



June 20th, 2024

Gary Berman
510 Blumont St
Laguna Beach, CA 92651
VPP 24-0201

Dear Mr. Berman,

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 24-0201**

Visit Date: **May 21, 2024**
Applicant: **Gary Berman**
View Address: **510 Blumont Street**

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: Living room, dining room, kitchen, and bedroom #1

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, Hotel Laguna, and Main Beach.

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: *July 25, 2024* By: *Kate Kazama*

End of Checklist



**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:**

Address: 510 Blumont Street | APN: 641-271-13

View Preservation VPP Number: VPP 24-0201

TO:

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.

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **510 Blumont 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.

The Record of Views for the subject address can be found on the city's website:

www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address.

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 kkazama@lagunabeachcity.net or (949) 497-0748.



VPP 24-0201

510 Blumont Street

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 30 days to perform the necessary restoration action.



RECORD OF VIEW

VPP 24-0201



510 Blumont St

The photograph above was taken from bedroom 1 on the main level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 05/21/24 Photographed by: *Kate Kazama* Submitted to property file: 7/29/24

Document
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RECORD OF VIEW

VPP 24-0201



510 Blumont St

The photograph above was taken from bedroom 1 on the main level of the primary residential structure.

Visual scene description: ocean horizon and sand.

Date of photograph: 05/21/24 Photographed by: *Kate Kazama* Submitted to property file: 7/29/24

Document
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RECORD OF VIEW

VPP 24-0201



510 Blumont St

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

Visual scene description: ocean horizon.

Date of photograph: 05/21/24 Photographed by: *Kate Kazama* Submitted to property file: 7/29/24

Document

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RECORD OF VIEW

VPP 24-0201



510 Blumont St

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

Visual scene description: ocean horizon.

Date of photograph: 05/21/24 Photographed by: *Kate Kazama* Submitted to property file: 7/29/24

Document
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RECORD OF VIEW

VPP 24-0201



510 Blumont St

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: 05/21/24 Photographed by: *Kate Kazama* Submitted to property file: 7/29/24

Document
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RECORD OF VIEW

VPP 24-0201



510 Blumont St

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: 05/21/24 Photographed by: *Kate Kazama* Submitted to property file: 7/29/24

Document
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RECORD OF VIEW

VPP 24-0201



510 Blumont St

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

Visual scene description: ocean horizon, Hotel Laguna, and sand.

Date of photograph: 05/21/24 Photographed by: *Kate Kazama* Submitted to property file: 7/29/24

Document
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RECORD OF VIEW

VPP 24-0201



510 Blumont St

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

Visual scene description: ocean horizon and Hotel Laguna.

Date of photograph: 05/21/24 Photographed by: *Kate Kayama* Submitted to property file: 7/29/24

Document
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RECORD OF VIEW

VPP 24-0201



510 Blumont St

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: 05/21/24 Photographed by: *Kate Kazama* Submitted to property file: 7/29/24

Document
9 of 9

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 29th day of July, 2024, that I deposited 120 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: 641-271-13

Subject: 510 BLUMONT ST
LAGUNA BEACH CA 92651

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


Denise Kaspar



Advanced Listing Services Inc

Ownership Listings & Radius Maps

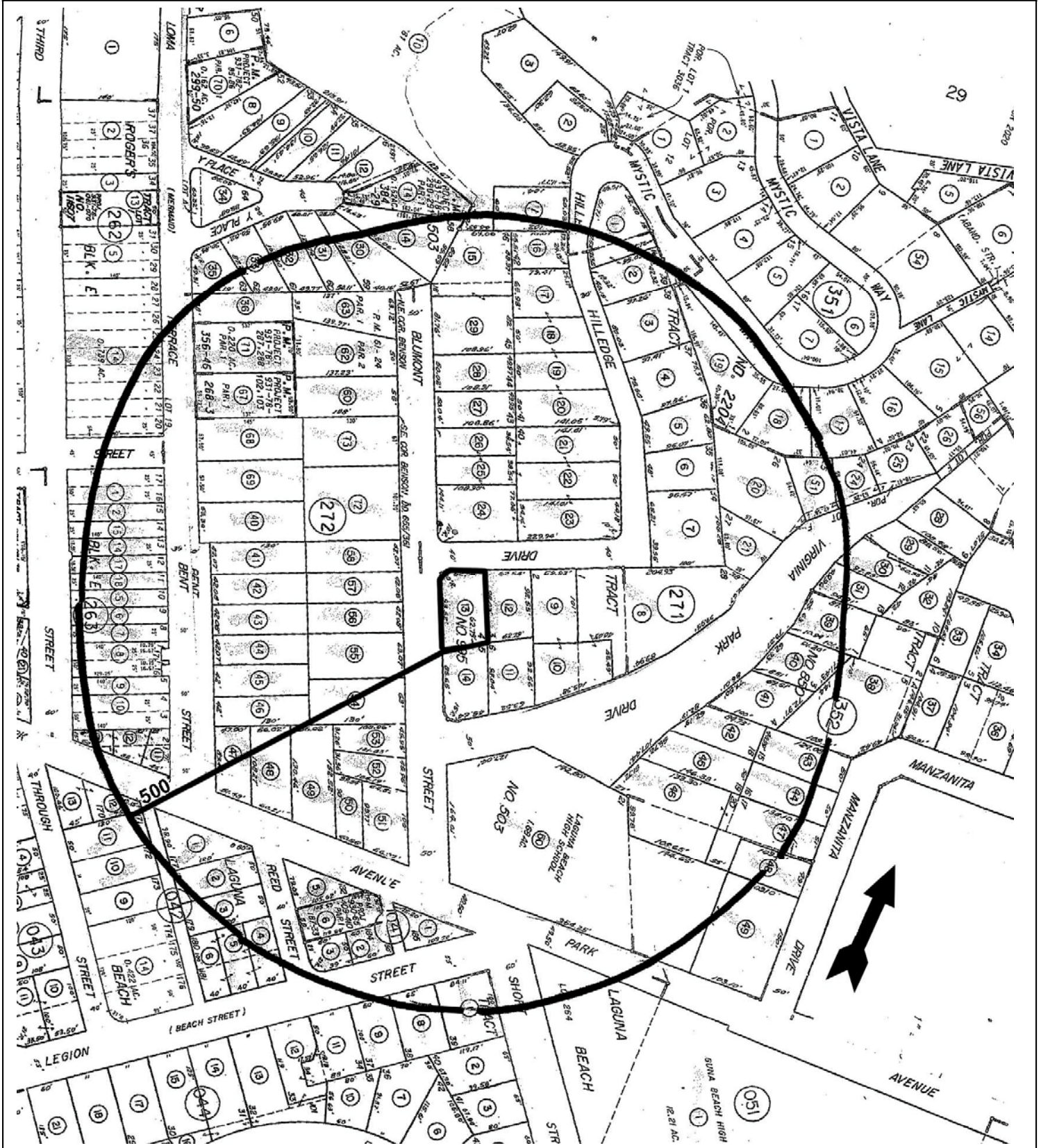
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-271-13
500' RADIUS

Address: 510 BLUMONT ST
LAGUNA BEACH CA 92651



#12357
7/26/2024

500' Ownership Listing

Prepared for:

**641-271-13
GARY & LISA GUTOW BERMAN
510 BLUMONT ST
LAGUNA BEACH CA 92651**

641-262-14
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

641-263-01 641-272-68
CAPITAL COVE
172 SIDNEY BAY DR
NEWPORT COAST CA 92657

641-263-02
MICHAEL L HOAG
415 LOMA TER
LAGUNA BEACH CA 92651

641-263-05
CHARLES JOHN COLI
1318 FLAT ROCK XING
MANAKIN SABOT CA 23103

641-263-06
STEVEN A & KAY KEATING MUNN
1158 CATALINA
LAGUNA BEACH CA 92651

641-263-07
DEREK J HALPERN
462 3RD ST
LAGUNA BEACH CA 92651

641-263-08
ARASH MAHDAVI
1385 LA MIRADA ST
LAGUNA BEACH CA 92651

641-263-09
MICHAEL A TRELLA
422 E TUDOR ST
COVINA CA 91722

641-263-10
MARCELO HERMANN JULIEN
KOPPEL
31551 BLUFF DR
LAGUNA BEACH CA 92651

641-263-11
PATRICIA J ANGUS
524 PARK AVE
LAGUNA BEACH CA 92651

641-263-12
VERA TALES
516 PARK AVE
LAGUNA BEACH CA 92651

641-263-13
HAROLD P LEVITT
504 PARK AVE
LAGUNA BEACH CA 92652

641-263-14
GREGORY KROGSCHEEPERS
668 N COAST HWY 264
LAGUNA BEACH CA 92651

641-263-15
JULIA BARTHOLOMEW-KING
401 TROPEA AISLE
IRVINE CA 92606

641-263-17
GREGORY KROGSCHEEPERS
434 3RD ST
LAGUNA BEACH CA 92651

641-263-18
DALE M WINSON
438 3RD ST
LAGUNA BEACH CA 92651

641-271-01
DONALD G WHITLATCH
501 MYSTIC WAY
LAGUNA BEACH CA 92651

641-271-02
KRISTI J BROWN
20993 GREENMONT DR
BEND OR 97702

641-271-03
HEATHER ANNE CHALMERS
475 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-04
CLIFFORD HSIEN-FU CHENG
465 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-05
RICHARD K QUAN
212 S PALM AVE 101
ALHAMBRA CA 91801

641-271-06
ASHKA GENSKE
455 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-07
SCOTT SEMINOFF
2821 RIDGE DR
LAGUNA BEACH CA 92651

641-271-08
MARK EVANS
435 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-09
MICHAEL G IANNOTTI
423 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-10
STENDER WALTER MICHAEL TR 2014
STENDER
626 VIRGINIA PARK DR
ZIP CA 92651

641-271-11
BRUCE & DIANE GEWERTZ
9420 LLOYD CREST DR
BEVERLY HILLS CA 90210

641-271-12
NADER BAGHERZADEH
415 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-13
GARY & LISA GUTOW BERMAN
510 BLUMONT ST
LAGUNA BEACH CA 92651

641-271-14
SIMON DAVID SPROULE
530 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-14
BERNDT LOHR-SCHMIDT
PO BOX 3824
HOLLYWOOD CA 90078

641-272-15
DARREN M CRAWFORD
404 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-16
URVI SHETH
30422 LE PRT
LAGUNA NIGUEL CA 92677

641-272-17
KARYN LEWANDOWSKI
484 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-18
DEAN BADILLO
1059 MCKAY DR
SAN JOSE CA 95131

641-272-19, 49
CLAYTON TOWNES HALE
474 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-20
MINDAUGAS E GEDGAUDAS
23923 WILDWOOD CANYON RD
NEWHALL CA 91321

641-272-21
JOAN CONSTANCE TRIVETT
462 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-22
BRIAN P CORRIGAN
458 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-23
CHRISTOPHER A & PHYLLIS J WOOD
446 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-24
THOMAS J BERRYMAN
480 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-25
ADOLPH ZUKOR
24441 CALLE SONORA 210
LAGUNA WOODS CA 92637

641-272-26
WAYNE C FINKEL
1501 E CHAPMAN AVE
FULLERTON CA 92831

641-272-27
DONALD & JAIME SAUNDERS
450 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-28
ROGER D DENNIS
430 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-29
SANDRA FAULKNER KIKERPILL
410 BLUMONT
LAGUNA BEACH CA 92651

641-272-30
MOTAMEDI PROPERTIES
PO BOX 1989
LAGUNA BEACH CA 92652

641-272-31
RICHARD E FAIR
51 S LA SENDA
LAGUNA BEACH CA 92651

641-272-32
MARSHALL INGWERSON
360 Y PL
LAGUNA BEACH CA 92651

641-272-33
366 LAGUNA BEACH
417 S ASSOCIATED RD 182
BREA CA 92821

641-272-35
RICK AND DIANA WARNER
PO BOX 5867
NEWPORT BEACH CA 92662

641-272-36
MARK O CONNOR
378 LOMA TER
LAGUNA BEACH CA 92651

641-272-40, 41
NGH PROPERTIES
30 N LA SENDA DR
LAGUNA BEACH CA 92651

641-272-42
CONLEY J DAVID
220 NEWPORT CENTER DR 11-216
NEWPORT BEACH CA 92660

641-272-43
PERRY J VISCOUNTY
1722 SKYHILL WAY
SANTA ANA CA 92705

641-272-44
NICOLE M REILLY
456 BENT ST
LAGUNA BEACH CA 92651

641-272-45
ROBERT JAMES KARKOSKA
462 BENT ST
LAGUNA BEACH CA 92651

641-272-46
486 BENT ST
25512 RAPID FALLS RD
LAGUNA HILLS CA 92653

641-272-47
ASHLEY A WHITE
435 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

641-272-48
RICHARD & LOUISE SCHIRLE
13245 MAGNOLIA BLVD
SHERMAN OAKS CA 91423

641-272-50
ANDREW G OGDEN
3827 SILVER PLUME CIR
BOULDER CO 80305

641-272-51
LAGUNA INVESTMENT
164 W YALE LOOP
IRVINE CA 92604

641-272-52
SYLVIA M MAUTHNER
374 LOCUST ST
LAGUNA BEACH CA 92651

641-272-53
TODD & TAMMI OBERSTEIN
558 BOULEVARD
WESTFIELD NJ 7090

641-272-54
LEE DUDLEY BLEVINS
PO BOX 1537
LAGUNA BEACH CA 92652

641-272-55
CA LLC YXL
100 STATURA
IRVINE CA 92602

641-272-56
JEANNE R MARQUEZ
511 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-57
JOHN M LOWN
262 W VISTA CHINO
PALM SPRINGS CA 92262

641-272-58
LEE & ALYCE SANTOS COFFEY
471 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-60
JOHN WALTER CALABRESE
425 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-62
GAY M FONTANESI
19201 MESA DR
VILLA PARK CA 92861

641-272-63
ROBERT D & CHRIS A LUECKE
405 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-69
FRANCES K MEYERS
706 OCEAN AVE
SEAL BEACH CA 90740

641-272-72
JUDITH A GORSKI
449 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-73
CASEY REICHEL
447 BLUMONT ST
LAGUNA BEACH CA 92651

641-281-01
CHRISTOPHER CHORBA
362 W GREEN ST UN #121
PASADENA CA 91105

641-281-10
KEVIN BALDRIDGE
500 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-17
NANCY J THOMPSON
535 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-18
MYSTIC WAY LLC 527
2729 W COAST HWY
NEWPORT BEACH CA 92663

641-352-19
PENELOPE A KING
517 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-20
PEONY G CHIA
660 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-21
LAGUNA VILLAGE PROPERTIES
1278 LAGO VISTA DR
BEVERLY HILLS CA 90210

641-352-24
STEVE & CELESIE CRANE
4400 MAC ARTHUR BOULEVARD 950
NEWPORT BEACH CA 92660

641-352-30
BRANDON LEAHY
607 TEXAS ST
SAN FRANCISCO CA 94107

641-352-31
BENJAMIN ADAM SIMON
661 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-38
PESTE LOZZI PROPERTIES
758 MANZANITA
LAGUNA BEACH CA 92651

641-352-39
JOHN HAYNE SHADDUCK
657 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-40
CRAIG D BRASHIER
651 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-41
PACITA IKONOMOU
647 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-42
FRED K CARR
639 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-43
PAUL R SCHIMMELPFENNIG
758 MANZANITA
LAGUNA BEACH CA 92651

641-352-44
445 HILLEDGE
1803 N WOLCOTT AVE
CHICAGO IL 60622

641-352-45
GINGER & PARVIZ ABDAVI-AZAR
637 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-46
CHRISTINA ITHURBURN
631 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-47
SHORES HOLDINGS LLC KIREHN
9730 S VIRGINIA ST
RENO NV 89511

641-352-48
SUSAN ELLIOTT
810 MANZANITA DR
LAGUNA BEACH CA 92651

641-352-49
THE CHURCH OF JESUS CHRIST OF
LATTER-DAY
50 E NORTH TEMPLE FL 22ND
SALT LAKE CITY UT 84150

641-352-50
SCHOOL LAGUNA BEACH UNIFIED
505 EL BOSQUE
LAGUNA BEACH CA 92651

641-352-51
MARION A CAMERON
1237 N DEARBORN
CHICAGO IL 60610

644-041-01, 02
MICHAEL I GAMERL
564 LEGION ST
LAGUNA BEACH CA 92651

644-041-03
ALBAN M MORENO
542 LEGION ST
LAGUNA BEACH CA 92651

644-041-05
ALFRED HOLLENBERGER
1014
LAGUNA BEACH CA 92652

644-042-01
JOHN B JOHNSTONE
521 PARK AVE
LAGUNA BEACH CA 92651

644-042-02
515-17 LLC
1594 CHARITON RD
SAN MARINO CA 91108

644-042-03
RONNIE ROGERS
539 REED ST
LAGUNA BEACH CA 92651

644-042-04
CARY GLENN
3214 BERN CT
LAGUNA BEACH CA 92651

644-042-05
ANNE E WILD
516 LEGION ST
LAGUNA BEACH CA 92651

644-042-10
HECTOR E CEBREROS
544 THROUGH ST
LAGUNA BEACH CA 92651

644-042-11
JAMES HUGHES ROBB
PO BOX 675550
RANCHO SANTA FE CA 92067

644-042-12
JOHNM ASHKAR
5808 NAGLE AVE
VALLEY GLEN CA 91401

644-044-01
MALINDA HOWARD
585 LEGION ST
LAGUNA BEACH CA 92651

644-044-08
SKIP MAISON
565 LEGION ST
LAGUNA BEACH CA 92651

644-044-09
STEVEN R CHIDESTER
17762 COWAN
IRVINE CA 92614

644-051-01
SCHOOL LAGUNA BEACH UNIFIED
550 BLUMONT
LAGUNA BEACH CA 92651

930-65-409
SHERIF ABDALLA
565 PARK AVE #1
LAGUNA BEACH CA 92651

930-65-410
FENTON BUTLER INGHAM
560 REED ST
LAGUNA BEACH CA 92651

931-78-102
EDWARD A & JANET E BARBIERI
390 LOMA TER
LAGUNA BEACH CA 92651

931-78-103, 287, 288
EDWARD A BARBIERI
390 LOMA TER
LAGUNA BEACH CA 92651

931-78-290
348YPLACE LLC
1350 E FLAMINGO ROAD
LAS VEGAS NV 89119

931-78-291
JULIE YAU
346 Y PL
LAGUNA BEACH CA 92651