



August 7, 2023

Jeff Hawlish
32086 Virginia Way
Laguna Beach, CA 92651
VPP 23-0276

Dear Mr. Hawlish,

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 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". **Please allow 5-7 days for the record to be uploaded to the website.**

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach". The signature is stylized and fluid.

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. (949) 497-0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-0276**

Visit Date: **4/26/2023**
Applicant: **Jeffrey A Hawlish**
View Address: **32086 Virginia Way**

Visit Conducted by: **Amber Dobson, Planning Manager**

VIEW LOCATION / VISUAL SCENE

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

Main level: Dining Room, Living Room, Kitchen
Upper level: Primary 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 ocean horizon

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: 8/7/2023 By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the kitchen on the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Joshua DeLoach* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Joshua DeLoach* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the dining room on the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Joshua DeLoach* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Joshua DeLoach* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

The photograph above was taken from the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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

Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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RECORD OF VIEW

VPP 23-0276



32086 Virginia Way

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Visual scene description: Ocean horizon.

Date of photograph: 4/26/23 Photographed by: *Amber Dobson* Submitted to property file: 8/7/2023

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**Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651**

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

**A Record of View has been documented with the City of Laguna Beach
by the property owner(s) at 32086 Virginia Way.**

As a property owner within 500 feet of the subject property you are
being notified of the established Record of Views by the Municipal
Code.

TO:

**There is no action required from you at
this time.**

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.

08-04-2023

View Preservation VPP Number: VPP 23-0276

Address: 32086 Virginia Way | APN: 056-152-29

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **32086 Virginia Way**.

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

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 staff directly at (949) 497-0322 or at the email address listed below.

Warm Regards,

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
jdeloach@lagunabeachcity.net



VPP 23-0276
32086 Virginia Way

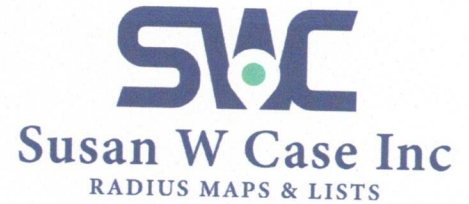
If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.

4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com

FILE # 239260
32086 VIRGINIA WAY
LAGUNA BEACH CA
AUGUST 1 2023



056-143-01
John Cameron Hamil
32002 Coast Hwy
Laguna Beach CA 92651

056-143-02
Kenneth P Berger
32006 Coast Hwy
Laguna Beach CA 92651

056-143-03
Richard K Brown
32012 Coast Hwy
Laguna Beach CA 92651

056-143-04
Craig L & Alisa R Timmins
32016 Coast Hwy
Laguna Beach CA 92651

056-143-07
Ghassan Kazmouz
32039 Virginia Way
Laguna Beach CA 92651

056-143-10
Letaldi Llc
11684 Ventura Blvd 160
Studio City CA 91604

056-143-11
David P Huizinga
32052 Virginia Way
Laguna Beach CA 92651

056-143-12
Diane E Haun
32042 Virginia Way
Laguna Beach CA 92651

056-143-13
Caroline Spencer Hamner-
Po Box 220038
Newhall CA 91322

056-143-14
Anna-maria S Goddard
32012 Virginia Way
Laguna Beach CA 92651

056-143-15
31966 10th Avenue
144 N 8th St 3a
Brooklyn NY 11249

056-143-16
Marc F Blythe
545 Redlands Ave
Newport Beach CA 92663

056-143-25
Kevin D & Marie Mc Carthy Clark
32022 Virginia Way
Laguna Beach CA 92651

056-143-26
Matthew C Walker
32055 Virginia Way
Laguna Beach CA 92651

056-143-27
Tanya D Thomas
31973 Coast Hwy
Laguna Beach CA 92651

056-143-28
Michael Hicks
32035 Virginia
Laguna Beach CA 92651

056-143-29
Howard M Privette
141 S El Dorado Ln
Anaheim CA 92807

056-143-30
James R Potts
624 N Vista Bonita
Glendora CA 91741

056-143-31
Eileen S Baca
32041 Virginia Way
Laguna Beach CA 92651

056-143-35
Dina & Ferenc B Nagy
32021 Virginia Way
Laguna Beach CA 92651

056-143-36
Holdings Pramira
2552 Walnut Ave 200
Tustin CA 92780

056-150-01
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056-152-21
Kevin P Dupont
18001 N 94th Way
Scottsdale AZ 85255

056-152-22
George W Ceithaml
37 N Stonington Dr
Laguna Beach CA 92677

056-152-27 George Younis 5340 Tilbury Dr Houston TX 77056	056-152-28 Heidi E Yodowitz 4019 Los Arabis Dr Lafayette CA 94549	056-152-29 Jeffrey Allan Hawlish 32086 Virginia Way Laguna Beach CA 92651
056-152-30 Carol Kim Chua 760 Huntington Cir Pasadena CA 91106	056-152-32 Julia Diane Gans 2025 Lyans Dr La Canada Flintri CA 91011	056-152-33 Elaine S Tosti 285 E 300 St 1 New York City NY 10009
056-152-34 Christopher Charles Kinney 5826 Presley Way Oakland CA 94618	056-152-35 Edgar Scott & Andrea A Reckard 32106 Virginia Way Laguna Beach CA 92651	056-153-02 Sheena Joveini-irandoost 27462 Jasmine Ave Mission Viejo CA 92692
056-153-03 Alexander Chien Lu 32086 S Coast Hwy Laguna Beach CA 92651	056-153-05 Ted Scott 5331 Douglas Ln Yorba Linda CA 92886	056-153-06 Ted Scott 5331 Douglas Ln Yorba Linda CA 92886
056-153-07 Michael Dana Winston 32112 Coast Hwy Laguna Beach CA 92651	056-153-08 Christiane K Relph 2019 Po Box 1220 Westcliffe CO 81252	056-153-09 Chung G Quan 4037 Country Club Dr Lakewood CA 90712
056-153-10 Michael S Kapur 32125 Virginia Way Laguna Beach CA 92651	056-153-11 John A Chaldu 32135 Virginia Way Laguna Beach CA 92651	056-153-12 Charles Viviani 32142 Virginia Way Laguna Beach CA 92651
056-153-13 Mark Mcdonald Po Box 2140 Blue Jay CA 92317	056-153-17 Arch Bay Community Services 5 Bay Dr Laguna Beach CA 92651	056-153-20 Justin William & Amanda Ashley 42 N Stonington Rd Laguna Beach CA 92651
056-153-31 Protective Yardley 36915 Cook St 103 Palm Desert CA 92211	056-153-32 Christopher Todd Lambert 32071 Coast Hwy Laguna Beach CA 92651	056-153-33 Leyla Davijani 25258 San Michele Laguna Niguel CA 92677
056-153-34 32092 Pch Po Box 8263 Newport Beach CA 92658	056-153-35 Jewel Property Management 10 Tower Rd Martinsville NJ 8836	056-153-36 Marian Keegan 32152 Virginia Way Laguna Beach CA 92651
056-153-38 Mark H K Ou 2582 Steeplechase Ln Diamond Bar CA 91765	056-160-08 32005 S Coast Hwy 9200 W Sunset Blvd 1160 W Hollywood CA 90069	056-160-09 32007 S Coast Hwy 9200 W Sunset Blvd Suit 415 West Hollywood CA 90069

056-160-11
Melissa S Ferron
4347 Canyon View Ln
Palos Verdes Peni CA 90274

056-160-13
William S Niccum
32017 Point Pl
Laguna Beach CA 92651

056-160-14
Gerard Gendron
27516 Lost Trail Dr
Laguna Hills CA 92653

056-160-16
Stephanie Ellman
32025 Point Pl
Laguna Beach CA 92651

056-160-21
Ellen Karnoff
10328 Casanes Ave
Downey CA 90241

056-160-22
Joshua & Laura Abramowitz
72 Saint Stephens School Rd
Austin TX 78746

056-160-23
Carmen Gonzalez
7817 Coolgrove Dr
Downey CA 90240

056-160-24
Autumn Hill Rolling
20351 Irvine Ave C6
Newport Beach CA 92660

056-160-25
Pelican Investments Laguna
2265 W Lincoln Ave
Anaheim CA 92801

056-160-27
Monica A Gnanadev
550 Manzanita Rd
Redlands CA 92372

056-160-28
Monica A Gnanadev
550 Manzanita Rd
Redlands CA 92372

056-160-29
Monica A Gnanadev
550 Manzanita Rd
Redlands CA 92372

056-160-31
Cottage Ivy
11444 W Olympic Blvd Fl 11th
Los Angeles CA 90064

056-160-32
Serenita Llc
11444 W Olympic Blvd Fl 11th
Los Angeles CA 90064

056-160-34
Alexander Villicana
P O Box 90577
Pasadena CA 91109

056-160-40
Renwick William Kenneth Tr The
Po Box 877
Laguna Beach CA 92652

056-160-45
Beverly Factor
32009 Coast Hwy
Laguna Beach CA 92651

056-160-46
Cary K Hyden
32061 S Coast Hwy
Laguna Beach CA 92651

056-160-47
Christopher Todd Lambert
32071 Coast Hwy
Laguna Beach CA 92651

056-160-49
Feterik Enterprises
16972 Marina Bay Dr
Huntington Beach CA 92649

056-160-50
Julia A Stewart
1165 Linda Glen Dr
Pasadena CA 91105

056-160-51
Wyatt Scott Smith
3306 Kemp Ford Rd
Union Hall VA 24176

056-160-52
Alan C Schlaerth
1372 S El Molino Ave
Pasadena CA 91106



August 4 2023

THE MAILING FOR 32086 Virginia Way was mailed on August 3rd, 2023.

Susan Case

SUSAN CASE