



January 10, 2023

Julie Myers  
1184 La Mirada Street  
Laguna Beach, CA 92651

Dear Ms. Myers:

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 22-2192**

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Visit Date: **December 8, 2022**  
Applicant: **Julie Myers**  
View Address: **1184 La Mirada Street**

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: Kitchen, Dining room, Living room

***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, Emerald Bay, Irvine Cove 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: 1/10/23 By: *Tony Farr*

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End of Checklist



RECORD OF VIEW

VPP 22-2192



1184 La Mirada St.

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, Emerald Bay, Irvine Cove and ocean horizon.

Date of photograph: 12/08/22 Photographed by: *Tony Farr* Submitted to property file: 1/10/23

Document  
1 of 5





**RECORD OF VIEW**

**VPP 22-2192**



**1184 La Mirada St.**

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

Visual scene description: San Clemente and Catalina Islands, Emerald Bay, Irvine Cove and ocean horizon,

Date of photograph: 12/08/22 Photographed by: *Tony Farr* Submitted to property file: 4/10/23

Document  
2 of 5





**RECORD OF VIEW**

**VPP 22-2192**



**1184 La Mirada St.**

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

Visual scene description: San Clemente and Catalina Islands, Emerald Bay, Irvine Cove and ocean horizon.

Date of photograph: 12/08/22 Photographed by: *Tony Farr* Submitted to property file: 1/10/23

Document  
3 of 5



**RECORD OF VIEW**

**VPP 22-2192**



**1184 La Mirada St.**

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

Visual scene description: San Clemente and Catalina Islands, Emerald Bay, Irvine Cove and ocean horizon.

Date of photograph: 12/08/22 Photographed by: *Tony Farr* Submitted to property file: 1/10/23

Document  
4 of 5





RECORD OF VIEW

VPP 22-2192



1184 La Mirada St.

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

Visual scene description: San Clemente and Catalina Islands, Emerald Bay, Irvine Cove and ocean horizon.

Date of photograph: 12/08/22 Photographed by: *Tony Farr* Submitted to property file: 1/10/23

Document  
5 of 5



January 10, 2023

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-2192**  
**1184 La Mirada St., 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 **1184 La Mirada Street**. 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.**

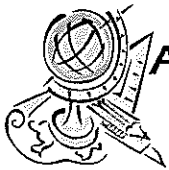
The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on green box to the right "Record of Views by Address". From the webpage, click on the address to view the recorded view from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

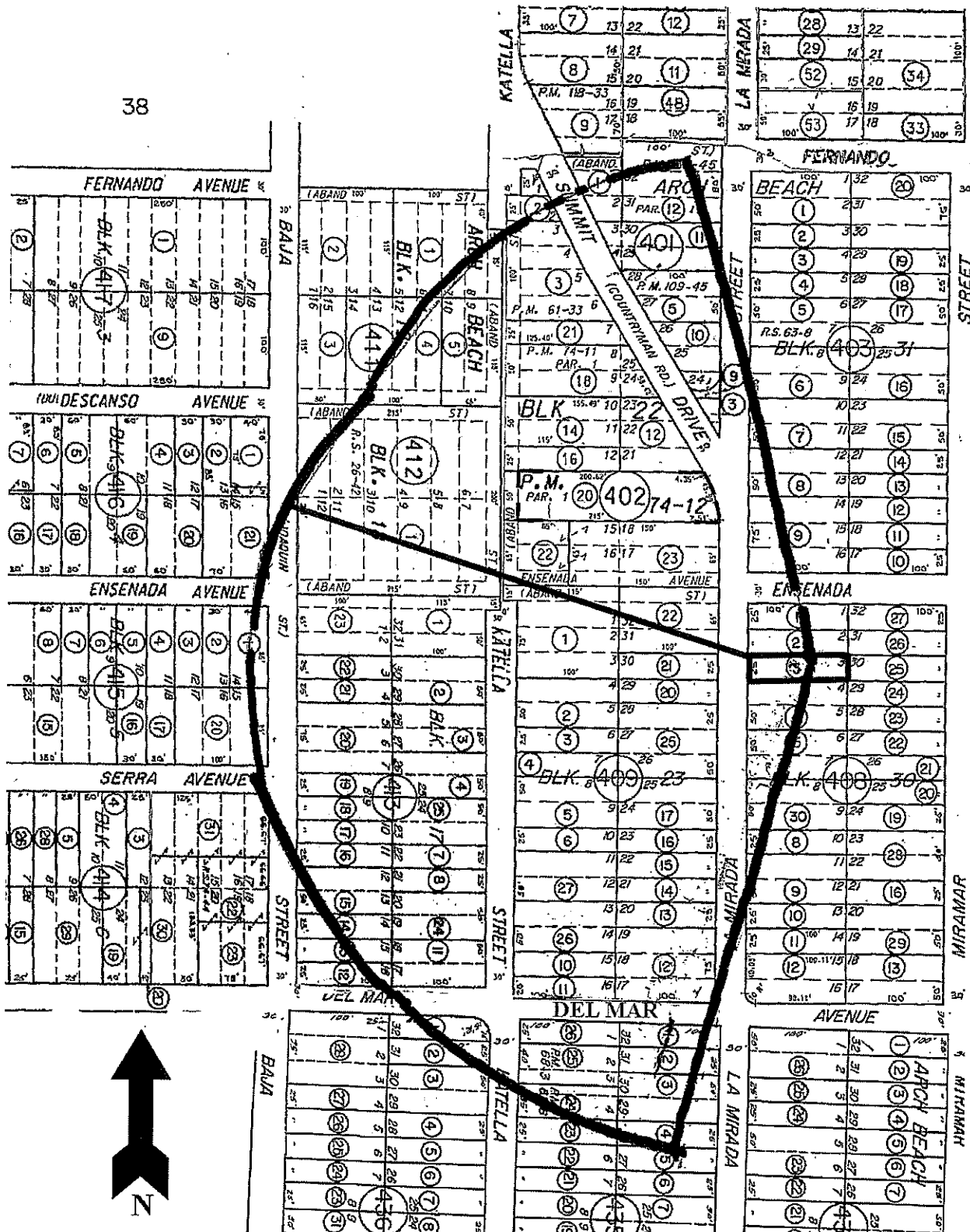
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 644-408-03  
500' RADIUS

Address: 1184 LA MIRADA ST  
LAGUNA BEACH CA 92651



#11556  
12/12/2022



## 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)

**RECEIVED**

DEC 13 2022

**CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT**

### 500' Ownership Listing Prepared for:

644-408-03  
**ROBIN MCDEARMON**  
1184 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-401-01  
DEBBIE ANKER-MORRIS  
1130 SUMMIT DR  
LAGUNA BEACH CA 92651

644-401-09  
STUART D BAIRD  
18432 HILLCREST AVE  
VILLA PARK CA 92861

644-401-12  
HANS KEIRSTEAD  
1289 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-402-18, 21  
KEITH STREET APARTMENTS  
1175 SUMMIT DR  
LAGUNA BEACH CA 92651

644-402-23  
ALFRED GEORGE CARTER  
1207 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-403-08  
ERIK M BLOCK  
26532 MERIENDA 8  
LAGUNA HILLS CA 92656

644-408-02  
TEDDY HU  
1188 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-05  
MARIA V HAINEY  
1164 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-401-03  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-401-10  
LORI E LEE  
1255 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-402-02, 03  
GERALD & MARGARITA RIZZA  
1151 SUMMIT DR  
LAGUNA BEACH CA 92651

644-402-20 644-413-01  
RICHARD P BISSON  
1215 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-403-06  
TIMOTHY CARL & DEBRA  
FALKINBURG AIRES  
1244 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-403-09  
JIANPING XU  
72 THRUSH  
IRVINE CA 92618

644-408-03  
ROBIN MCDEARMON  
1184 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-08  
JEFFREY M ADELSON  
1140 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-401-05  
MARK N KOVACEVICH  
1265 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-401-11  
ETK LEGACY INVESTMENTS  
1279 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-402-12, 14, 16  
ALIMO INVESTMENT GROUP  
3390 VALLEY BLVD A  
WALNUT CA 91789

644-402-22 644-409-01  
RICHARD P BISSON  
1188 KATELLA ST  
LAGUNA BEACH CA 92651

644-403-07  
DAVID J DRZYMKOWSKI  
1234 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-01  
SYTM LLC  
100 STATURA  
IRVINE CA 92602

644-408-04  
SHING & DIANNE KWAN  
1176 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-09  
MICHAEL F KUNZ  
1134 LA MIRADA  
LAGUNA BEACH CA 92651



644-408-30  
GARY SCOTT PAER  
1150 LA MIRADA  
LAGUNA BEACH CA 92651

644-409-02  
DEBRA ISCHE  
1174 KATELLA ST  
LAGUNA BEACH CA 92651

644-409-03  
CARINA N PRYNN  
1164 KATELLA ST  
LAGUNA BEACH CA 92651

644-409-04  
DENNIS ANTHONY PETERS  
1158 KATELLA ST  
LAGUNA NIGUEL CA 92651

644-409-05  
FRANCIS AARON HENRY  
1144 KATELLA ST  
LAGUNA BEACH CA 92651

644-409-06  
GRAAF ALLARD JAN & EMMA VAN DER  
1140 KATELLA ST  
LAGUNA BEACH CA 92651

644-409-10  
LIN JIN  
813 E RUBY LACE WAY  
AZUSA CA 91702

644-409-11  
RICHARD GUY & ELEANOR A  
DUNLAP  
1130 DEL MAR AVE  
LAGUNA BEACH CA 92651

644-409-12  
JOSEPH N CARBERRY  
2411 GLENDOWER AVE  
LOS ANGELES CA 90027

644-409-13  
DAVID A POWERS  
1123 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-14  
CHARLES P RAINEY  
1129 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-15  
GWENDA L FREESE  
1135 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-16  
PETER WELGAN  
1141 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-17  
ALI MADDAHIAN  
27602 HOMESTEAD RD  
LAGUNA NIGUEL CA 92677

644-409-20  
JESUS P ARENAS  
1177 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-21  
HANNAH LINDBURG  
WOLLMERSHAUSER  
1183 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-22  
DOUGLAS S GALLOWAY  
1856 SIENNA CANYON DR  
ENCINITAS CA 92024

644-409-25  
JEROME PUDWILL  
1165 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-26  
JEFFREY HYMAN  
2813 SAINT JAMES RD  
BELMONT CA 94002

644-409-27  
CHWEI-SHIN & SA-YING YANG  
1831 E CALAVERAS ST  
ALTADENA CA 91001

644-411-01  
HOSSAM L SALIB  
1131 SUMMIT DR  
LAGUNA BEACH CA 92651

644-411-04, 05  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-412-01  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-413-02, 21, 22  
RACHEL SERRUYA  
986 MEADOWLARK DR  
LAGUNA BEACH CA 92651

644-413-03  
JOANNES TER HAAR  
875 PARK AVENUE 6C  
NEW YORK NY 10075

644-413-04  
JOHN BROSSA  
1155 KATELLA ST  
LAGUNA BEACH CA 92651

644-413-07, 08  
GREGORY A BUSCH  
1135 KATELLA ST  
LAGUNA BEACH CA 92651

644-413-11  
FRANK J PAPPANO  
1088 DEL MAR AVE  
LAGUNA BEACH CA 92651

644-413-12  
KATHERINE KYLE AVERILL  
1104 BAJA ST  
LAGUNA BEACH CA 92651

644-413-13  
FREDERICK T CHAN  
420 INDEPENDANCE DR  
CLAREMONT CA 91711

644-413-14  
CHAD & ERICA FILIAULT  
1116 BAJA ST  
LAGUNA BEACH CA 92651

644-413-15  
RONALD JOSEPH & SARAH MARIE  
THOMAS  
1124 BAJA  
LAGUNA BEACH CA 92651

644-413-16, 17, 18, 19  
NIKKI R DUPLISEA  
1135 KATELLA ST  
LAGUNA BEACH CA 92651

644-413-20  
HAMID J AL-HAKEEM  
1162 BAJA ST  
LAGUNA BEACH CA 92651

644-413-23  
WESLEY RAY HALL  
16444 BOLSA CHICA ST SPC 160  
HUNTINGTN BCH CA 92649

644-413-24  
MICHAEL EDWARD & LINDA KAY  
BLAKEMORE  
1119 KATELLA  
LAGUNA BEACH CA 92651

644-413-25  
ISHWINDER S BRARA  
5 RUE DELACROIX  
COTO DE CAZA CA 92679

644-414-31  
MOHAMMAD HOMAYOUN & MAGDA  
ROBINSON OSMANI  
12241 RESEDA DR  
YUCAIPA CA 92399

644-415-01  
ERIC MICHAEL SCHANTZ  
2031 S EILEEN  
ANAHEIM CA 92802

644-415-20  
RONALD W DAVIES  
1165 BAJA ST  
LAGUNA BEACH CA 92651

644-416-21  
MANSOUR ARAZBEGI-ARBANI  
13555 FONSECA AVE  
LA MIRADA CA 90638

644-435-01  
ANTHONY ST  
548 ORPHEUS AVE  
LEUCADIA CA 92024

644-435-02  
SHARON YING XIONG  
21854 TICONDEROGA LN  
LAKE FORSEST CA 92630

644-435-03  
HOWARD WILLIAM MEISTER  
1085 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-04  
SANDRA M CAMPAGNA  
1071 LA MIRADA  
LAGUNA BEACH CA 92651

644-435-05  
KEVIN MAZUR  
1065 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-23  
PHILIP A KOGER  
1070 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-24  
JOHN DAVID RILEY  
1080 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-25  
MARTIN P NALLY  
360 S MARKET ST 1607  
SAN JOSE CA 95113

644-435-26  
EVELYN DELFIN GARCIA  
1094 KATELLA ST  
LAGUNA BEACH CA 92651

644-436-01  
BRIAN & SOMMY RHEE  
1095 KATELLA ST  
LAGUNA BEACH CA 92651

644-436-02  
JUDITH K ONEAL  
1089 KATELLA ST  
LAGUNA BEACH CA 92651

644-436-03  
DAVID GLENN DUCKWORTH  
9090 IRVINE CENTER DR 200  
IRVINE CA 92618