



July 19, 2016

Dennis J. and Carol F. White
474 Aster St.
Laguna Beach, CA 92651

Dear Mr. and Mrs. White,

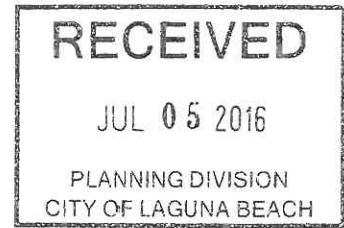
Attached are the documents for the View Preservation/Record of Views claim filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website should any of the noticed affected property owners like to view the documented Record of Views.

As we discussed, 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,

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



Date Filed:	7/5/2016
Application No.	VPP 16-1493

RECORD OF VIEWS

(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. 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 LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves 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.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS: Applicant's must provide a certified mailing list, from an approved ownership listing service, of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Dennis J. and Carol F. White

Address: 474 Aster St., Laguna Beach, CA 92651

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-1493**

Visit Date: **July 12, 2016**
Applicant: **Dennis J. and Carol F. White
474 Aster St.**

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

1. VIEW LOCATION / VISUAL SCENE

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

Living room, Guest bedroom & Kitchen – main level

- b. Visual scene for each selected viewing location noted above.**

Living room – Ocean horizon, city lights and hillside terrain.
Guest bedroom and Kitchen – Ocean horizon.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet.**

Date: 7/19/2016 By: T. Farr

- b. Record of View documents prepared and attachedd to property file.**

Date: 7/19/2016 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 2016-1493



474 Aster St.

The photograph above was taken from the Living room of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 7/12/16 Photographed by: [Signature] Submitted to property file: 7/19/2016



RECORD OF VIEW

VPP 2016-1493



474 Aster St.

The photograph above was taken from the Living room of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 7/12/16 Photographed by: *[Signature]* Submitted to property file: 7/19/2016



RECORD OF VIEW

VPP 2016-1493



474 Aster St.

The photograph above was taken from the Living room of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 7/12/16 Photographed by: W. J. [Signature] Submitted to property file: 7/19/2016

Document
3 of 6



RECORD OF VIEW

VPP 2016-1493



474 Aster St.

The photograph above was taken from the Living room of the primary residential structure. Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 7/12/16 Photographed by: M. J. [Signature] Submitted to property file: 7/19/2016

Document
4 of 6



RECORD OF VIEW

VPP 2016-1493



474 Aster St.

The photograph above was taken from the Kitchen of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 7/12/16 Photographed by: [Signature] Submitted to property file: 7/19/2016

Document
5 of 6



RECORD OF VIEW

VPP 2016-1493



474 Aster St.

The photograph above was taken from the Guest bedroom of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 7/12/16 Photographed by: [Signature] Submitted to property file: 7/15/2016

Document
6 of 6



July 19, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1493
474 ASTER STREET, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **474 Aster Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views". A map of the affected parcels within 500 feet of the subject property is on the back of this notice.

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,

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


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



ASSASSOR'S MAP 16
 ASSASSOR'S BLOCK &
 BOOK 496 PAGE 16
 COUNTY OF ORANGE
 MAP NUMBER 55

Map Preparer:
 SUSAN W. CASE, INC.
 917 GLENNEYRE ST #7
 LAGUNA BEACH CA 92651
 949 494 6105
 susancaseinc@yahoo.com

FILE # 163259
 WHITE
 474 ASTER ST
 LAGUNA BEACH CA
 VIEW PRESERVATION
 JULY 13 2016
 496 163 04


 NORTH

SUSAN W. CASE, INC.
orders@susancaseinc.com

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418

FILE # 163259
WHITE
474 ASTER ST
LAGUNA BEACH CA
VIEW PRESERVATION
JULY 13 2016
496 163 04

RECEIVED
JUL 13 2016

ZONING DIVISION

CITY OF LAGUNA BEACH, CA

496 162 01
Heather Bodenhamer Lee
496 Poplar St
Laguna Beach CA 92651

496 162 02
Long LLC
1558 Knoll Circle Dr
Santa Barbara CA 93103

496 162 03
Peggy Sexton
488 Poplar St
Laguna Beach CA 92651

496 162 04
Lowell Frazee
480 Poplar St
Laguna Beach CA 92651

496 162 05
Patricia Neprud-Mehls
27792 Aberdeen
Mission Viejo CA 92691

496 162 06
Frank Carri Jr.
363 Crescent Bay Dr
Laguna Beach CA 92651

496 162 07
Mark Of McCulloch
Po Box 16133
Newport Beach CA 92659

496 162 08
Ken Garcia
444 Poplar St
Laguna Beach CA 92651

496 162 09
William Keller
8 Kendall St
Laguna Niguel CA 92677

496 162 10
Richard Putnam
434 Poplar St
Laguna Beach CA 92651

496 162 11
Hurley Salisbury
428 Poplar St
Laguna Beach CA 92651

496 162 12
Elizabeth Benton
420 Poplar St
Laguna Beach CA 92651

496 162 13
Daryl Donovan Dartez
412 Poplar St
Laguna Beach CA 92651

496 162 14
Wilson TR
1730 Canyon Rd
Redlands CA 92373

496 162 15
James Loofbourrow
274 Monterey Dr
Laguna Beach CA 92651

496 162 16
Nour Tillo
282 Monterey Dr
Laguna Beach CA 92651

496 162 17
Mishel Elias Munayyer
287 Crescent Bay Dr
Laguna Beach CA 92651

496 162 18
Irene Ashley
296 Monterey Dr
Laguna Beach CA 92651

496 162 19
Lauren Snow Wolf
415 Aster St
Laguna Beach CA 92651

496 162 20
Lea Mathieu
490 Aster St
Laguna Beach CA 92651

496 162 21
Helena Leitner
429 Aster St
Laguna Beach CA 92651

496 162 22
Charlotte Carole Kain
441 Aster St
Laguna Beach CA 92651

496 162 23
Spiridon Koulouris
447 Aster St
Laguna Beach CA 92651

496 162 24
Sherri LaFrance
455 Aster St
Laguna Beach CA 92651

496 162 25 Richard Leon Osmanski 463 Aster St Laguna Beach CA 92651	496 162 26 Dwayne Bratcher Po Box 5087 Laguna Beach CA 92652	496 162 27 Mark Noonan 475 Aster St Laguna Beach CA 92651
496 162 28 Carita Knapp 483 Aster St Laguna Beach CA 92651	496 163 03 Thomas Gibbs 482 Aster St Laguna Beach CA 92651	496 163 04 Carol Few White 474 Aster St Laguna Beach CA 92651
496 163 05 Lee & Sheri Matigian 466 Aster St Laguna Beach CA 92651	496 163 06 Rufus Artmann Jr. 460 Aster St Laguna Beach CA 92651	496 163 07 Mark E M E Chastaney 452 Aster St Laguna Beach CA 92651
496 163 08 Emily Sparkuhl 233 Clayton St #5 San Francisco CA 94117	496 163 09 Lea Mathieu 490 Aster St Laguna Beach CA 92651	496 163 10 Samuel & Therese Hernandez 3200 Palm Ave Manhattan Beach CA 90266
496 163 11 Kagawa-Fujii 42200 Altanos Rd Temecula CA 92592	496 163 12 Christian Horton 410 Aster St Laguna Beach CA 92651	496 163 13 John Schram 611 Acacia Ave Corona Del Mar CA 92625
496 163 14 Robert Alan Boyd Po Box 4319 Laguna Beach CA 92652	496 163 15 Vajgrt Benedick 425 Locust St Laguna Beach CA 92651	496 163 16 Walter Coursen 431 Holly St Laguna Beach CA 92651
496 163 17 Walter Coursen 431 Holly St Laguna Beach CA 92651	496 163 18 Mark Philip Draper 435 Holly St Laguna Beach CA 92651	496 163 19 Coby Naess 445 Holly St Laguna Beach CA 92651
496 163 20 Janet Naess 22601 Allview Ter Laguna Beach CA 92651	496 163 21 Joyce Lewis 459 Holly St Laguna Beach CA 92651	496 171 01 H Frederick Sharman 495 Poplar St Laguna Beach CA 92651
496 171 02 Gary Ruben Weber 229 High Dr Laguna Beach CA 92651	496 171 03 Eugene Baskevitch 485 Poplar St Laguna Beach CA 92651	496 171 04 Joseph Andras 477 Poplar St Laguna Beach CA 92651
496 171 05 Jeffrey Stevens 469 Poplar St Laguna Beach CA 92651	496 171 06 Alan Cseresznyak 461 Poplar St Laguna Beach CA 92651	496 171 07 Robert Beck 451 Poplar St Laguna Beach CA 92651

496 171 08
Vall Murry Du
900 E Harrison Ave #B10
Pomona CA 91767

496 171 09
Anne-Gaelle Pouille
433 Poplar St
Laguna Beach CA 92651