



July 8, 2024

Ramunda Demas
705 Gainsborough Pl
Laguna Beach, CA 92651
VPP 24-1084

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.

Warm Regards,

Kate Kazama

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 24-1084**

Visit Date: **July 2nd 2024**

Applicant: **Ramunda Demas**
View Address: **705 Gainsborough**

Visit Conducted by: **Isidoro Serna, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level:	Living room, Office, Kitchen
Lower level:	Master Bedroom, Master Bathroom, Secondary Bedroom, Third 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 hillside terrain and 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: *07/19/2024* By: *Kate Kazama*

End of Checklist



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document
1 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document
2 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document
3 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document

4 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document
5 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document
6 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough PI

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

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document
7 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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

Visual scene description: Ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document

8 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document

9 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

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

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serma* Submitted to property file: 07/15/24

Document
10 of 11



RECORD OF VIEW

VPP 24-1084



705 Gainsborough Pl

The photograph above was taken from the master bathroom on the lower level of the primary residential structure.

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 07/02/24 Photographed by: *Isidoro Serna* Submitted to property file: 07/15/24

Document

11 of 11



**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 705 Gainsborough Pl.**

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.

July 2, 2024

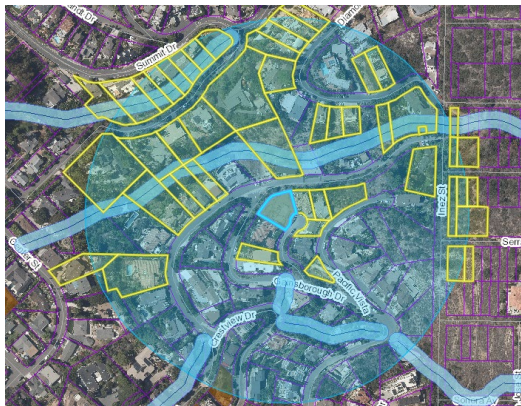
View Preservation VPP Number: VPP 24-1084
Address: 705 Gainsborough Pl | APN: 644-304-04

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **705 Gainsborough Pl.**

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 24-1084
705 Gainsborough Pl

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.



NOTIFICATION PACKAGE

705 GAINSBOROUGH PL LAGUNA BEACH

APNs 644-304-04

INCLUDES:

500' OWNER LIST

500' RADIUS MAP

CERTIFICATION

COUNT: 109

POSTMARKED 07/18/2024

FILE #1055QB

orders@expressmapping.com
www.expressmapping.com
4000 Barranca Pkwy #250, Irvine CA 92604

Local (949) 771-0051
Toll Free (888) 990-MAPS



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

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Community Development / Views and Trees

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by the property owner(s) at 705 Gainsborough Pl.**

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TO:

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this time.**

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July 2, 2024

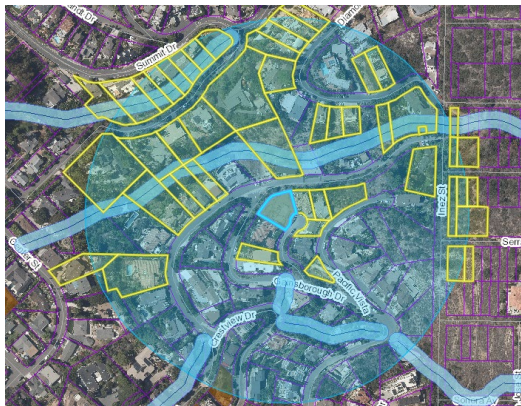
View Preservation VPP Number: VPP 24-1084
Address: 705 Gainsborough Pl | APN: 644-304-04

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **705 Gainsborough Pl.**

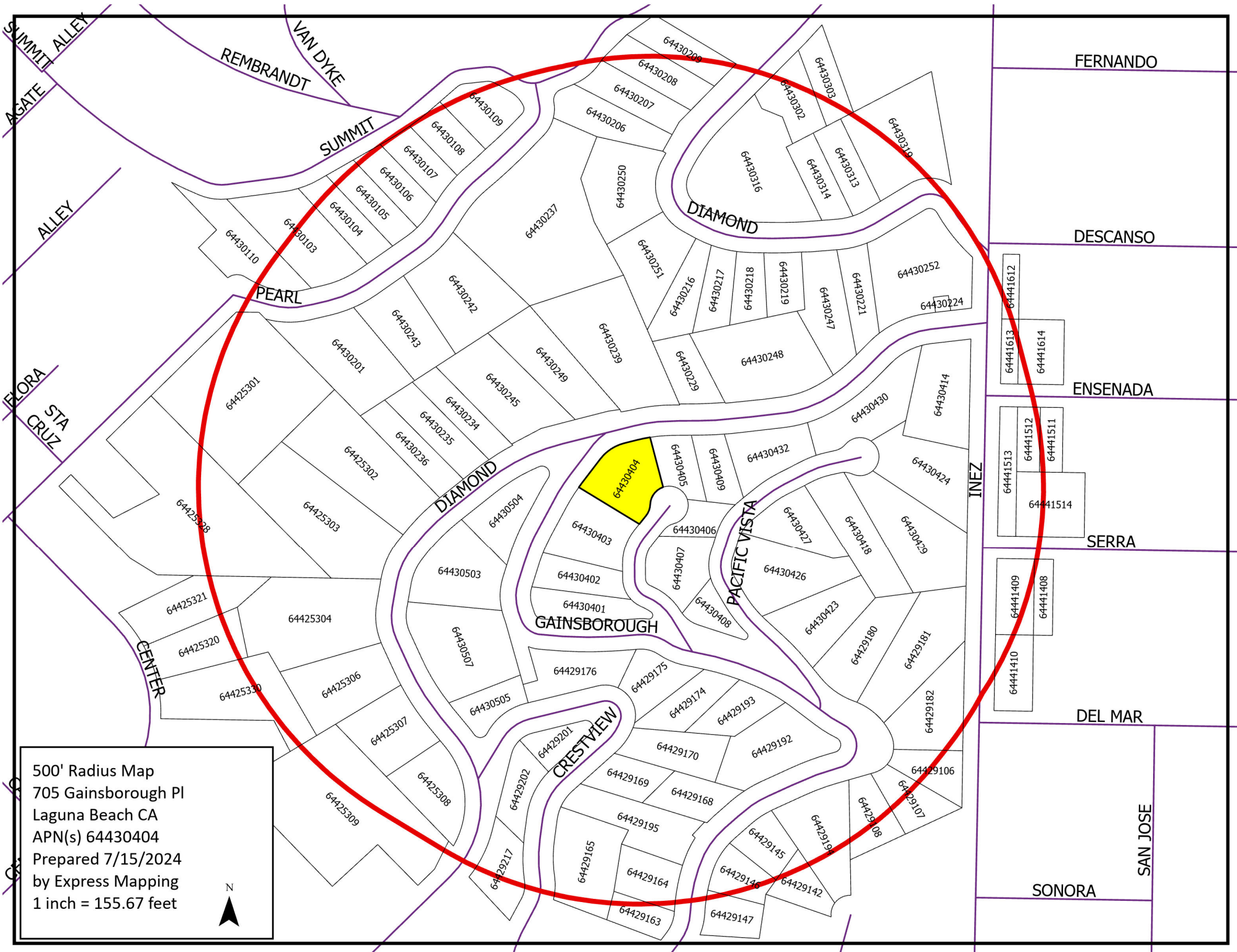
A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not 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 24-1084
705 Gainsborough Pl

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.



500' Radius Map
705 Gainsborough Pl
Laguna Beach CA
APN(s) 64430404
Prepared 7/15/2024
by Express Mapping
1 inch = 155.67 feet



EXPRESS MAPPING
4000 BARRANCA PKWY #250, IRVINE CA 92604
PHONE OR TEXT (949) 771-0051

Certificate of Preparation

The attached list includes the names and addresses of all property owners within 500' from the exterior boundaries of the following addresses/APNs.

ADDRESS: 705 GAINSBOROUGH PL LAGUNA BEACH

APNs: 644-304-04

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Express Mapping is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 07/15/2024

644-253-01
MIHIR P WORAH
679 PEARL ST
LAGUNA BEACH CA 92651

644-253-02
COBY N KELLER
660 DIAMOND ST
LAGUNA BEACH CA 92651

644-253-03
MICHAEL MOERS
28562 OSO PKWY D522
RANCHO SANTA MARG CA 92688

644-253-04
DONALD S CLURMAN
640 DIAMOND ST
LAGUNA BEACH CA 92651

644-253-06
PAUL SPIEGELMAN
545 W HIGHLAND ST
SOUTHLAKE TX 76092

644-253-07
KENNETH C MCMURRAY
600 DIAMOND ST
LAGUNA BEACH CA 92651

644-253-08
SALLY MARIE DAVIS
PO BOX 57
PETALUMA CA 94953

644-253-09
ANNA MAE CROWDER
560 DIAMOND ST
LAGUNA BEACH CA 92651

644-253-20
ROGER T STEWART
555 CENTER ST
LAGUNA BEACH CA 92651

644-253-21
JOHN COLEMAN RAFFO
565 CENTER ST
LAGUNA BEACH CA 92651

644-253-28
JOHN W HOLCOMBE
639 PEARL ST
LAGUNA BEACH CA 92651

644-253-30
BRIAN & LINDSAY KIM
545 CENTER ST
LAGUNA BEACH CA 92651

644-291-06
ANDREW LUKASZEWSKI
2008 N HELIOTROPE DR
SANTA ANA CA 92706

644-291-07
MARC EDWARD ACOSTA
812 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-291-08
LAGUNA 3 LAND
1485 POMONA RD G
CORONA CA 92882

644-291-42
JOHN E LAMIRANDE
2391 CRESTVIEW DR
LAGUNA BEACH CA 92651

644-291-45
KIRAN PUTTEGOWDA
178 EPISODE
IRVINE CA 92618

644-291-46
GLOPEC INVESTMENTS
PO BOX 177
LAGUNA BEACH CA 92652

644-291-47
8PALMS LP
385 S LEMON AVE E332
WALNUT CA 91789

644-291-63
JAMES T BURNES
31672 SEA BLUFF LN
LAGUNA BEACH CA 92651

644-291-64
DAVID E KINNETT
841 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-291-65
PETER G WELSH
2080 CRESTVIEW DR
LAGUNA BEACH CA 92651

644-291-68
TAREK HAFIZ
821 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-291-69
EDWARD ANTHONY & DEENA KAY
2100 CRESTVIEW DR
LAGUNA BEACH CA 92651

644-291-70
MIKE CZAJKOWSKI
300 E 23RD ST
COSTA MESA CA 92627

644-291-74
MEDHAT EL-FAIZY
777 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-291-75
MEDHAT EL-FAIZY
777 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-291-76
NIGEL PARKER
775 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-291-80
SON TRAN
4 PACIFIC VISTA
LAGUNA BEACH CA 92651

644-291-81
SEYED REZA JALALI
2 PACIFIC VISTA
LAGUNA BEACH CA 92651

644-291-82
YOUSEF AUDI
1485 POMONA RD G
CORONA CA 92882

644-291-92
CHARLES FREDERICK RODGERS
803 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-291-93
EVGENII KRASKO
785 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-291-94
LAGUNA 3 LAND
1485 POMONA RD G
CORONA CA 92882

644-291-95
LEOPOLD PAUL ZAJFEN
831 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

644-292-01
STANISLAV SEDOV
2025 CRESTVIEW DR
LAGUNA BEACH CA 92651

644-292-02
PATRICIA V MULLIN
686 DIAMOND ST
LAGUNA BEACH CA 92651

644-292-17
TYRONE NEWLAND
465 BRICKELL AVE 4703
MIAMI FL 33131

644-301-03
FAHD ABID AKBAR
775 SUMMIT DR
LAGUNA BEACH CA 92651

644-301-04
DIEGO MAZZA
779 SUMMIT DR
LAGUNA BEACH CA 92651

644-301-05
MICHELLE GALLO MADDEN
781 SUMMIT DR
LAGUNA BEACH CA 92651

644-301-06
JARED L PERRIN
783 SUMMIT DR
LAGUNA BEACH CA 92651

644-301-07
TRACY MAFI
785 SUMMIT DR
LAGUNA BEACH CA 92651

644-301-08
JEREMY SCOTT MCCHESENEY
791 SUMMIT DR
LAGUNA BEACH CA 92651

644-301-09
DONALD G DAVIS
PO BOX 852
PALOS VERDES ESTA CA 90274

644-301-10
CHRISTOPHER J CONNOLLY
761 SUMMIT DR
LAGUNA BEACH CA 92651

644-302-01
DAVID C LAW
701 PEARL ST
LAGUNA BEACH CA 92651

644-302-06
DAVID M COLLINGS
364 AQUA SPRINGS RD
LAS VEGAS NV 89148

644-302-07
DAVID M COLLINGS
364 AQUA SPRINGS RD
LAS VEGAS NV 89148

644-302-08
ROBERT BARROT
825 SUMMIT DR
LAGUNA BEACH CA 92651

644-302-09
KEITH A WHITE
833 SUMMITT DR
LAGUNA BEACH CA 92651

644-302-16
JEFREY EASTMAN
1278 GLENNEYRE ST #228
LAGUNA BEACH CA 92651

644-302-17
NATHANIEL S BROOKS
850 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-18
DELTA STONE DEVELOPMENT
18971 RADBY ST
ROWLAND HEIGHTS CA 91748

644-302-19
JEFFREY S CAVANAUGH
846 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-21
VITAUTS STEINBERGS
20293 BLUE MOUNTAIN RD
REDDING CA 96003

644-302-24
KAREN D HELLYER
787 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-29
JEFFREY EASTMAN
2 ENTERPRISE 9304
ALISO VIEJO CA 92656

644-302-34
STEVEN KINALY
690 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-35
ROBERT H PLANT
686 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-36
WILLIAM F PEFFER
678 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-37
ROBERT D GAGE
789 PEARL ST
LAGUNA BEACH CA 92651

644-302-39
MARK WEEKS
716 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-42
PAUL-JAMES ROMEO WHITE
755 PEARL ST
LAGUNA BEACH CA 92651

644-302-43
MARKUS & MILENA IMHOF
735 PEARL ST
LAGUNA BEACH CA 92651

644-302-45
KYLE D GOERLITZ
694 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-47
JOSHUA G & ALEXIS MYERS
10645 N ORACLE RD 121-204
ORO VALLEY AZ 85737

644-302-48
TIMOTHY SEAN SIMPSON
748 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-49
DAVID REESE
PO BOX 2265
CAPISTRANO BEACH CA 92624

644-302-50
WILLIAM A & ANDRA R MILLER
860 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-51
LUKE RINDERKNECHT
856 DIAMOND ST
LAGUNA BEACH CA 92651

644-302-52
CONOR JOSEPH & JENNIFER
836 DIAMOND ST
LAGUNA BEACH CA 92661

644-303-13
VINCENT A & ASEFEH FARAZ
841 DIAMOND ST
LAGUNA BEACH CA 92651

644-303-14
DOLORES LOUISE FRANCO
PO BOX 1976
WRIGHTWOOD CA 92397

644-303-16
ANN E SUMMERS
851 DIAMOND ST
LAGUNA BEACH CA 92651

644-303-19
ROSARIO M & TODD A BLONSHINE
881 DIAMOND ST
LAGUNA BEACH CA 92651

644-303-20
DONALD STENGER
871 DIAMOND ST
LAGUNA BEACH CA 92651

644-304-01
STELIAN ONUFREI
921 N HARBOR BLVD
LA HABRA CA 90631

644-304-02
EDWARD WILLIAM WEDMORE
716 GAINSBOROUGH PL
LAGUNA BEACH CA 92651

644-304-03
JOSEPH C PRESTON
708 GAINSBOROUGH PL
LAGUNA BEACH CA 92651

644-304-04
HOLDINGS DIANE
675 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-304-05
MICHAEL FARBER
703 GAINSBOROUGH PL
LAGUNA BEACH CA 92651

644-304-06
CARL S ZOCCHI
5075 COMMERCIAL CIR A
CONCORD CA 94520

644-304-07
ARLENE J HAMANN
7 PACIFICA VIS
LAGUNA BEACH CA 92651

644-304-08
LOREN K CARROLL
8 PACIFIC VIS
LAGUNA BEACH CA 92651

644-304-09
LUCAS HEKMA
11 PACIFIC VISTA
LAGUNA BEACH CA 92651

644-304-14
KAREN D HELLYER
787 DIAMOND ST
LAGUNA BEACH CA 92651

644-304-18
MATTHEW S & MARY C LAWSON
PO BOX 5245
LAGUNA BEACH CA 92652

644-304-23
SANDAFA LLC
187 E WARM SPRINGS RD B413
LAS VEGAS NV 89119

644-304-24
CHRISTOPHER P & ALEXANDRIA S
19 PACIFIC VISTA
LAGUNA BEACH CA 92652

644-304-26
LOREN K CARROLL
8 PACIFIC VIS
LAGUNA BEACH CA 92651

644-304-27
MATTHEW S & MARY C LAWSON
PO BOX 5245
LAGUNA BEACH CA 92652

644-304-29
MATT S & MARY C LAWSON
PO BOX 5245
LAGUNA BEACH CA 92652

644-304-30
MATT S & MARY C LAWSON
PO BOX 5245
LAGUNA BEACH CA 92652

644-304-32
IRA SERVICES TRUST
PO BOX 5245
LAGUNA BEACH CA 92652

644-305-03
ROGER V OHANESIAN
675 DIAMOND ST
LAGUNA BEACH CA 92651

644-305-04
JOHN PAUL MICHA
699 DIAMOND ST
LAGUNA BEACH CA 92651

644-305-05
EIMAN ELNAHRAWY
601 DIAMOND ST
LAGUNA BEACH CA 92651

644-305-07
RENE MEGROZ
611 DIAMOND ST
LAGUNA BEACH CA 92651

644-414-08
EAY LLC-SERIES VII
730 ENDICOTT COURT
LAS VEGAS NV 89123

644-414-09
ANTON SEBAN
19314 PRUITT DR
TORRANCE CA 90503

644-414-10
RAY H MC CULLOUGH
PO BOX 3082
NEWPORT BEACH CA 92659

644-415-11
TRACY LEE BRENNAN
787 DIAMOND ST
LAGUNA BEACH CA 92651

644-415-12
TRACY LEE BRENNAN
787 DIAMOND ST
LAGUNA BEACH CA 92651

644-415-13
KAREN HELLYER
787 DIAMOND ST
LAGUNA BEACH CA 92651

644-415-14
HUGH EZRA SHAW
2535 LORI ANN DR
BELOIT WI 53511

644-416-12
EDWARD J & KATHRYN A CIMO
2 WINDJAMMER CT
LONG BEACH CA 90803

644-416-13
MANSOUR ARAZBEGI-ARBANI
13555 FONSECA AVE
LA MIRADA CA 90638

644-416-14
MANSOUR ARAZBEGI-ARBANI
13555 FONSECA AVE
LA MIRADA CA 90638