



February 3, 2020

Scott & Leslie Dunkleman
1095 Baja Street
Laguna Beach, CA 92651

Dear Mr. and Mrs. Dunkleman,

Attached are the documents for the View Preservation/Record of Views claim 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 they may be located on the city's website via the link www.lagunabeachcity.net/viewpreservation.

As we discussed, 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.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 19-5026**

Visit Date: **December 16, 2019**

Applicant: **Scott & Leslie Dunkelman**
View Address: **1095 Baja St.**

Visit Conducted by: **Tony Farr, Associate Planner**

VIEW LOCATION / VISUAL SCENE

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

Middle level: Living room, kitchen
Upper level: Office
Lower level: Master bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from the selected viewing location noted above. The visual scene consists primarily of San Clemente and Catalina Islands, Palos Verde Peninsula, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, city lights, whitewater and 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: 2/3/2020 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the living room and kitchen on the middle floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, city lights, whitewater and the ocean horizon.

Date of photograph: 12/16/19 Photographed by: *refan* Submitted to property file: *2/3/2020*

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the living room and kitchen on the middle floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/16/19 Photographed by: M. J. [Signature] Submitted to property file: 2/3/2020

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the living room and kitchen on the middle floor of the primary residential structure.

Visual scene description: San Clemente Island and the ocean horizon.

Date of photograph: 12/16/19 Photographed by: M. Jarr Submitted to property file: 2/3/2020

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the living room and kitchen on the middle floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and the ocean horizon.

Date of photograph: 12/16/19 Photographed by: *[Signature]* Submitted to property file: *2/3/2020*



RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the living room and kitchen on the middle floor of the primary residential structure.

Visual scene description: Catalina Island, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *[Signature]* Submitted to property file: *2/3/2020*



RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the living room and kitchen on the middle floor of the primary residential structure.

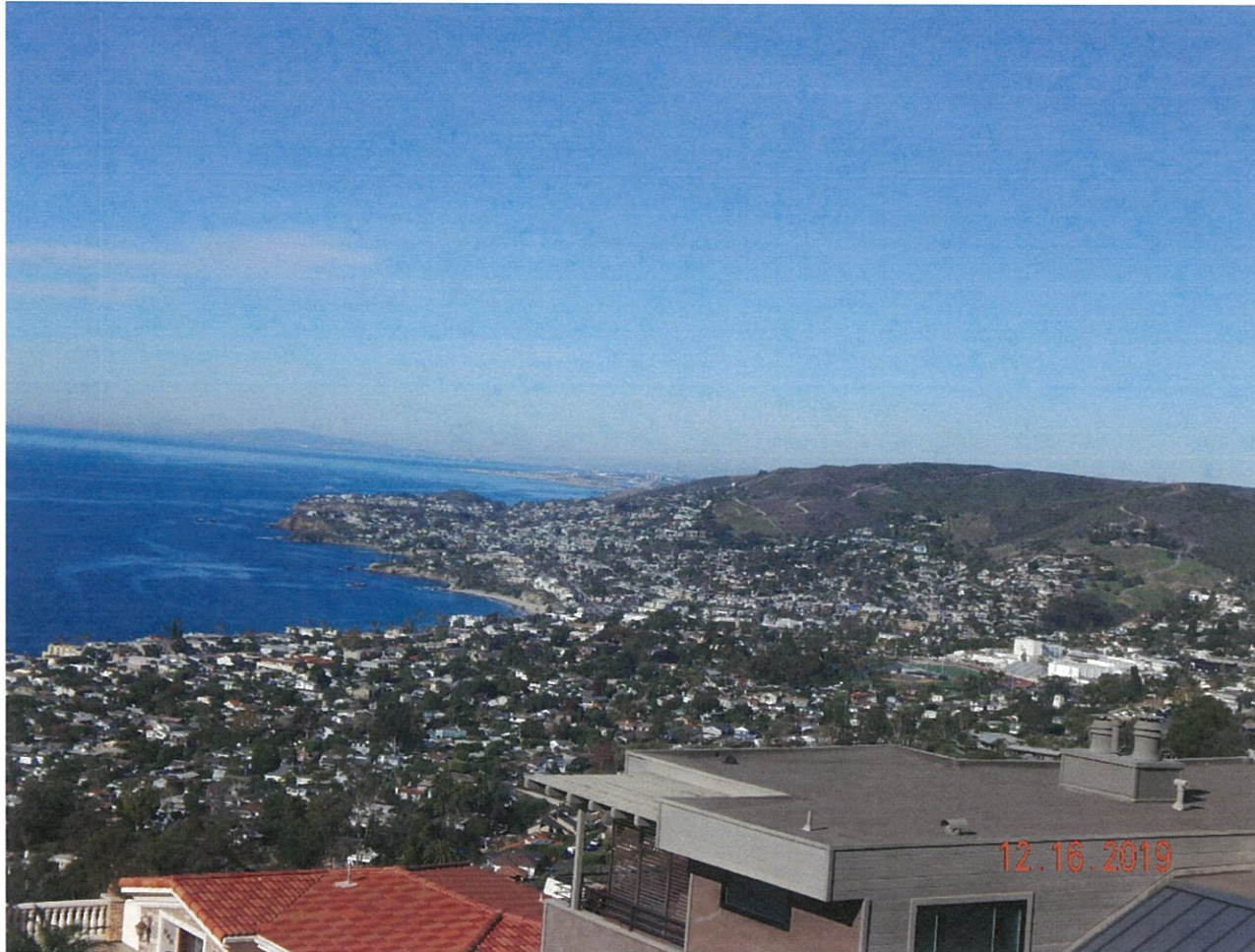
Visual scene description: Catalina Island, Heisler Park, Crescent Bay Park, Emerald Bay, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *M. Farr* Submitted to property file: *5/3/2020*



RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the living room and kitchen on the middle floor of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *[Signature]* Submitted to property file: *01/3/2020*



RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the living room and kitchen on the middle floor of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *W. Farr* Submitted to property file: *2/3/2020*



RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the office on the upper floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *mfarr* Submitted to property file: *2/3/2020*

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the office on the upper floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *M. J. J.* Submitted to property file: *5/3/2020*

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the office on the upper floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *mfarr* Submitted to property file: *2/3/2020*



RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the office on the upper floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *[Signature]* Submitted to property file: *2/3/2020*

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

The photograph above was taken from the office on the upper floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *[Signature]* Submitted to property file: *2/3/2020*

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *[Signature]* Submitted to property file: *2/3/2020*

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *[Signature]* Submitted to property file: *2/3/2020*

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *[Signature]* Submitted to property file: *2/3/2020*

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RECORD OF VIEW

VPP 19-5026



1095 Baja Street

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park Emerald Bay, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *W. J. [Signature]* Submitted to property file: *01/31/2020*



RECORD OF VIEW

VPP 19-5026



1095 Baja Street

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park, Emerald Bay, Palos Verdes Peninsula, city lights , whitewater and ocean horizon.

Date of photograph: 12/16/19 Photographed by: *mfan* Submitted to property file: *2/3/2020*

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February 3, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-5026
1095 BAJA ST., LAGUNA BEACH, CA**

Dear Property Owner:

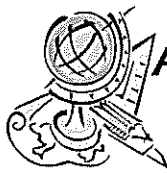
A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **1095 Baja Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 Municipal Code Section 12.16.030.

Pursuant to the Municipal Code as an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views. A map of the affected parcels in the view corridor within 500 feet of the subject property is on the back of this notice. The lines on the map are not specific solely to those areas of the parcel that are conditioned by the recorded view. Any vegetation on the noticed parcel that may significantly impair the documented view may be considered in a view claim. **There is no action required from you at this time.**

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. From the webpage, click on the address to view the recorded view from the subject property. If you have any questions regarding the View Preservation/Record of Views process please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

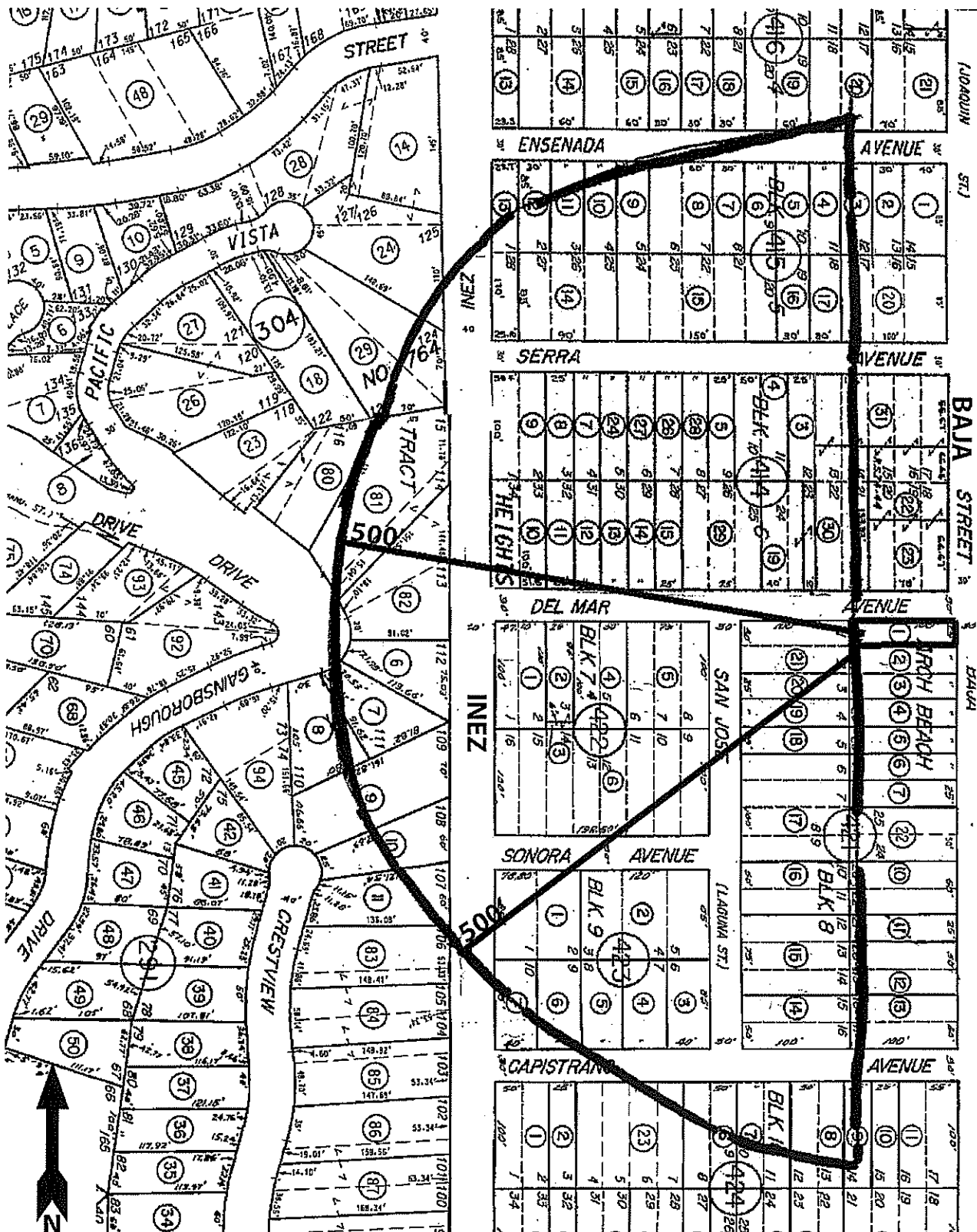
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-421-01
300' RADIUS

Address: 1095 BAJA ST
LAGUNA BEACH CA 92651



#9970
1/23/2020

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

Prepared for:

644-421-01
SCOTT DUNKLEMAN
1095 BAJA ST
LAGUNA BEACH CA 92651



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

RECEIVED

JAN 27 2020

**ZONING DIVISION
CITY OF LAGUNA BEACH, CA**

644-291-06
SUAD LUTFI ALI
24701 ARCH WAY 348
LAGUNA NIGUEL CA 92677

644-291-07
RICHARD C WEISBERG
PO BOX 3343
CAREFREE AZ 85377

644-291-08
BASAB DASGUPTA
14 CALLE AMENO
SAN CLEMENTE CA 92672

644-291-09
YVONNE BOSU
2396 CRESTVIEW DR
LAGUNA BEACH CA 92651

644-291-10
HORST RAINER NOPPENBERGER
247A FOREST AVE
LAGUNA BEACH CA 92651

644-291-11
MARIA G PAY
2378 CRESTVIEW DR
LAGUNA BEACH CA 92651

644-291-80
ROBERT M HIDEY
3337 MICHELSON DR 170
IRVINE CA 92612

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

644-291-82
DANIEL D & LAURYL S
SCHUMACHER
966 MEADOWLARK LN
LAGUNA BEACH CA 92651

644-291-83
GREG MICHAELS
2376 CRESTVIEW DR
LAGUNA BEACH CA 92651

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

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

644-414-03, 04, 05
ALAN SAFARI
609 BAY HILL DR
NEWPORT BEACH CA 92660

644-414-07, 08
EAY LLC-SERIES VII
PO BOX 231894
LAS VEGAS NV 89105

644-414-09
ANTON SEBAN
155 E 232ND PL
CARSON CA 90745

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

644-414-11, 12 644-415-07, 15
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-414-13, 14
FEI WENG
17951 NEARBANK DR
ROWLAND HEIGHTS CA 91748

644-414-15, 29
DAVID & YVONNE ARMSTRONG
6761 SE HARBOR CIR
STUART FL 34996

644-414-19
KRIS RITTENHOUSE
962 DEL MAR AVE
LAGUNA BEACH CA 92651

644-414-24, 26
ILSE D WILKE
P O BOX 1151
COSTA MESA CA 92628

644-414-27, 28
LOH INVESTMENT LTD
4747 EXECUTIVE DR 9TH FL
SAN DIEGO CA 92121

644-414-30
SIVOUSH & ZAHRA NAYYERI
974 DEL MAR AVE
LAGUNA BEACH CA 92651

644-414-31
MOHAMMAD HOMAYOUN & MAGDA
ROBINSON OSMANI
12241 RESEDA DR
YUCAIPA CA 92399

644-415-03, 06
JOSEPH B INGE
5608 GREAT DV
AUSTIN TX 78738

644-415-04
SHERYL A CAVERLY
553 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-415-05
JOSEPH H LIVERNASH
12672 SENDA ACANTILADA
SAN DIEGO CA 92128

644-415-08 644-422-04
HARRY G JOHN
222 E OLIVE #3
REDLANDS CA 92373

644-415-09
WILLIAM H ERNST
8750 OLD HICKORY 9306
SARASOTA FL 34235

644-415-10, 11, 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

644-415-16, 17
RONALD W DAVIES
71 PRINCEVILLE LN
LAS VEGAS NV 89113

644-415-20
RONALD W DAVIES
1165 BAJA ST
LAGUNA BEACH CA 92651

644-416-19
JOSEPH T BYRNE
21738 NAPA
CANOGA PARK CA 91304

644-416-20
L D HINES
5830 N FOUNTAINS AVE OFC
TUCSON AZ 85704

644-421-01
SCOTT DUNKLEMAN
1095 BAJA ST
LAGUNA BEACH CA 92651

644-421-02
LINDON THOMAS
3965 MYRTLE AVE
LONG BEACH CA 90274

644-421-03
KAMBIZ KARIMI
2 MANDALAY
LAGUNA NIGUEL CA 92677

644-421-04
LARRY & KRISTI DUNN
1077 BAJA ST
LAGUNA BEACH CA 92651

644-421-05
MICHAEL D WEISSMAN
4223 SAN JOAQUIN PLZ
NEWPORT BEACH CA 92660

644-421-06
JOSEPH J ZIOMEK
PO BOX 368
LAGUNA BEACH CA 92652

644-421-07
WILLIAM C ARMSTRONG
318 W AVENIDA GAVIOTA
SAN CLEMENTE CA 92672

644-421-10
JAMES BRIAN SHELDON
1039 BAJA ST
LAGUNA BEACH CA 92651

644-421-11
JAMES G NELSON
1029 BAJA ST
LAGUNA BEACH CA 92651

644-421-12
EMAD HAKIM
1019 BAJA ST
LAGUNA BEACH CA 92651

644-421-13
DAVID THOMAS AUSTIN
990 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-421-14
ROSALIE S MARSH-BOINUS
966 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-421-15
REZA JOZI
1352 LA MIRADA ST
LAGUNA BEACH CA 92651

644-421-16
JAMES B SHELDON
1039 BAJA ST
LAGUNA BEACH CA 92651

644-421-17, 22
JOSEPH L SANDERS
200 PACIFIC COAST HWY 406
HUNTINGTN BCH CA 92648

644-421-18, 19
ROBERTO A VIGGAYAN
102 OCEAN HARBOUR LN
LAS VEGAS NV 89148

644-421-20
KARIMI KAMBIZ
2 MANDALAY
LAGUNA NIGUEL CA 92677

644-421-21 644-422-01, 05
EDWARD DANIEL FITZGERALD
965 DEL MAR AVE
LAGUNA BEACH CA 92651

644-422-02, 03, 07
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-422-06
GILBERT E BEZAR,
2615 MARIN AVE
BERKELEY CA 94708

644-423-01
THOMAS FRANCIS DOHERTY
1510 BUTTERCUP LN
KINGWOOD TX 77339

644-423-02
THOMAS F & LOUISE J DOHERTY
1510 BUTTERCUP LN
KINGWOOD TX 77339

644-423-03, 04, 05, 06
JANICE K HOBBS
1 CITY WEST BLVD 1125
ORANGE CA 92868

644-424-06
RICHARD M SCHNYDER
945 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-424-07, 09
DARRYL K KORN
955 CAPISTRANO AVE
LAGUNA BEACH CA 92651

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

644-424-23
LLOYD B MOTE
935 CAPISTRANO AVE
LAGUNA BEACH CO 92651