



October 12, 2023

John Requa
229 Viejo St
Laguna Beach, CA 92651
VPP 22-1197

Dear John Requa,

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".

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 22-1197**

Visit Date: **04/19/2023**

Applicant: **John Requa**

View Address: **229 Viejo St**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level: Main living space

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: *10/12/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
1 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
2 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
3 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
4 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
5 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
6 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
7 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
8 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
9 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
10 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 04/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
11 of 12



RECORD OF VIEW

VPP 22-1197



229 Viejo St

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

Visual scene description: Ocean horizon.

Date of photograph: 4/19/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/12/2023

Document
12 of 12



**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 229 Viejo St.**

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.

**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 L.B.M.C. Section 12.16.030.

Date: October 10, 2023

**View Preservation VPP Number: VPP 22-1197
Address: 229 Viejo Street | APN: 053-123-26**

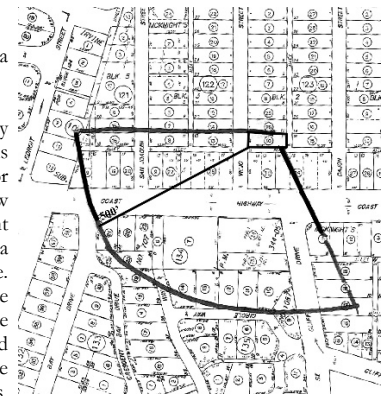
053-151-17
SVEN V DAVIDSON
1337 CLIFF DR
LAGUNA BEACH CA 92651

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **229 Viejo St.**

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. **Please allow up to 30 days for the record to be available on the website from the date of this postcard.** If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at (949) 497-0322 or at jdeloach@lagunabeachcity.net



VPP 22-1197
229 Viejo St

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.

Parcel Number	First Owner Full Name	Mailing Address
---------------	-----------------------	-----------------

10/9/2023 500' Ownership Listing (for View)

053-123-26	JOHN REQUA	229 VIEJO
053-104-09	JEFFREY FORBES WILSON	2074 MARIAN WAY
053-104-11	SUSAN L MONTONNA	215 LEDROIT A
053-121-09	HEDRICK APARTMENTS	1570 N COAST HWY
053-121-15	DAVID E ORBAN	33131 SEA KNOLL DR
053-121-16	FUNARO ROBERSON	222 SAN JOAQUIN STREET
053-121-19	GIOVANNI E DAMORE	1530 N COAST HWY
053-121-20	BERANGER PROPERTIES	2590 PARK AVE
053-122-07	ROBERT WEST FOES	231 SAN JOAQUIN ST
053-122-08	LOWELL W REYNOLDS	221 SAN JOAQUIN
053-122-09	NSW LLC	6109 ST ANDREWS DR
053-122-13	HOWARD N ESBIN	5542 S FORT APACHE RD 110
053-122-14	NAVID FILSOOF	236 VIEJO ST
053-122-27	NANCY S GRANT	1401 BOUNTY WAY
053-122-28	LAGUNA BEACH OCEANIC	9685 VIA EXCELENCIA 208
053-123-10	123 WEST POMONA	1328 RODEO RD
053-123-26	JOHN REQUA	15260 VENTURA BLVD 1040
053-123-29, 30	JOHN G MAZZA	6613 ZUMIREZ DR
053-134-06	CITY OF LAGUNA BEACH	505 FOREST AVE
053-134-07	1435 COAST	1435 N COAST HWY
053-134-09	EDWARD R LAINFIESTA	1305 CIRCLE WAY
053-134-10	MAHDAD FARD-GHASSEMI	1311 CIRCLE WAY
053-134-11	ALAN DUKE	1313 CIRCLE WAY
053-134-12	JUSTIN DANIEL & NICOLE JENNIFER	1317 CIRCLE WAY
053-134-13	HOLLY E SEMLER	165 NIETO AVE
053-134-14	RUSSELL L WILLIAMS	31689 W NINE DR
053-134-19	DOUGLAS A HAND	383 CRESENT BAY DR
053-134-20	KENT LANDIS RUSSELL	PO BOX 913
053-134-21, 22, 23	KEITHA M RUSSELL	PO BOX 913
053-134-24	TLB LLC	555 PARK CENTER DR 115
053-134-25	COVE CONSTRUCTION CRESCENT	25 FIRST AVE SW A
053-151-01	KEITHA M RUSSELL	PO BOX 913
053-151-17	SVEN V DAVIDSON	1337 CLIFF DR
053-151-18	1345 CLIFF DRIVE	9243 LEDGE AVE
053-151-19	JESSE R OAKLEY	1359 CLIFF DR

Mailing Address City/State
Prepared for:

Mailing Ad Owner Abs Site Address Site Address Site Address Site Address

LAGUNA BEACH CA	92651
COSTA MESA CA	92627
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
DANA POINT CA	92629
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
MUKITTEO WA	98275
LAS VEGAS NV	89148
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
SAN DIEGO CA	92126
ARCADIA CA	91006
SHERMAN OAKS CA	91403
MALIBU CA	90265
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92651
LONG BEACH CA	90803
LAGUNA NIGUEL CA	92677
LAGUNA BEACH CA	92651
LAGUNA BEACH CA	92652
LAGUNA BEACH CA	92652
SANTA ANA CA	92705
WATERTOWN SD	57201
LAGUNA BEACH CA	92652
LAGUNA BEACH CA	92651
SUN VALLEY CA	91352
LAGUNA BEACH CA	92651

Site Address Site Address Use Code Use Code L Units Zone Code Second Ow Privacy Flag

AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 9th day of October, 2023, that I deposited 34 notices as described below in the United States Post Office, a Public Awareness Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 053-123-26

Subject: 229 VIEJO
LAGUNA BEACH CA92651

that on said day there was regular communication by United States Mail to the addresses shown above.


Denise Kaspar