



October 24, 2017

Thomas Gibbs
482 Aster Street
Laguna Beach, CA 92651

Dear Mr. Gibbs,

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 they may be found on the city's website at www.lagunabeachcity.net on the View Preservation and Restoration web page.

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.

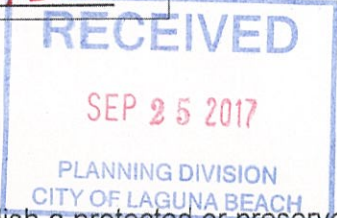
Regards,

A handwritten signature in blue ink, appearing to read "Tony Farr".

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



Date Filed:	9-27-2017
Application No.	VPP 17 - 5152



**RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. 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 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. Please refer to the View Preservation flow chart for a further 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: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Thomas Gibbs
 Address: 482 Astra St. Laguna Beach, CA
 Telephone No. (Home/Cell) 949-279-6706 (Work) 949-851-5417
 Email Address: tgibbs@allnmatkins.com

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

Thomas Gibbs
 Property Owner's Signature

9/25/17
 Date

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-2152**

Visit Date: **October 16, 2017**

Applicant: **Thomas Gibbs
482 Aster Street**

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 and Kitchen on the lower level of the primary residential structure. Second level Guest Bedroom and Studio

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

The visual scene from the selected viewing locations noted above consists of primarily Hotel Laguna, Main Beach, whitewater and ocean horizon.

2. **RECORD OF VIEWS**

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

Date: 10/24/2017 By: 

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

Date: 10/24/2017 By: 

End of Checklist



RECORD OF VIEW

VPP 2017-2152



482 Aster Street

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

Visual scene description: Whitewater and ocean horizon.

Date of photograph: 10/15/17 Photographed by: *[Signature]* Submitted to property file: 10/24/2017

Document
1 of 8



RECORD OF VIEW

VPP 2017-2152



482 Aster Street

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

Visual scene description: Whitewater and ocean horizon.

Date of photograph: 10/15/17 Photographed by: *[Signature]* Submitted to property file: 10/24/2017

Document
2 of 8



RECORD OF VIEW

VPP 2017-2152



482 Aster Street

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: 10/15/17 Photographed by: *mparr* Submitted to property file: 10/24/2017

Document
3 of 8



RECORD OF VIEW

VPP 2017-2152



482 Aster Street

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: 10/15/17 Photographed by: [Signature] Submitted to property file: 10/24/2017

Document
4 of 8



RECORD OF VIEW

VPP 2017-2152



482 Aster Street

The photograph above was taken from the art studio and bedroom on the upper level of the primary residential structure.

Visual scene description: Hotel Laguna, Main Beach, whitewater and ocean horizon.

Date of photograph: 10/15/17 Photographed by: [Signature] Submitted to property file: 10/24/2017

Document
5 of 8



RECORD OF VIEW

VPP 2017-2152



482 Aster Street

The photograph above was taken from the art studio and bedroom on the upper level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/15/17 Photographed by: [signature] Submitted to property file: 10/24/2017

Document
6 of 8



RECORD OF VIEW

VPP 2017-2152



482 Aster Street

The photograph above was taken from the art studio and bedroom on the upper level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/15/17 Photographed by: [Signature] Submitted to property file: 10/24/2017

Document
7 of 8



RECORD OF VIEW

VPP 2017-2152



482 Aster Street

The photograph above was taken from the art studio and bedroom on the upper level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/15/17 Photographed by: *[Signature]* Submitted to property file: 10/24/2017

Document
8 of 8



October 24, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-2152
482 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(s) at **482 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 black ink, appearing to read "Tony Farr".

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



ASSESSOR'S MAP
BOOK 496 PAGE 11
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

M.M. 7-39, 40
M.M. 20-50

LAGUNA CLIFFS NO. 2
TRACT NO. 700

LAGUNA CLIFFS NO. 2
TRACT NO. 759

M.M. 7-39, 40
M.M. 22-31, 32

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 496 PAGE 16
COUNTY OF ORANGE

1" = 100.000 Feet

File # 175162 - Prepared 10/23/2017

482 Aster Pl
Laguna Beach CA
APN(s) 496 163 03
500' Owner View Preservation

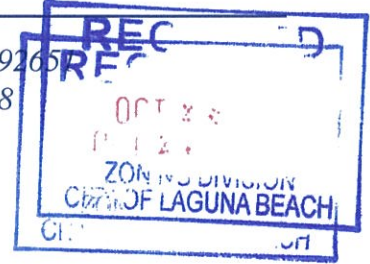
Map Preparer:
SUSAN W. CASE, INC.
917 GLENNYRE ST #7
LAGUNA BEACH CA 92651
949 494 6105
orders@susancaseinc.com

SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 175162
482 Aster Pl
Laguna Beach CA
APN(s) 496 163 03
500' View Preservation
October 23 2017

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



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 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
Snow Trust
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
Tomei Trust
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 David 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 15
Jeffrey 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
Suzanne Fisher
460 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 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