



November 20, 2023

Nancy Caron
894 Katella St
Laguna Beach, CA 92651
VPP 23-1665

Dear Nancy Caron,

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 23-1665**

Visit Date: **10/10/2023**
Applicant: **Nancy Caron**
View Address: **894 Katella 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: Living room
Upper level: Primary bedroom, guest 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/ocean.

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: *11/15/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon.

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean

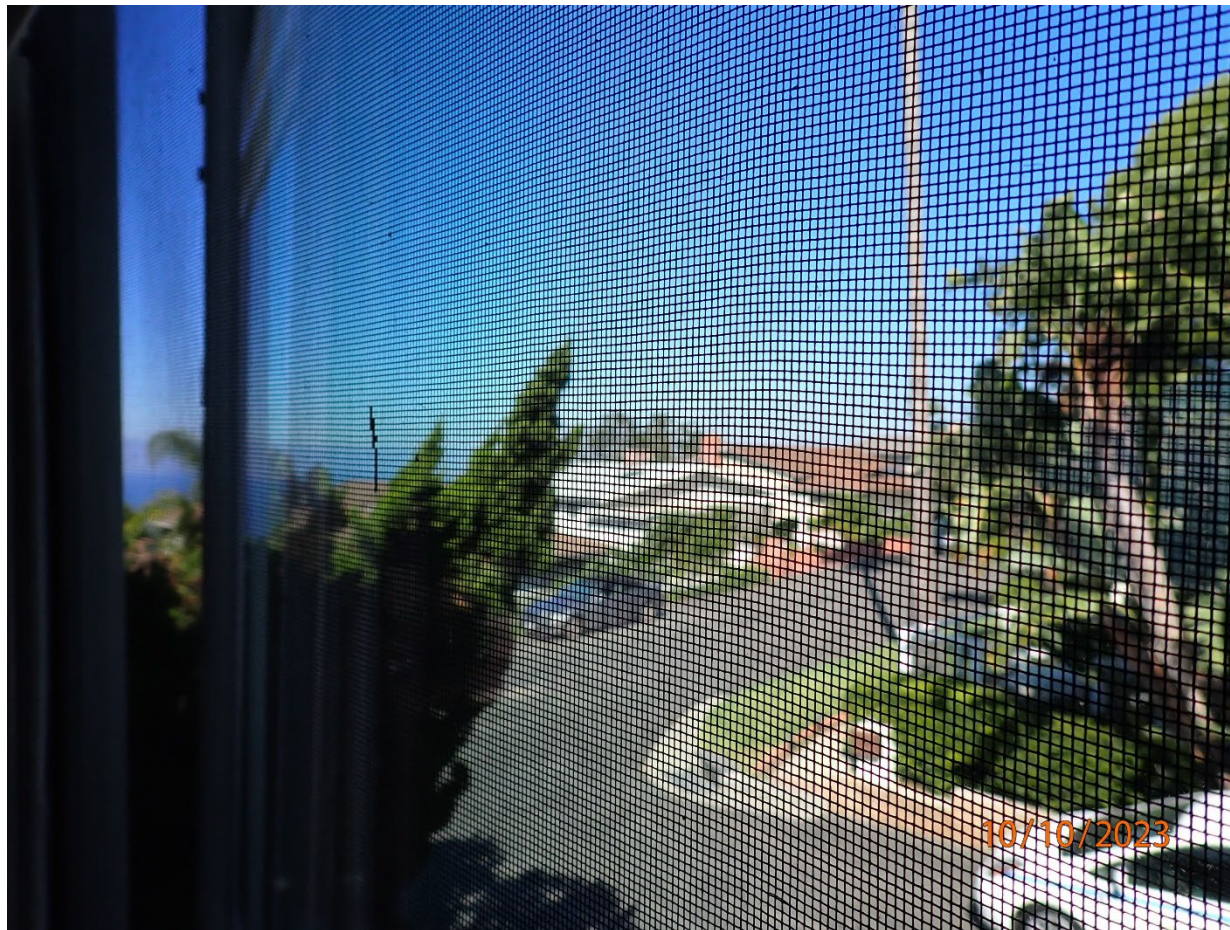
Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean/ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

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894 Katella Street

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894 Katella Street

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Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

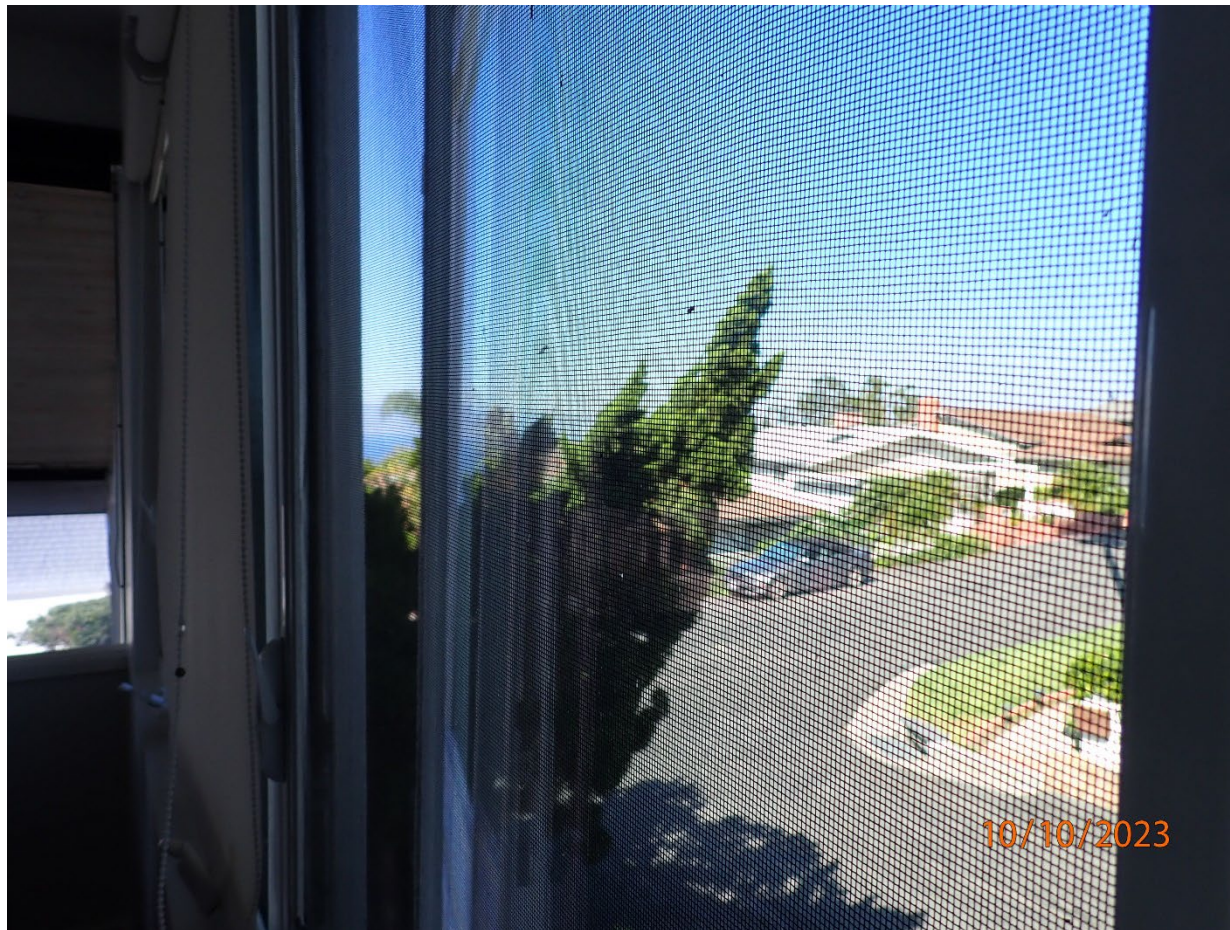
Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

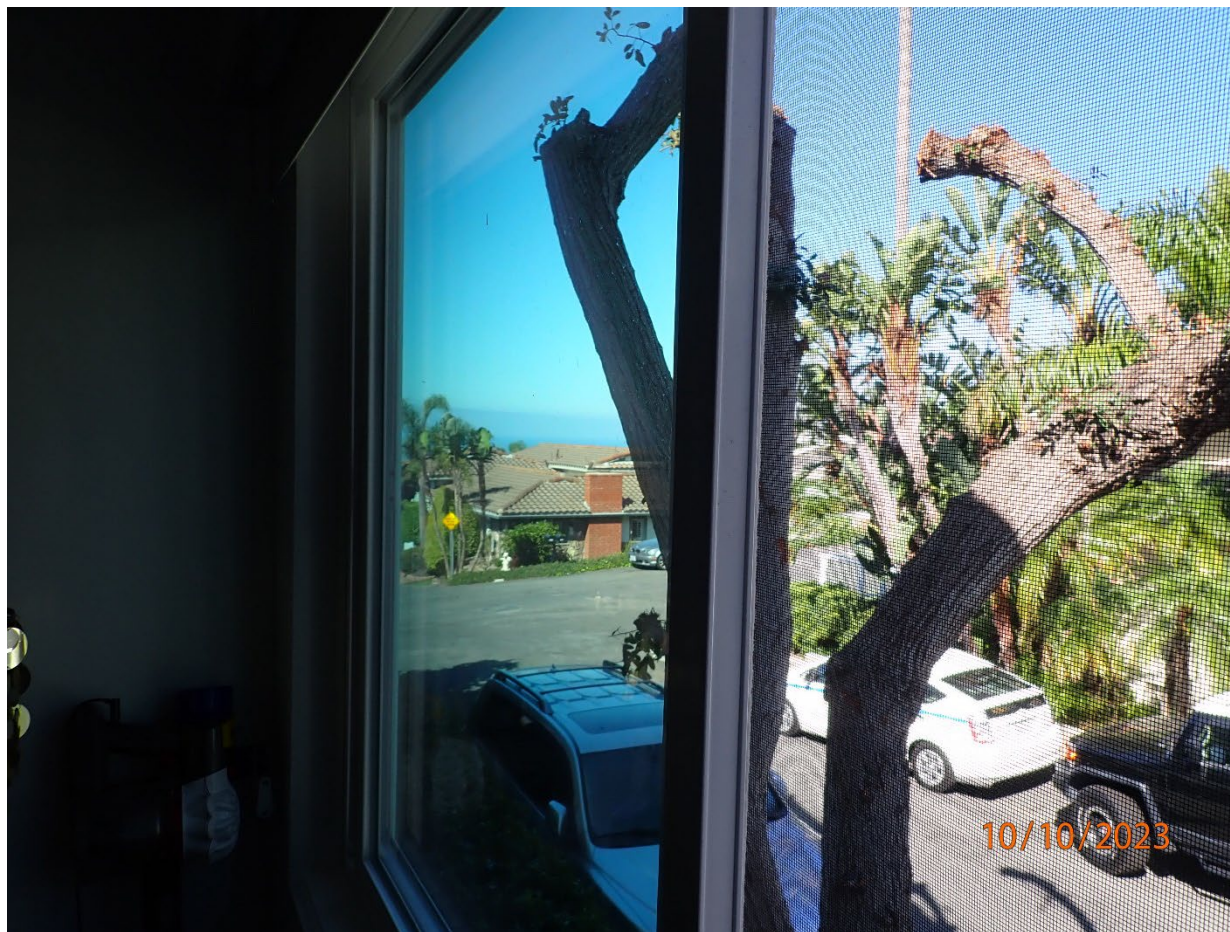
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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

The photograph above was taken from the front door threshold of the living room on the main level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

The photograph above was taken from the front door threshold of the living room on the main level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

The photograph above was taken from the front door threshold of the living room on the main level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

The photograph above was taken from the front door threshold of the living room on the main level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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RECORD OF VIEW

VPP 23-1665



894 Katella Street

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

Visual scene description: Ocean horizon

Date of photograph: 10/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 11/15/2023

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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 894 Katella Street.**

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 LBMC Section 12.16.030.

Date: October 17, 2023

**View Preservation VPP Number: VPP 23-1665
Address: 894 Katella Street | APN: 644-433-14**

644-424-08

CAROLINE STARNER C STARNER
DADRAS
965 CAPISTRANO AVE
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 **894 Katella Street**.

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.



VPP 23-1665
894 Katella Street

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 jdloach@lagunabeachcity.net

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.



Advanced Listing Services Inc

Ownership Listings & Radius Maps

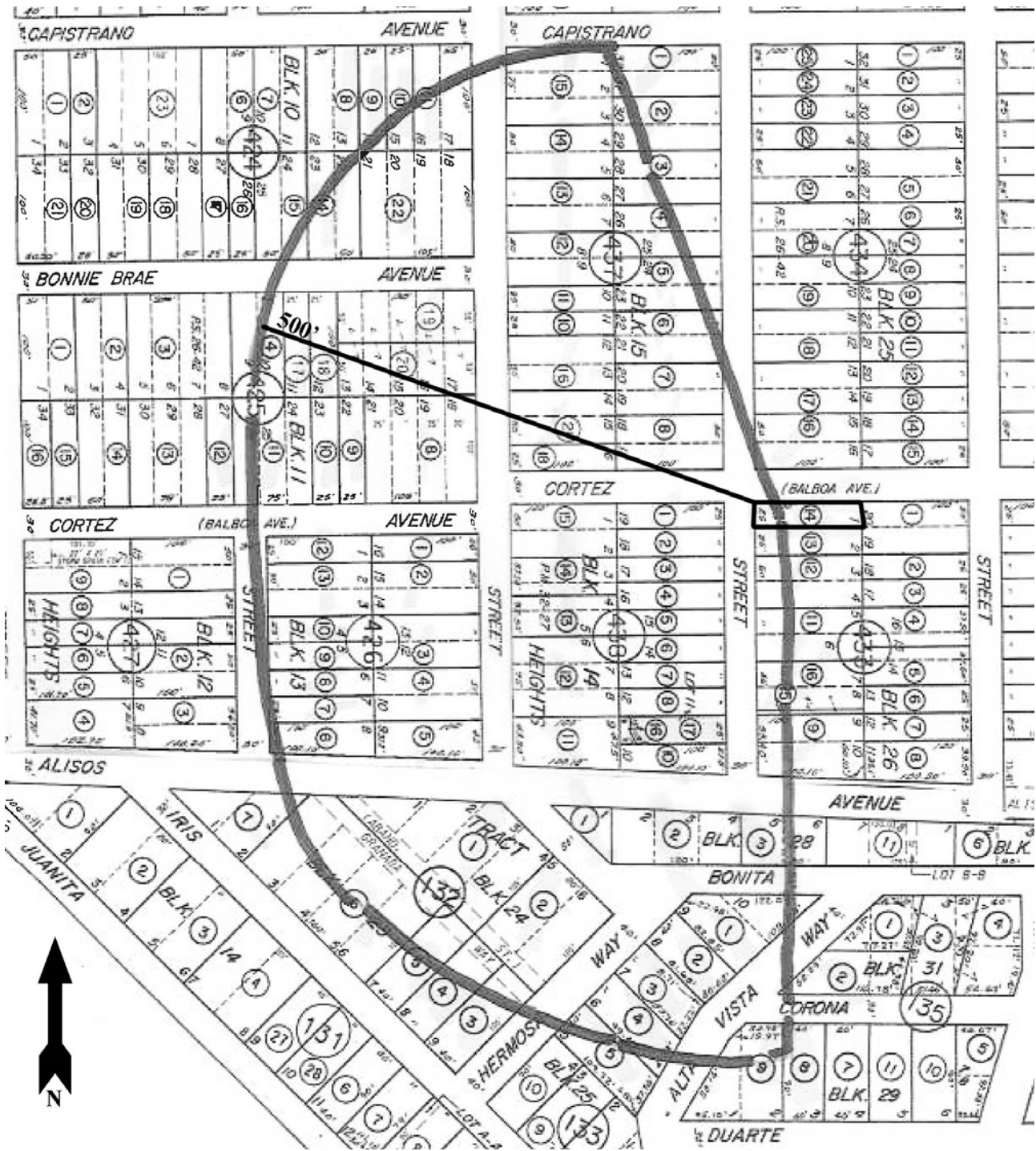
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-433-14
500' RADIUS

Address: 894 KATELLA ST
LAGUNA BEACH CA 92651



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 17th day of October, 2023, that I deposited 74 notices as described below in the United States Post Office, a Public Hearing 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: 644-433-14

**Subject: 894 KATELLA ST
LAGUNA BEACH CA92651**

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


Denise Kaspar

#12013
10/17/2023

**500' Ownership Listing
(for View Preservation)**

Prepared for:

**644-433-14
NANCY S CARON
894 KATELLA ST
LAGUNA BEACH CA 92651**

644-424-08
CAROLINE STARNER C STARNER
DADRAS
965 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-424-09
DARRYL K KORN
955 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-424-10
WILEY H LANGFORD
24362 BAXTER DR
MALIBU CA 90265

644-424-11
JESA KREINER
PO BOX 351363
LOS ANGELES CA 90035

644-424-14 644-425-04
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-424-15
BRENDA REES-MITCHELL
42880 CABALLEROS DR
BERMUDA DUNES CA 92203

644-424-22
DENISE A ROBERSON
996 BONNIE BRAE AVE
LAGUNA BEACH CA 92651

644-425-08, 09
RAYMOND GLENN REDFERN
915 BAJA ST
LAGUNA BEACH CA 92651

644-425-10, 11
SALES WOODVALE
911 N BRIAR RD
MUNCIE IN 47304

644-425-12
MONIQUE BRUNELLE
999 BROAD ST
BRIDGEPORT CT 6604

644-425-17, 18
ERIC E JOHNSTONE
3721 MT SANDY DR
SAN DIEGO CA 92117

644-425-19, 20
ENSHAN ZHAO
1759 ALISOS AVE
LAGUNA BEACH CA 92651

644-426-01, 12
NIKOLAS KOLINTZAS
895 BAJA ST
LAGUNA BEACH CA 92651

644-426-02, 03, 13
DOUGLAS C DUPLISEA
PO BOX 707
SARATOGA WY 82331

644-426-04
DALLAS E IRWIN
12003 LOS REYES AVE
LA MIRADA CA 90638

644-426-05, 06
KUMARS GHODRATI
PO BOX 2995
PALOS VERDES ESTA CA 90274

644-426-07
GEORGE M LOGGINS
355 3RD ST
LAGUNA BEACH CA 92651

644-426-08
KAREN ESTRADA
PO BOX 337
BLUE JAY CA 92317

644-426-09, 10
FLAMINGO INVESTMENTS
269 S BEVERLY DR 1195
BEVERLY HILLS CA 90212

644-433-09
GARY L GAUTHIER
814 KATELLA ST
LAGUNA BEACH CA 92651

644-433-11
KAREN ADAMS SMITH
854 KATELLA ST
LAGUNA BEACH CA 92651

644-433-12
WALTER C PEMPER
874 KATELLA ST
LAGUNA BEACH CA 92651

644-433-13
PHILLIP & GISELA DAIGLE
884 KATELLA
LAGUNA BEACH CA 92651

644-433-14
NANCY S CARON
894 KATELLA ST
LAGUNA BEACH CA 92651

644-433-15
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-433-16
SHERRY A MONAHAN
242 E 19TH ST 9F
NEW YORK NY 10003

644-434-16
MARK D PUGH
1270 TEMPLE TER
LAGUNA BEACH CA 92651

644-437-01
MELINDA JOY FLANNERY
1085 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-437-02
CAVARRA DAVID
9071 WONDERLAND PARK AVE
LOS ANGELES CA 90046

644-437-03
ANNE CAENN
965 KATELLA ST
LAGUNA BEACH CA 92651

644-437-04
SUSAN M BOND
955 KATELLA ST
LAGUNA BEACH CA 92651

644-437-05
OSMAN TUNC AKSOY
945 KATELLA ST
LAGUNA BEACH CA 92651

644-437-06
DIRK A HALLETT
925 KATELLA ST
LAGUNA BEACH CA 92651

644-437-07
ARLINE S WALKER
9390 COPPER MOUNTAIN CIR
RENO NV 89523

644-437-08
JAMES R BROERSMA
1088 CORTEZ AVE
LAGUNA BEACH CA 92651

644-437-10
DAVID S HOU
PO BOX 1897
CLAREMONT CA 91711

644-437-11
PAIGE LYALL
940 BAJA ST
LAGUNA BEACH CA 92651

644-437-12
V DALI
468 S SAN DIMAS AVE
SAN DIMAS CA 91773

644-437-13
EMILIA BORRELLI
960 BAJA ST
LAGUNA BEACH CA 92651

644-437-14
CRAIG JEFFREY YUDELL
800 W MARY ST
AUSTIN TX 78704

644-437-15
RONALD C REDCAY
1025 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-437-16
GLENN ETOW
930 BAJA ST
LAGUNA BEACH CA 92651

644-437-18
IVAN PO WEN LU
1522 FERGUS FALLS
CLAREMONT CA 91711

644-437-21
ALBERT JOSEPH RODRIGUEZ
910 BAJA
LAGUNA BEACH CA 92651

644-438-01
MITCHELL CHRISTOPHER P TR THE
MITCHELL
1089 CORTEZ AVE
LAGUNA BEACH CA 92651

644-438-02
DIANA LYNN ASTON
883 KATELLA ST
LAGUNA BEACH CA 92651

644-438-03
KARIN E OVENS
875 KATELLA ST
LAGUNA BEACH CA 92651

644-438-04, 05
OSWALD STEWARD
855 KATELLA
LAGUNA BEACH CA 92651

644-438-06
WILLIAM TODD & KATHERINE
VICTORIA VIAR
845 KATELLA ST
LAGUNA BEACH CA 92651

644-438-07
ANTHONY & MELIA CARLSON
835 KATELLA
LAGUNA BEACH CA 92651

644-438-08
HASSAN & JOCELYNE DAIRI
3329 BARNES CIR
GLENDALE CA 92651

644-438-10
805 KATELLA
31191 CEANOTHUS DR
LAGUNA BEACH CA 92651

644-438-11
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-438-12
AMIR REZA NASIRI-SARVI
16596 CHINA BERRY CT
CHINO HILLS CA 91709

644-438-13, 14
DONNA OLSEN BALLARD
870 BAJA
LAGUNA BEACH CA 92651

644-438-15
RICHARD & ALLISON SPRAGUE
1025 CORTEZ AVE
LAGUNA BEACH CA 92651

644-438-16
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-438-17
JONATHAN MCBAIN MARBLE
815 KATELLA ST
LAGUNA BEACH CA 92651

656-132-01
GENERAL BONITA
420 N MCKINELY ST 111-30
CORONA CA 92879

656-132-02
CAMILLE A KRICHMAR
4455 BAJA MISSION RD
FALLBROOK CA 92028

656-132-03
ROSS F CONNER
2490 IRIS WAY
LAGUNA BEACH CA 92651

656-132-04, 05
WILLIAM T & TANIA MCKEOWN
PO BOX 9533
NEWPORT BEACH CA 92658

656-132-06
MARWA CHINDER OBEID
118 CALLE CUERVO
SAN CLEMENTE CA 92672

656-132-07
LAGUNA BEACH COUNTY
WATERDISTRICT
306 3RD ST
LAGUNA BEACH CA 92651

656-133-01 656-136-03
LAURA M PARISI
780 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-133-02
DAVID H HANNAH
1637 TORCIDA DR
LA CANADA FLINTRI CA 91011

656-133-03
ANDREW BAILEY
760 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-133-04
RICHARD K CARRIER
750 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-133-05
CYNDIE LEE METZ
730 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-135-02
LINDA JEAN YOUNG
2514 CORONA WAY
LAGUNA BEACH CA 92651

656-135-08
RONALD S DUBY
2516 DUARTE WAY
LAGUNA BEACH CA 92651

656-135-09
AHMAD YAZDI
2506 DUARTE WAY
LAGUNA BEACH CA 92651

656-136-01
CAMILLE A KRICHMAR
790 HERMOSA WAY
LAGUNA BEACH CA 92651

656-136-02
ANVARI ASSOC
PO BOX 6935
LAGUNA NIGUEL CA 92607