



November 8, 2022

Jonathan and Jennifer Chapman  
1059 Balboa Avenue  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Chapman,

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 22-1526**

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Visit Date: **September 12, 2022**  
Applicant: **Jonathan & Jennifer Chapman**  
View Address: **1056 Balboa 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.***

Upper level: Living room, office  
Ground/entry level: Primary bedroom  
Lower level: Bedroom

***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 the San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and 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: 11/8/22 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

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

Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
1 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

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

Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
2 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

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

Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
3 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

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

Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
4 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



## RECORD OF VIEW

VPP 22-1026



### 1059 Balboa Avenue

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

Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
5 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

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

Visual scene description: hillside terrain

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22

Document  
6 of 13





**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

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

Visual scene description: hillside terrain

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22

Document  
7 of 13



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

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

Visual scene description: hillside terrain

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22

Document  
8 of 13



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

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

Visual scene description: hillside terrain

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22

Document  
9 of 13



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

The photograph above was taken from the primary bedroom on the ground/entry level of the primary residential structure.  
Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
10 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

The photograph above was taken from the primary bedroom on the ground/entry level of the primary residential structure.  
Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
11 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



## RECORD OF VIEW

VPP 22-1026



### 1059 Balboa Avenue

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

Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
12 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



**RECORD OF VIEW**

**VPP 22-1026**



**1059 Balboa Avenue**

The photograph above was taken from the bedroom on the lower level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Bird Rock, Heisler Park, Huntington Beach, Rancho Palos Verdes, hillside terrain and ocean horizon.

Document  
13 of 13

Date of photograph: 09/12/22 Photographed by: *Tony Farr* Submitted to property file: 11/8/22



November 8, 2022

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-1526**  
**1059 Balboa Avenue, 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 **1059 Balboa 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.**

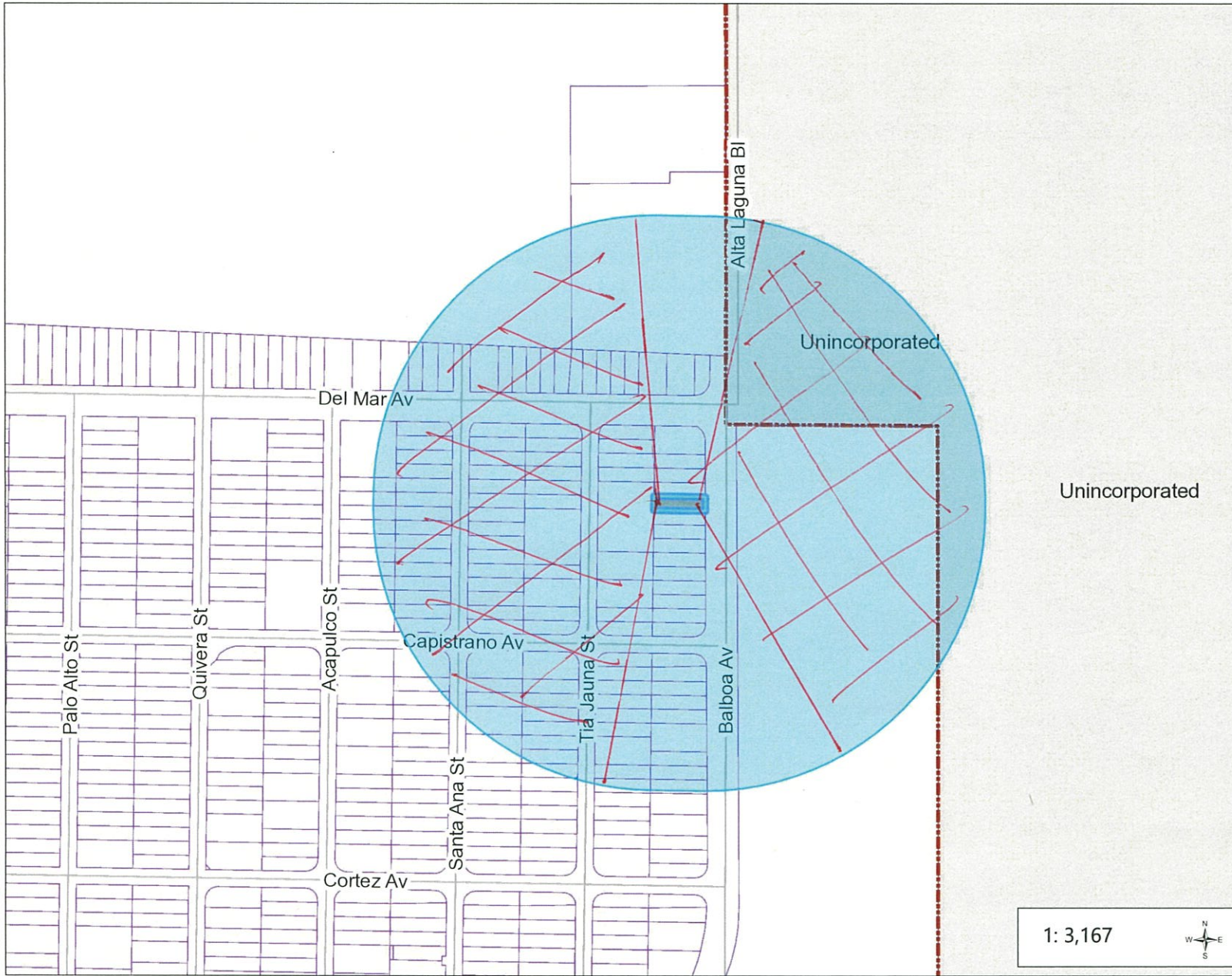
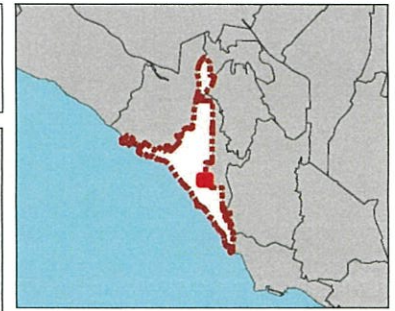
The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on green box to the right "Record of Views by Address". From the webpage, click on the address to view the recorded view from 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



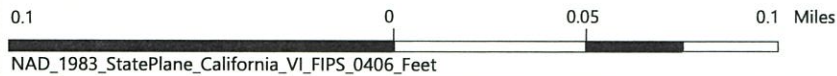


**Legend**

- Ocean Label
- Street
- Parcel
- Additional Information

**Notes**

1: 3,167



© City of Laguna Beach  
 The information on this map is for reference only and may not be up-to-date. Please contact the City for more information.

644-371-04  
County Of Orange  
P O Box 4106  
Santa Ana CA 92702

644-371-03  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644-372-02  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644-461-01  
Frederick J & Donna Harris Groth  
1896 Del Mar Ave  
Laguna Beach CA 92651

644-461-02  
Port Properties  
Po Box 485  
Laguna Beach CA 92652

644-461-03  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644-461-18  
Michael P Colgan  
1846 Del Mar Ave  
Laguna Beach CA 92651

644-462-01  
Julisa Bravo  
1091 Santa Ana St  
Laguna Beach CA 92651

644-462-02  
Alan S Zall  
14771 Plaza Dr K  
Tustin CA 92780

644-462-03  
Keith Cox & Tina Marie Applewhite  
1077 Santa Ana St  
Laguna Beach CA 92651

644-462-04  
Cheryl Reiko De La Cruz-mcdonald  
1071 Santa Ana St  
Laguna Beach CA 92651

644-462-05  
Sean P Keary  
1065 Santa Ana St  
Laguna Beach CA 92651

644-462-06  
John Kenneth Lewis  
1059 Santa Ana St  
Laguna Beach CA 92651

644-462-07  
Barry D Foust  
Po Box 14910  
Irvine CA 92623

644-462-08  
Beth Stewart  
1611 S Pacific Coast Hwy 103  
Redondo Beach CA 90277

644-462-09  
Sharon Sandelin Maloney  
34572 Camino Capistrano  
Capo Beach CA 92624

644-462-10  
Herbert P Killackey  
1035 Santa Ana St  
Laguna Beach CA 92651

644-462-11  
Stephen J Hushek  
1029 Santa Ana St  
Laguna Beach CA 92651

644-462-12  
Taylor J Daigneault  
1023 Santa Ana St  
Laguna Beach CA 92651

644-462-13  
Star A Trondsen  
1017 Santa Ana St  
Laguna Beach CA 92651

644-462-14  
Randall A Collazo  
1011 Santa Ana St  
Laguna Beach CA 92651

644-462-15  
David L Guichet  
2531 Bayshore Dr  
Newport Beach CA 92663

644-462-18  
Star A Trondsen  
1017 Santa Ana St  
Santa Ana CA 92651

644-462-19  
Kevin P Warren  
14718 Hesby St  
Sherman Oaks CA 91403

644-462-20  
Bill Hart  
2807 E Lincoln Ave  
Anaheim CA 92806

644-462-21  
Herbert P & Maureen K Killackey  
1035 Santa Ana St  
Laguna Beach CA 92651

644-462-22  
Susan K Maloney  
433 Locust St  
Laguna Beach CA 92651

644-462-23  
Hung Leitung & Jacqueline Lai-kwan Lee  
12021 Wilshire Blvd 386  
Los Angeles CA 90025

644-462-24  
Manizheh Yomtoubian  
Po Box 3595  
Newport Beach CA 92659

644-462-25  
John Kenneth Lewis  
1059 Santa Ana St  
Laguna Beach CA 92651

644-462-26  
James G & Virginia I De Flon  
15527 Lodosa Dr  
Whittier CA 90605

644-462-31  
Richard R Weiss  
1006 Acapulco St  
Laguna Beach CA 92651

644-462-32  
R A Coastal Property  
18 Harbor Sight Dr  
Rolling Hills Est CA 90274

644-463-01  
Eric Keyser  
991 Santa Ana St  
Laguna Beach CA 92651

644-463-02  
Zinovy Poretsky  
2318 Crestview Dr  
Laguna Beach CA 92651

644-463-03  
Bryan D Dominick  
977 Santa Ana St  
Laguna Beach CA 92651

644-471-05  
Helga Markgraf  
Po Box 119  
Redondo Beach CA 90277

644-471-06  
Helga Markgraf  
Po Box 119  
Redondo Beach CA 90277

644-471-07  
Tebbie Brix Fowler  
P O Box 119  
Redondo Beach CA 90277

644-471-08  
Victor M & Leandra E Negrete  
1996 Del Mar Ave  
Laguna Beach CA 92651

644-471-10  
Thomas Edward Duffy  
4434 Los Feliz Blvd 207  
Los Angeles CA 90027

644-471-11  
Kenneth & Darcy Belardi  
1950 Del Mar Ave  
Laguna Beach CA 92651

644-471-12  
Garth Michael Bryant  
1938 Del Mar Ave  
Laguna Beach CA 92651

644-471-13  
Erik Dean Buzzard  
1926 Del Mar Ave  
Laguna Beach CA 92651

644-471-14  
Mehran Megerdichian  
1910 Del Mar Ave  
Laguna Beach CA 92651

644-471-15  
Mark R Bartleman  
1984 Del Mar Ave  
Laguna Beach CA 92651

644-471-16  
Patrick J Gorman  
1972 Del Mar Ave  
Laguna Beach CA 92651

644-472-05  
Jonathan & Jennifer Ann Chapman  
1059 Balboa Ave  
Laguna Beach CA 92651

644-472-06  
Gregory Bond  
1053 Balboa Ave  
Laguna Beach CA 92651

644-472-15  
Jeffrey M Lisinicchia  
Po Box 681  
Laguna Beach CA 92652

644-472-16  
Brian W Falterman  
4837 Flying Cloud Way  
Carlsbad CA 92008

644-472-18  
Scott Little  
1032 Tia Juana St  
Laguna Beach CA 92651

644-472-19  
Laguna Beach County Waterdistrict  
P O Box 987  
Laguna Beach CA 92652

644-472-20  
Barbara Louisa Higgins  
1072 Tia Juana St  
Laguna Beach CA 92651

644-472-21  
Peter K Kinman  
1078 Tiajuana  
Laguna Beach CA 92651

644-472-22  
Reza Allamehzadeh  
1084 Tia Juana St  
Laguna Beach CA 92651

644-472-23  
Bryan Keith Schacht  
2025 Del Mar Ave  
Laguna Beach CA 92651

644-476-03  
Shirley A Izaguirre  
985 Tia Juana  
Laguna Beach CA 92651

644-476-04  
Anh Vuong Ngoc Ly  
975 Tia Juana St  
Laguna Beach CA 92696

644-476-05  
Juan F & Silvia Q Ozuna  
969 Tia Juana St  
Laguna Beach CA 92651

644-476-06  
Aaron Matthew & Lauren Elizabeth  
Fletcher  
965 Tia Juana St  
Laguna Beach CA 92651

644-476-09  
Dmitri Alexis & Candice Marie Reavis  
947 Tia Juana St  
Laguna Beach CA 92651

644-476-25  
Teri L Iannotti  
952 Santa Ana St  
Laguna Beach CA 92651

644-476-32  
Mehdi & Deborah Li Nouraei  
990 Santa Ana St  
Laguna Beach CA 92651

644-477-01  
Judith S Jensen  
1089 Tia Juana  
Laguna Beach CA 92651

644-477-04  
Clayton John Daniells  
1071 Tia Juana St  
Laguna Beach CA 92651

644-477-07  
Laguna Beach County Waterdistrict  
P O Box 987  
Laguna Beach CA 92652

644-477-10  
Michael C Miller  
621 Lido Park Dr  
Newport Beach CA 92663

644-477-13  
Louise M Story  
1010 Santa Ana St  
Laguna Beach CA 92651

644-477-16  
Benjamin Gunton  
1028 Santa Ana St  
Laguna Beach CA 92651

644-476-07  
Cynthia A Smith  
959 Tia Juana St  
Laguna Beach CA 92651

644-476-10  
Tae Sun Kim  
943 Tia Juana St  
Laguna Beach CA 92651

644-476-28  
Mary J Bunnett  
976 Santa Ana St  
Laguna Beach CA 92651

644-476-33  
James A Almen  
966 Santa Ana St  
Laguna Beach CA 92651

644-477-02  
Daniel G & Ionela A Di Conti  
1083 Tia Juana  
Laguna Beach CA 92651

644-477-05  
Ji Youn Kim  
1065 Tia Juana St  
Laguna Beach CA 92651

644-477-08  
James E Hicks  
1029 Tia Juana St  
Laguna Beach CA 92651

644-477-11  
David J Adleman  
1974 Capistrano Ave  
Laguna Beach CA 92651

644-477-14  
Lucille R & George R Watson  
1016 Santa Ana St  
Laguna Beach CA 92651

644-477-17  
John E Breckenridge  
Po Box 1087  
La Conner WA 98257

644-476-08  
Laura L Schell  
955 Tia Juana St  
Laguna Beach CA 92651

644-476-24  
Robert Wasalaski  
944 Santa Ana St  
Laguna Beach CA 92651

644-476-29  
Anita Marie Mangels  
982 Santa Ana St  
Laguna Beach CA 92651

644-476-34  
Peter J & Yavitha M Harmon  
991 Tia Juana St  
Laguna Beach CA 92651

644-477-03  
Shelly Bennecke  
1077 Tia Juana St  
Laguna Beach CA 92651

644-477-06  
Maria Ricca  
1059 Tia Juana  
Laguna Beach CA 92651

644-477-09  
Song Hua  
1015 Tia Juana St  
Laguna Beach CA 92651

644-477-12  
Michael Buchheit  
1004 Santa Ana St  
Laguna Beach CA 92651

644-477-15  
Peter C Harnisch  
1022 Santa Ana St  
Laguna Beach CA 92651

644-477-18  
John Edward Meckley  
1040 Santa Ana St  
Laguna Beach CA 92651

644-477-19  
Carly Bauta  
1046 Santa Ana St  
Laguna Beach CA 92651

644-477-22  
Stephen I-ju & Alongkot King  
1446 Hollencrest Dr  
West Covina CA 91791

644-477-25  
Laurie Ann Ewald  
1082 Santa Ana St  
Laguna Beach CA 92651

644-473-23  
Stephen Krupnick  
946 Tia Juana  
Laguna Beach CA 92651

644-473-28  
David E Kelly  
1278 Glenneyre 131  
Laguna Beach CA 92651

644-473-31  
Patrick M & Valeri Garman  
996 Tia Juana St  
Laguna Beach CA 92651

644-477-20  
Janies Robert Dunne  
2545 Corona Way  
Laguna Beach CA 92651

644-477-23  
Kevork Tro Adjemian  
1072 Santa Ana St  
Laguna Beach CA 92651

644-477-26  
Roger V Scilley  
1905 Del Mar Ave  
Laguna Beach CA 92651

644-473-26  
Joshua Johnson  
962 Tia Juana  
Laguna Beach CA 92651

644-473-29  
Catherine A Reade  
982 Tia Juana St  
Laguna Beach CA 92651

644-473-32  
Yashaar & Leslie Amin  
956 Tia Juana St  
Laguna Beach CA 92651

644-477-21  
Celia C Potvin  
1120 Brookwood Dr  
La Habra CA 90631

644-477-24  
Karen K Colopy  
1076 Santa Ana St  
Laguna Beach CA 92651

644-473-22  
Allan J & Mary C Thomson  
940 Tia Juana  
Laguna Beach CA 92651

644-473-27  
Henry W Pribram  
1811 Ocean Way  
Laguna Beach CA 92651

644-473-30  
Kymberl A Le-mon  
988 Tia Juana St  
Laguna Beach CA 92651

*Susan Care*