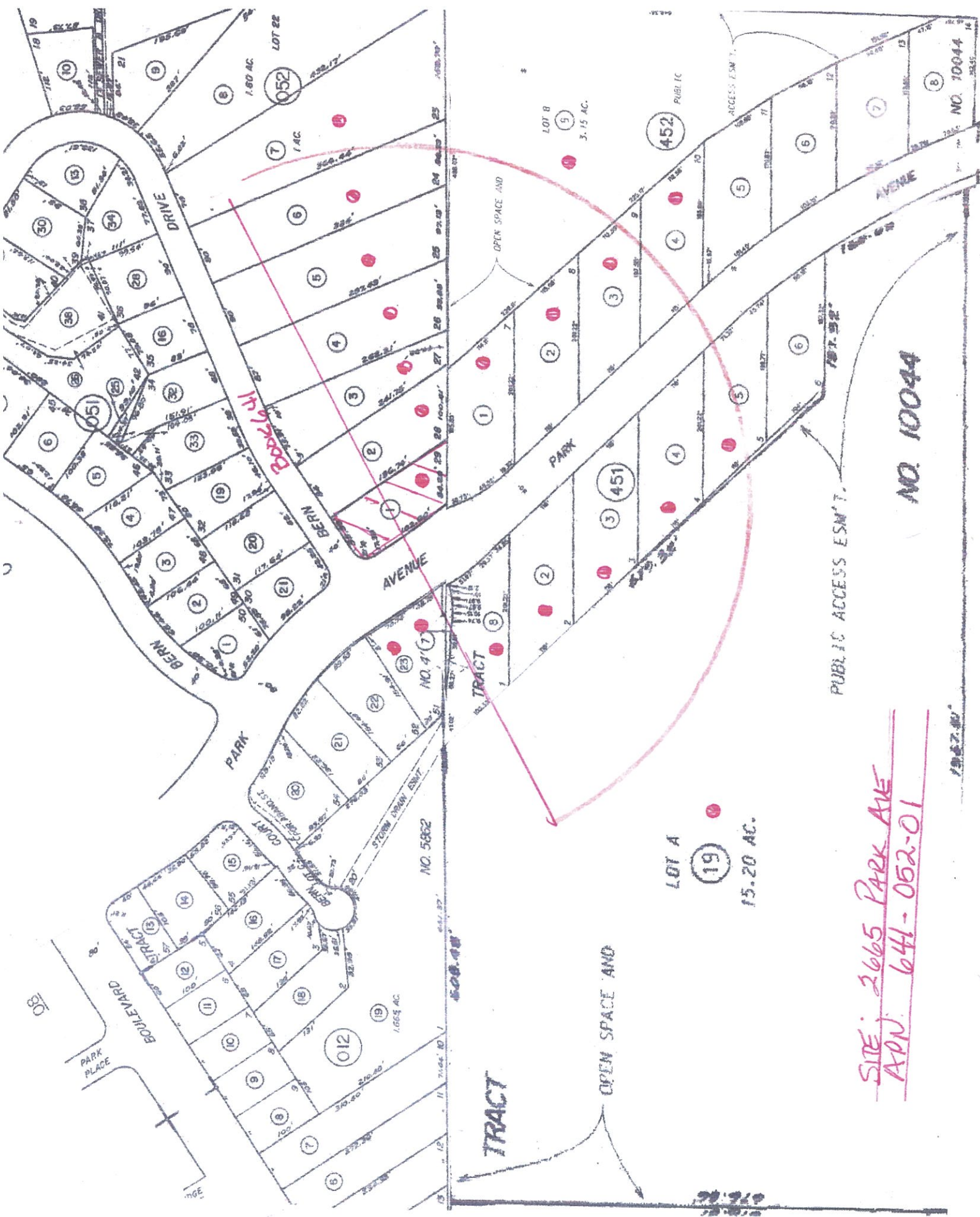
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

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 cursive script, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)  
Tel. (949) 497-0322



*SITE: 2665 PARK AVE  
 APN: 641-052-01*

**NO. 10044**

**LOT A**  
**19**  
 15.20 AC.

PUBLIC ACCESS ESM'T.

**TRACT**

OPEN SPACE AND

**TRACT**

OPEN SPACE AND

**452** PUBLIC

**451**

**LOT B**  
 3.15 AC.

*Block 641*

NO. 5882

NO. 4171

1/20/87

500' Radius  
Site; 2665 Park Ave  
APN 641-052-01  
Data: assessor role 3/2018

Prepared on : 3/28/2018  
ByCathy MCDermott  
Ownership Listing Service  
951 699 8064

Applicant/Owner:  
Staubli Ursula V Tr

641-012-23  
Ronald Thomas Labriola  
25491 Pinata Cir  
Mission Viejo CA 92691-5450

641-052-01  
Staubli Ursula V Tr  
2665 Park Ave  
Laguna Beach CA 92651-2030

641-052-02  
David Flores  
3009 Bern Dr  
Laguna Beach CA 92651-2003

641-052-03  
Cole Christina Edralin Tr  
3021 Bern Dr  
Laguna Beach CA 92651-2003

641-052-04  
Plumley Sharon L Tr  
21601 Paul Ave  
Torrance CA 90503-6331

641-052-05  
Richard F Ramsey  
3035 Bern Dr  
Laguna Beach CA 92651-2003

641-052-06  
Haywood Charles B Tr Haywood Tr  
3045 Bern Dr  
Laguna Beach CA 92651-2003

641-052-07  
Waldman Stephanie Tr  
3051 Bern Dr  
Laguna Beach CA 92651-2003

641-451-02  
Primevere Llc  
851 Burlway Rd Ste 710  
Burlingame CA 94010-1716

641-451-03  
Faramarz Ebrahimi  
2550 Park Ave  
Laguna Beach CA 92651-2222

641-451-04  
Kulkarni Praful M Tr  
2530 Park Ave  
Laguna Beach CA 92651-2222

641-451-05  
Allen Susan C Tr  
2490 Park Ave  
Laguna Beach CA 92651-2224

641-451-06  
Xiaofang Luo  
2470 Park Ave  
Laguna Beach CA 92651-2224

641-451-07  
Ronald Thomas Labriola  
25491 Pinata Cir  
Mission Viejo CA 92691-5450

641-451-08  
Simmons Robert L Tr  
PO Box 4777  
Laguna Beach CA 92652-4777

641-452-01  
Carl Brown  
2581 Park Ave  
Laguna Beach CA 92651-2221

641-452-02  
Lee Yang-kyung Tr J Ann Tr  
2561 Park Ave  
Laguna Beach CA 92651-2221

641-452-03  
Kerry L Tr K L Mogharebi  
475 Jasmine St  
Laguna Beach CA 92651-1615

641-452-04  
Richard B Arum  
2521 Park Ave  
Laguna Beach CA 92651-2221

641-452-09  
Parkside Estates Associates City Of  
Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651-2332

641-461-19  
Parkside Estates Associates City Of  
Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651-2332

**RECEIVED**

APR 03 2018

PLANNING DIVISION  
CITY OF LAGUNA BEACH

AFFIDAVIT ON PROPERTY OWNERSHIP LIST

THE ATTACHED LIST REPRESENTS NAMES AND ADDRESSES OF ALL  
PROPERTY OWNERS LOCATED WITHIN 1250' FEET OF THE EXTERIOR  
BOUNDARIES OF PROPERTY LOCATED  
AT 2665 PARK AVE OR  
APN 641-052-01  
AS OBTAINED FROM LATEST ORANGE COUNTY  
TAX ROLE FROM MY DATA SOURCE AND UPDATED MONTHLY TO  
3/2018 DEEMED RELIABLE BUT NOT GUARANTEED.

Catherine Mc Dermott  
SIGNATURE 3/28/2018

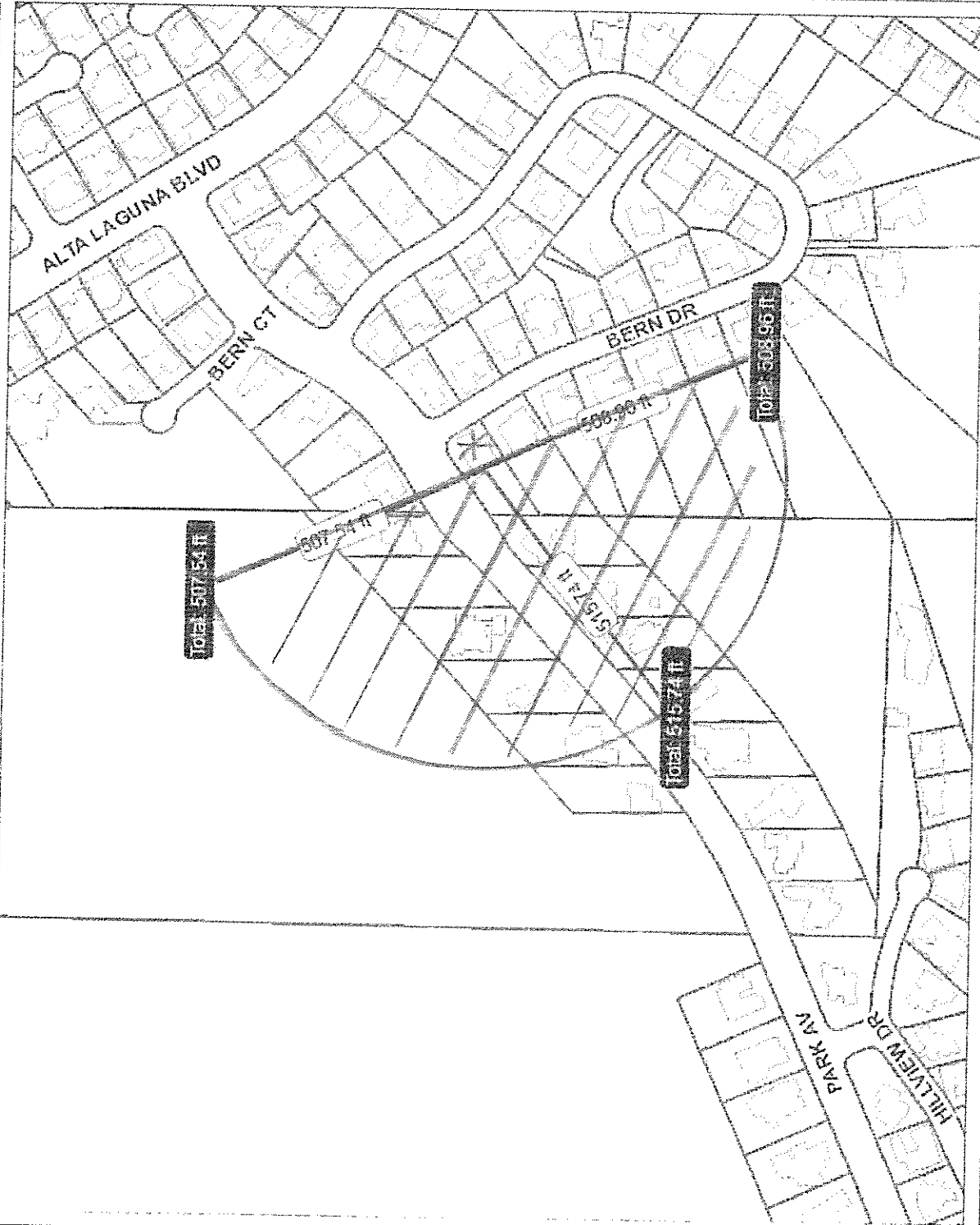
CATHERINE MC DERMOTT  
OWNERSHIP LISTING SERVICE  
PO BOX 890684 TEMECULA  
CA 92589-0684  
PHONE AND FAX 951 699 8064  
ownershiplistingservice@hotmail.com

City of Laguna Beach

2665 Park Ave.

Legend

- City Limits
- Specific Plan Areas
- Street Names
- Parcels
- Aliso Creek
- Ocean Labels
- 2008 Building Footprints



500' WIDENED PARCELS



3/26/2018

Data layers that appear on this map may or may not be accurate - current or otherwise reliable

City of Laguna Beach