



August 6, 2024

Bill and Terri Shubin
830 La Mirada St
Laguna Beach, CA 92651
VPP 23-2064

Dear Mr. and Mrs. Shubin,

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,

Robert Krebs

Robert Krebs, Planning Intern
Community Development
rkrebs@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-2064**

Visit Date: **7/31/2024**
Applicant: **William Shubin**
View Address: **830 La Mirada St**

Visit Conducted by: **Robert Krebs, Planning Intern**

VIEW LOCATION / VISUAL SCENE

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

Upper level: Living Room

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: *8/6/2024* By: *Robert Krebs*

End of Checklist



RECORD OF VIEW

VPP 23-2064



830 La Mirada Street

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

Visual scene description: ocean horizon.

Date of photograph: 7/31/24 Photographed by: *Robert Krebs* Submitted to property file: 8/6/24

Document
1 of 3



RECORD OF VIEW

VPP 23-2064



830 La Mirada Street

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

Visual scene description: ocean horizon.

Date of photograph: 7/31/24 Photographed by: *Robert Krebs* Submitted to property file: 8/6/24

Document
2 of 3



RECORD OF VIEW

VPP 23-2064



830 La Mirada Street

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

Visual scene description: ocean horizon.

Date of photograph: 7/31/24 Photographed by: *Robert Krebs* Submitted to property file: 8/6/24

Document
3 of 3



**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 830 La Mirada 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.

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.

August 6, 2024

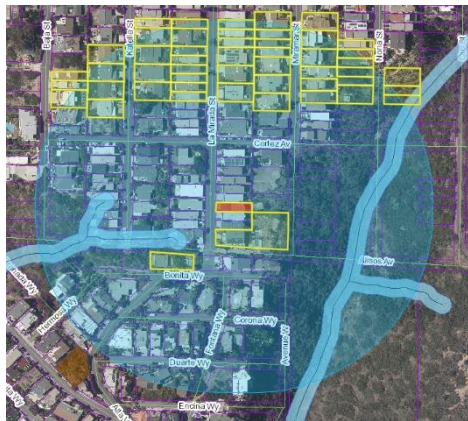
View Preservation VPP Number: VPP 23-2064
Address: 830 La Mirada St | APN: 644-432-09

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **830 La Mirada 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 kkazama@lagunabeachcity.net



VPP 23-2064

830 La Mirada 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.



**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
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City the protected or preserved views shall not become subject to significant
view impairment as defined in LBMC Section 12.16.030.

August 26, 2024

View Preservation VPP Number: VPP 23-2064
Address: 830 La Mirada St | APN: 644-432-09

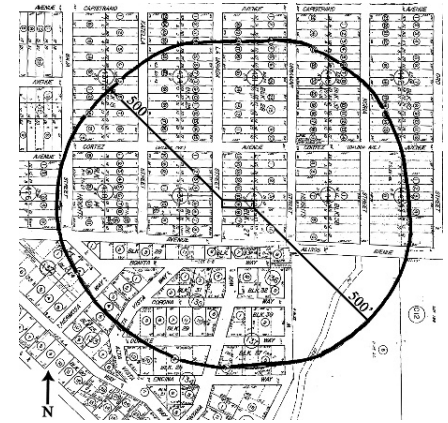
644-444-03
MANIZHEH YOMTOUBIAN
P O BOX 3595
NEWPORT BEACH CA 92659

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **830 La Mirada 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 kkazama@lagunabeachcity.net



VPP 23-2064
830 La Mirada 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.

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 26th day of August, 2024, that I deposited 143 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: 644-432-09

Subject: 830 LA MIRADA ST
LAGUNA BEACH CA 92651

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


Denise Kaspar

#12395
8/26/2024

**500' Ownership Listing
for View Preservation
Prepared for:**

**644-432-09
WILLIAM A SHUBIN
830 LA MIRADA ST
LAGUNA BEACH CA 92651**

**CITY OF LAGUNA BEACH
KIRSTEN GALLACHER
505 FOREST AVE
LAGUNA BEACH CA 92651**

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

644-426-02, 03
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
KUMARS GHODRATI
PO BOX 2995
PALOS VERDES ESTA CA 90274

644-431-03
JOAN S BARRY
985 MIRAMAR ST
LAGUNA BEACH CA 92651

644-431-04
DOUGLAS KANE PHILLIPS
971 MIRAMAR
LAGUNA BEACH CA 92651

644-431-05
CHARLES E CHAPMAN
569 OAK ST
LAGUNA BEACH CA 92651

644-431-06
DENISE D APICELLA
959 MIRAMAR ST
LAGUNA BEACH CA 92651

644-431-09
ROBIN E THOMAS
915 MIRAMAR ST
LAGUNA BEACH CA 92651

644-431-10
LYNNE SHAIN
1260 CORTEZ AVE
LAGUNA BEACH CA 92651

644-431-11
STEWART ANDRE SHIELDS
908 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-12
LAURENCE N TREVINO
924 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-13
DS FIELD
934 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-14
LESLEY FREEMAN
2945 ELLESMERE AVE
COSTA MESA CA 92626

644-431-15
JEANNE BEAR SLEEPER
954 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-16
JOEL SEEB
964 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-17
WAYNE J LAWRENCE
970 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-18
DOUGLAS STEVEN EWING
1024 GLEN OAKS BLVD
PASADENA CA 91105

644-431-23
MARK BUCKOVICH
939 MIRAMAR ST
LAGUNA BEACH CA 92651

644-431-24
CHRISTOPHER E STOOKEY
949 MIRAMAR ST
LAGUNA BEACH CA 92651

644-431-25
GEORGE F CHAMP
929 MIRAMAR ST
LAGUNA BEACH CA 92651

644-432-01, 02, 03
KEITH HOCKING
34130 SELVA RD 260
DANA POINT CA 92629

644-432-07
MATTHEW R BOND
810 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-08
KEVIN J WALSH
820 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-09
WILLIAM A SHUBIN
830 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-10
RICARDO ESPINOZA
6830 RUTHLEE AVE
SAN GABRIEL CA 91775

644-432-11
CLARENCE EDWARD CLARK
850 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-12
JAYESH J PATEL
860 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-13
LEGACY JM
2519 LEHIGH PL
COSTA MESA CA 92626

644-432-14
WILLIAM J LEE
1551 PASEO VIDA
PALM SPRINGS CA 92264

644-432-15
BARRY J KAMEL
890 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-16
STEVEN E FAYNE
800 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-01
JOHN TODD WOODEN
895 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-02
V DALI
468 S SAN DIMAS AVE
SAN DIMAS CA 91773

644-433-03
GERALD CASAS
2008 ALTO VIST DR
HENDERSON NV 89052

644-433-04
LEANNE J DISANTO
855 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-05
FRANK P ULTIMO
1529 MAXWELL WAY
COSTA MESA CA 92627

644-433-06
GLENN E DANCE
825 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-07
ERIC G MARASON
477 CORBETT AVE
SAN FRANCISCO CA 94114

644-433-08
DONALD H BECK
1049 HAVENHURST DR 209
LOS ANGELES CA 90046

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

644-433-15 644-438-11, 16
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

644-434-04
SOURI AMIRANI
975 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-05
WILLIAM J BRACK
5727 CHELSEA AVE
LA JOLLA CA 92037

644-434-06
SOPHEAP TANG
17444 WICKER WAY
RIVERSIDE CA 92504

644-434-07
STEVEN SIROTA
953 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-08
CAROL ANNE SEGERSTROM
947 LA MIRADA
LAGUNA BEACH CA 92651

644-434-09
GAIL A MC CLAIN
941 LA MIRADA
LAGUNA BEACH CA 92651

644-434-10
ASUNCION C FLEMING
935 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-11
LARRY W LUBY
929 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-12
DAVID ALLAN & BARBARA A SERBY
50240 VALENCIA CT
LAGUNA NIGUEL CA 92253

644-434-13
BRUCE H MC KEON
917 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-14
JULIE S SHAHAN
911 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-15
DAVID JOHN & SUZANNE BURKE
SPENCER
1150 CORTEZ AVE
LAGUNA BEACH CA 92651

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

644-434-17
JOHN M LOFTUS
924 KATELLA ST
LAGUNA BEACH CA 92651

644-434-18
ERIC JOHN THOR & JENNIFER A
ERICKSON
934 KATELLA ST
LAGUNA BEACH CA 92651

644-434-19
JOAN KATHERINE J K BUCKNER
BUCKNER
944 KATELLA ST
LAGUNA BEACH CA 92651

644-434-20
JOHN J ROPPO
PO BOX 160
SEWICKLEY PA 15143

644-434-21
PETER L EDBERG
P O BOX 7982
NEWPORT BEACH CA 92658

644-434-22
EDWARD JAMES PISA
976 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

644-437-16
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

644-438-12
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

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

644-442-12, 14
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-442-13
OLEN PROPERTIES
20 CORPORATE PARK
IRVINE CA 92606

644-442-15
CERRILLOS J ARTURO
2377 CANTERBURY AVE
POMONA CA 91768

644-442-16
MEIR E GOLSHEVSKY
8697 LA MESA BLVD C-595
LA MESA CA 91942

644-442-17, 17
CONSTANCE RAE KNAPP
964 NORIA ST
LAGUNA BEACH CA 92651

644-443-01, 02, 03, 05
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-443-04
JAIME CRISTIAN GALILEA
3528 LATHROP AVE
SIMI VALLEY CA 93063

644-444-01, 05, 06, 07
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-444-03
MANIZHEH YOMTOUBIAN
P O BOX 3595
NEWPORT BEACH CA 92659

644-444-04
KLEE EDGAR GERARD
1138 AUGUSTA CT
ASHLAND OR 97520

644-445-05, 06, 07
DANIEL GEORGE LEE
965 NORIA ST
LAGUNA BEACH CA 92651

644-445-08
CHARLES DONALD CROCHET
934 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-10, 19
GRANT LATIMER
928 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-11 656-136-06
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-445-12
HORMOZ MOSTOFI
1267 SHEPPARD DR
FULLERTON CA 92831

644-445-13, 14
ANTHONY C GEACH
2000 ESTAMPIDA
SAN CLEMENTE CA 92673

644-445-15
JOSEPH C CARSON
904 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-16
TIEJUN BAI
910 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-17
GARY S OLSHAN
916 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-18
ZINOVY PORETSKY
2318 CRESTVIEW DR
LAGUNA BEACH CA 92651

644-445-20
BILL L GABLE
932 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-22
RYAN DOUGLAS MCRAE
954 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-23
JON CHRISTIAN SMITH
964 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-29
DAVID M & MOLLY P EVANS
978 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-30
SUZAN LILLIAN WARNO
934 MIRAMAR ST
LAGUNA BEACH CA 92651

656-012-05, 08
MERRICK W & MARY LYNN LECKEY
2152 DUPONT DR 290
IRVINE CA 92612

656-132-01
GENERAL BONITA
420 N MCKINELY ST 111-303
CORONA CA 92879

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

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 KIPLING CARRIER
750 ALTA VISTA WAY
LAGUNA BEACH CA 92651

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

656-134-02 656-137-04
KATHLEEN SCHERER
1855 INDUSTRIAL ST 311
LOS ANGELES CA 90021

656-134-10
HARRY M BRITTENHAM
10990 WILSHIRE BLVD FL 8
LOS ANGELES CA 90024

656-135-01
DAVID SCOTT NALE
124 FILLMORE ST
SAN FRANCISCO CA 94117

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

656-135-03
ALAN PATRICK & MOJCA
NIEDZWIECKI
2549 BONITA WAY
LAGUNA BEACH CA 92651

656-135-04
STEPHEN L SHIRLEY
2559 BONITA WAY
LAGUNA BEACH CA 92651

656-135-05
JENNIFER SHAW YELLAND
730 FONTANA WAY
LAGUNA BEACH CA 92651

656-135-07
JOHN P MANNING
2524 DUARTE WAY
LAGUNA BEACH CA 92651

656-135-08
RONALD S DUBY
822 N TOPAZ CIR
PALM SPRINGS CA 92262

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

656-135-10
JAMES ROBERT DUNNE
2545 CORONA WAY
LAGUNA BEACH CA 92651

656-135-11
GLENN A & MARSHA BIANCHI
30 EMERALD BAY
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

656-136-07
Wael KOULI
120 C AVE 130
CORONADO CA 92118

656-136-08
SAMANTHA THOMPSON
6153 S LIMA WAY
ENGLEWOOD CO 80111

656-136-09
RICHARD JOSEPH MAAG
1761 LADERA VISTA DR
FULLERTON CA 92831

656-136-10
IGOR KHAZANOVICH
2569 BONITA WAY
LAGUNA BEACH CA 92651

656-136-11
JONATHAN WILLIAMS
2540 BONITA WAY
LAGUNA BEACH CA 92651

656-137-01, 02
FRANK DACCONI
725 FONTANA WAY
LAGUNA BEACH CA 92651

656-137-05
ANN LOUISE GAGLIANO
2575 DUARTE WAY
LAGUNA BEACH CA 92651