



May 20, 2024

James Shen
1323 Morningside Drive
Laguna Beach, CA 92651
VPP 24-0072

Dear Applicant,

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.

Kind Regards,

Kate Kazama

Kate Kazama, Associate Planner
Community Development
Tel. (949) 497-0748
kkazama@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 24-0072**

Visit Date: **3/27/24**
Applicant: **James Shen**
View Address: **1323 Morningside Drive**

Visit Conducted by: **Kate Kazama, Associate Planner**

VIEW LOCATION / VISUAL SCENE

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

Main level: Family room, dining room, and master 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 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: *5/20/2024* By: *Kate Kazama*

End of Checklist



RECORD OF VIEW



1323 Morningside Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/27/24 Photographed by: *Kate Kayama* Submitted to property file: 5/20/24



RECORD OF VIEW



1323 Morningside Drive

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

Visual scene description: ridgeline.

Date of photograph: 3/27/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



1323 Morningside Drive

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

Visual scene description: ridgeline.

Date of photograph: 3/27/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



1323 Morningside Drive

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

Visual scene description: ridgeline and ocean horizon.

Date of photograph: 3/27/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



1323 Morningside Drive

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

Visual scene description: ridgeline and ocean horizon.

Date of photograph: 3/27/24 Photographed by: *Kate Kayama* Submitted to property file: 5/20/24



RECORD OF VIEW



1323 Morningside Drive

The photograph above was taken from the master bedroom on the main level of primary residential structure. Visual scene description: ridgeline.

Date of photograph: 3/27/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



**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 1323 Morningside Drive.**

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.

May 20, 2024

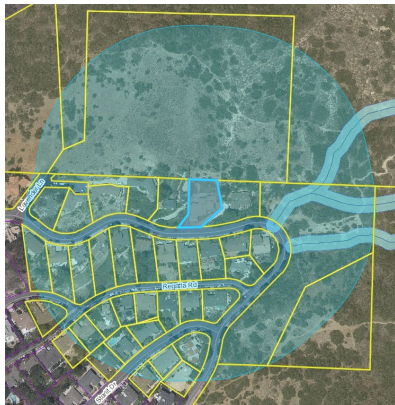
View Preservation VPP Number: VPP 24-0072
Address: 1323 Morningside Drive | APN: 644-331-06

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1323 Morningside Drive**.

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) 497-0748 or at kkazama@lagunabeachcity.net



VPP 24-0072
1323 Morningside Drive

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.

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 22nd day of May, 2024, that I deposited 38 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: 644-331-06

Subject: 1323 MORNINGSIDE DR
LAGUNA BEACH CA 92651

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


Denise Kaspar

#12292
5/22/2024

500' Ownership Listing

Prepared for:

644-331-06

**JAMES M D SHEN
1323 MORNINGSIDE DR
LAGUNA BEACH CA 92651**

641-152-07, 08 644-331-09, 11 644-372-02
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92652

644-311-20
HELMUT REISS
1401 LAVENDER LN
LAGUNA BEACH CA 92651

644-322-38
MARK HASKINS
1689 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-331-01
BRIAN L & LINDA M HALEY
1391 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-331-02
FRANKLIN PEALE SUMMERS
34101 VIA CALIFORNIA 5
SAN JUAN CAPISTRA CA 92675

644-331-03
RONALD P BECKER
1363 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-331-04
DOUGLAS QUINTON & LIORA JACOBI
HAHN
1353 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-331-05
PETER J SAVAGE
1339 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-331-06
JAMES M D SHEN
1323 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-331-10
NONA DJAVID
1313 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-02
FILLMORE FREEMAN
1396 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-03
RICHARD & JADE SPALDING
1386 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-04
THAI-VU FAMILY LIMITED
1378 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-05
MELINDA A & DAVID MERLE
BOWLES
1141 EDGEMOUND DR
SANTA BARBARA CA 93105

644-332-06
EDWARD A SHAW
1362 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-07
SHIYONG YANG
1354 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-08
BETTY LUSKIN
1344 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-09
GERALD F KOPCHINSKI
1334 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-10
CARRIE L JOYCE
1324 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-11
SOHRAB FARDINFAR
1314 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-332-14
JANE ELIZABETH SWINTEK
1290 MORNINGSIDE
LAGUNA BEACH CA 92651

644-332-16
MANFRED ERNST WOLFF
1304 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-333-05
COLIN STARK
24901 CIENEGA LN
MISSION VIEJO CA 92691

644-333-06
LANNY L LEWYN
1505 REGATTA RD
LAGUNA BEACH CA 92651

644-333-07
TIMOTHY INGA
1515 REGATTA
LAGUNA BEACH CA 92651

644-333-08
THOMAS E HANCOCK
1535 REGATTA RD
LAGUNA BEACH CA 92651

644-333-09
THOMAS MCDONNELL ALEXANDER
GREGG
1545 REGATTA RD
LAGUNA BEACH CA 92651

644-333-10
MARY NELL TAYLOR
1284 STARLIT DR
LAGUNA BEACH CA 92651

644-333-11
LUEN KIMBALL POINDEXTER
1565 REGATTA RD
LAGUNA BEACH CA 92651

644-333-12
BRADLEY C BRIGHT
1577 REGATTA RD
LAGUNA BEACH CA 92651

644-333-13
CURTIS STANLEY DOOD
1595 REGATTA RD
LAGUNA BEACH CA 92651

644-333-14
LEON B SCHMIDT
1284 STARLIT DR
LAGUNA BEACH CA 92651

644-333-15
THOMAS J & WENDY A PIERCE
1274 STARLIT DR
LAGUNA BEACH CA 92651

644-333-16
MARGARET G SCHAEFER
PO BOX 918
LAGUNA BEACH CA 92652

644-334-04
MARK RANDOLPH DEDOVESH
1273 STARLIT DR
LAGUNA BEACH CA 92651

644-334-05
JOHN & KRISTIN KIMBALL
1283 STARLIT DR
LAGUNA BEACH CA 92651

644-334-06
BRUCE & JONCIE DONENFELD
1280 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-334-07
SCOTT DUNCAN JOHN REDMOND
REDMOND
1278 MORNINGSIDE DR
LAGUNA BEACH CA 92651