



December 2, 2019

Deborah and Frederick Collings
906 Baja Street
Laguna Beach, CA 92651

Dear Mr. and Mrs. Collings,

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 19-4853**

Visit Date: **November 26, 2019**

Applicant: **Deborah & Frederick Collings**

View Address: **906 Baja Street**

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.

Entry level: Master bedroom


Upper level: Living room & kitchen

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina and San Clemente Islands, Main Beach, Hotel Laguna, Heisler Park, Emerald Bay, Newport Peninsula, whitewater and 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.

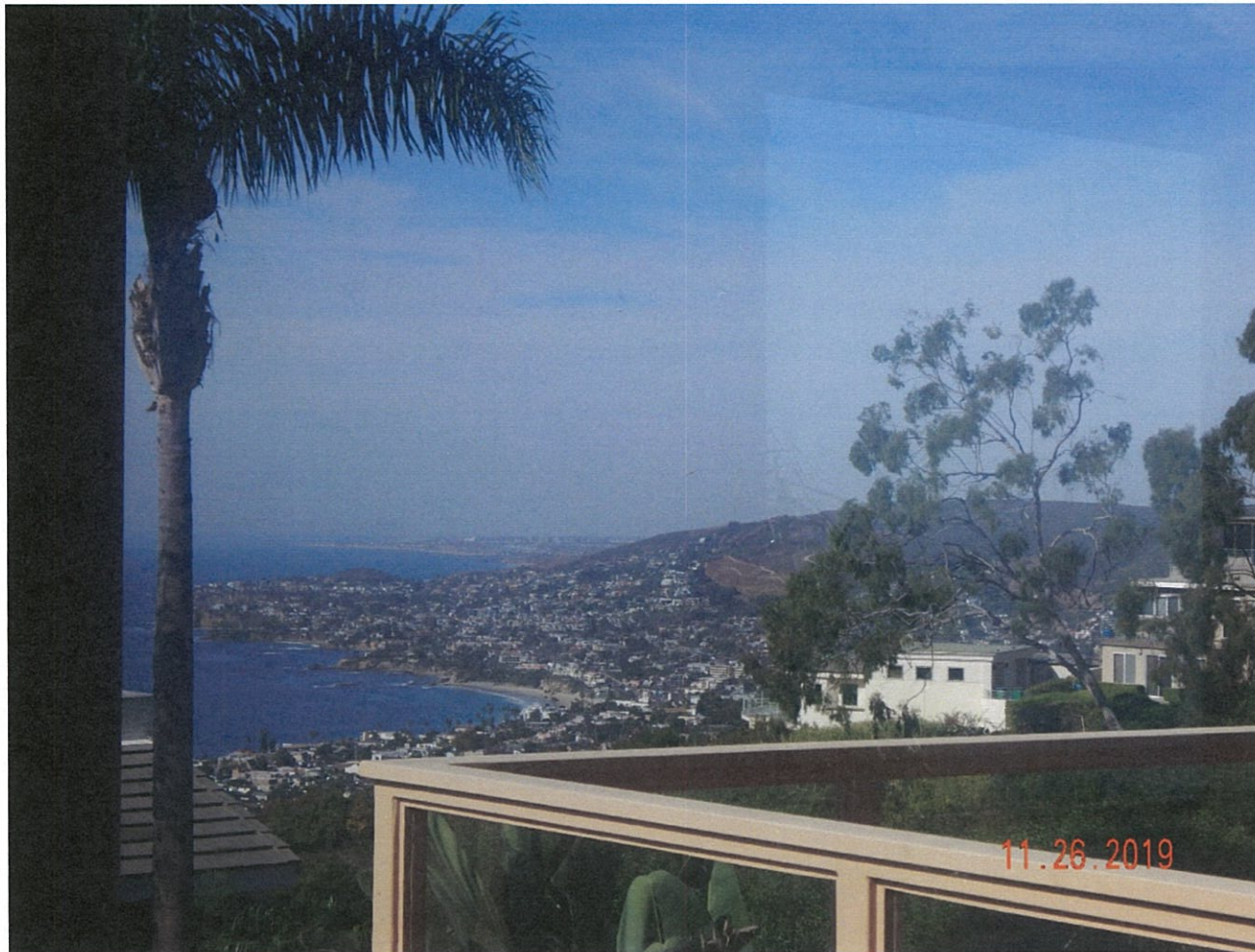
Date: 12/2/2019 By: 

End of Checklist



RECORD OF VIEW

VPP 19-4853



906 Baja Street

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Emerald Bay, Newport Peninsula, whitewater and ocean horizon.

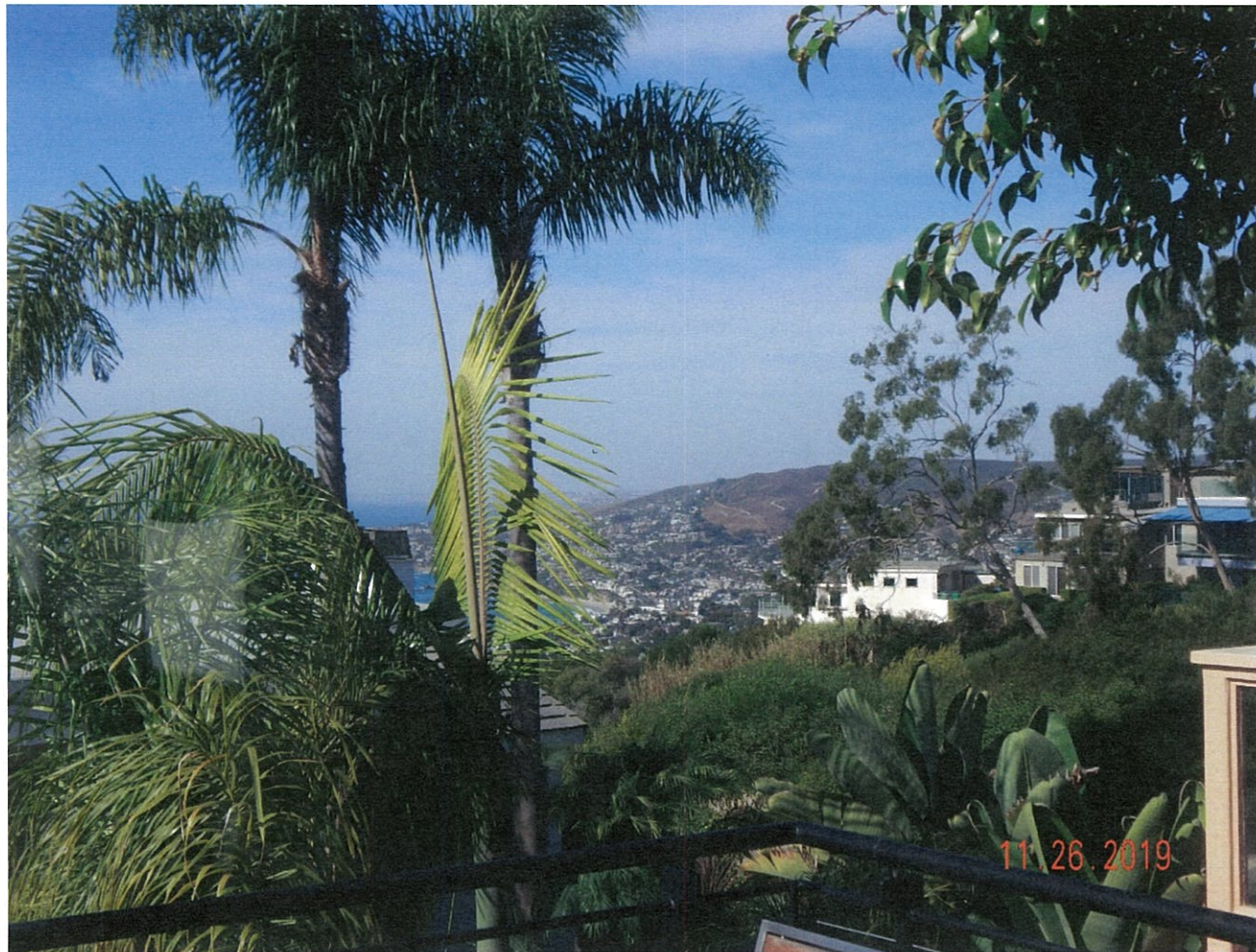
Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*

Document
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RECORD OF VIEW

VPP 19-4853



906 Baja Street

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Emerald Bay, Newport Peninsula, whitewater and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*

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RECORD OF VIEW

VPP 19-4853



906 Baja Street

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *Myan* Submitted to property file: *12/2/2019*

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RECORD OF VIEW

VPP 19-4853



906 Baja Street

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

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

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*



RECORD OF VIEW

VPP 19-4853



906 Baja Street

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*

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RECORD OF VIEW

VPP 19-4853



906 Baja Street

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*



RECORD OF VIEW

VPP 19-4853



906 Baja Street

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*

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RECORD OF VIEW

VPP 19-4853



906 Baja Street

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*

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RECORD OF VIEW

VPP 19-4853



906 Baja Street

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*

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RECORD OF VIEW

VPP 19-4853



906 Baja Street

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*

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RECORD OF VIEW

VPP 19-4853



906 Baja Street

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: Marr Submitted to property file: 10/2/2019

Document

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RECORD OF VIEW

VPP 19-4853



906 Baja Street

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/26/19 Photographed by: *[Signature]* Submitted to property file: *12/2/2019*

Document
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December 2, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-4853
906 BAJA STREET, LAGUNA BEACH, CA**

Dear Property Owner:

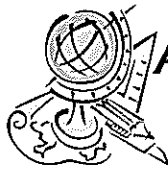
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **906 Baja Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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.

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.

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. 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,

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

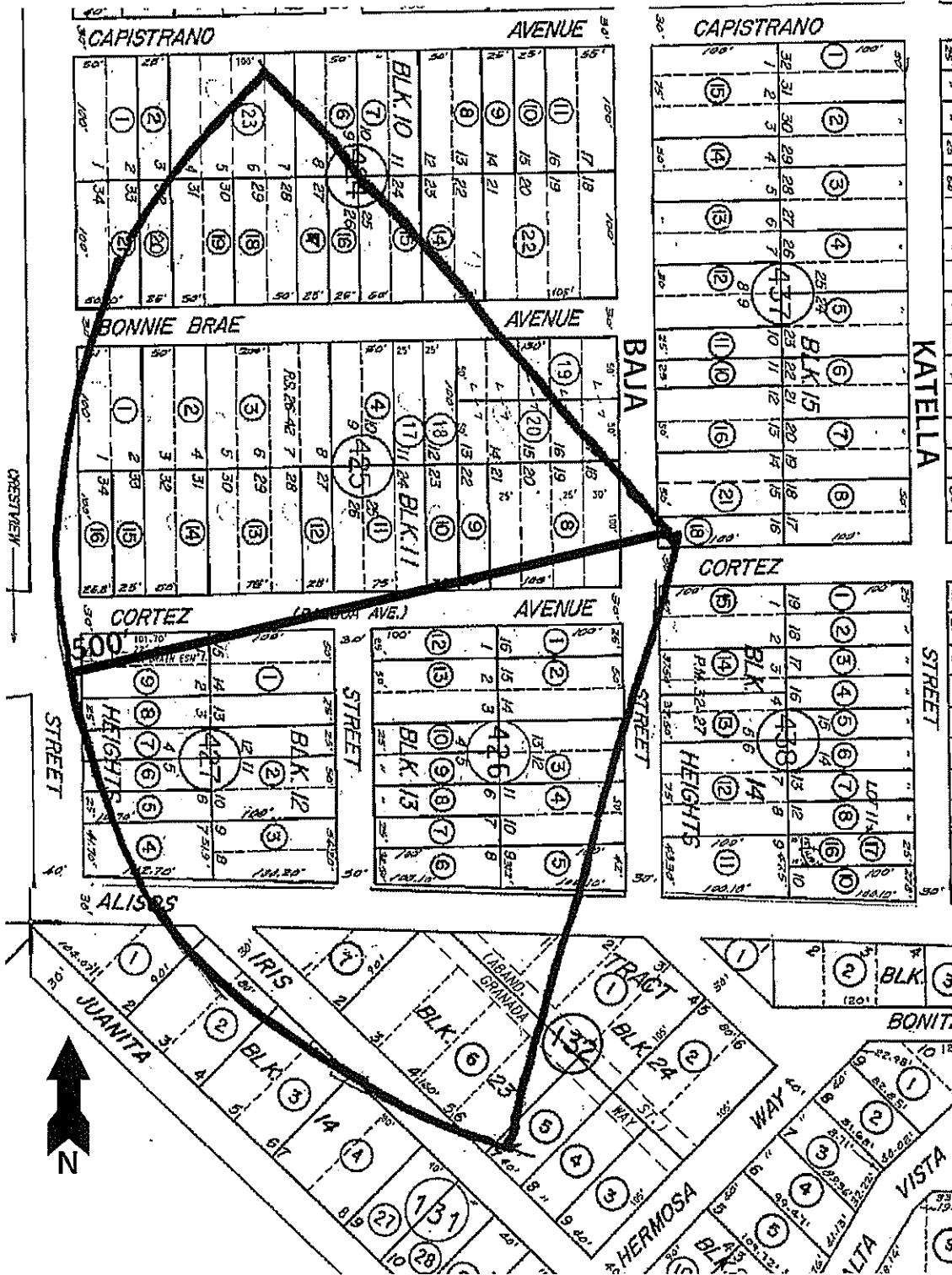
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-437-18
500' RADIUS for View Preservation

Address: 906 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

#9813

1-Dec-19

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

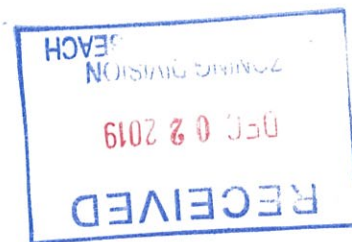
Prepared for:

644-437-18

FREDERICK WILLIAM COLLINGS

906 BAJA ST

LAGUNA BEACH CA 92651



644-424-02, 05, 06
KUMARS GHODRATI
PO BOX 2995
PALOS VERDES ESTA CA 90274

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

644-424-14 644-425-01, 04
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-424-15, 18
TIMOTHY K GRABER
1018 N CAMBRIA PL
ANAHEIM CA 92801

644-424-16
LOH INVESTMENT LTD
4747 EXECUTIVE DR 9TH FL
SAN DIEGO CA 92121

644-424-17
KEVIN C NICHOLSON
117 VIA BELLAS ARTES
SAN CLEMENTE CA 92672

644-424-19
GEORGE F DOZSA
242 HEATHER HEIGHTS CT
MONROVIA CA 91016

644-424-20, 21
DAN R CLAY
17640 MAYWOOD ST
BLOOMINGTON CA 92316

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

644-425-02
ROBERT J HUGHES
900 BONNIE BRAE AVE
LAGUNA BEACH CA 92651

644-425-03
ARNOULD FAMILY LIVING
44756 PILLAR ROCK CT
TEMECULA CA 92592

644-425-08, 09
RAYMOND GLENN REDFERN
915 BAJA ST
LAGUNA BEACH CA 92651

644-425-10, 11
SALES WOODVALE
911 N BRIAR RD
MUNCIE IN 47304

644-425-12
MONIQUE BRUNELLE
999 BROAD ST
BRIDGEPORT CT 6604

644-425-13
MARY H LUNCEFORD
2546 COUNTY RD 308
DURANGO CO 81303

644-425-14, 15, 16
CHRISTINE LYNN ARENDAS
1705 LAKE ST
HUNTINGTON BEACH CA 92648

644-425-17, 18
ERIC E JOHNSTONE
3721 MT SANDY DR
SAN DIEGO CA 92117

644-425-19, 20
ENSHAN ZHAO
1759 ALISOS AVE
LAGUNA BEACH CA 92651

644-426-01, 12
NIKOLAS KOLINTZAS
895 BAJA ST
LAGUNA BEACH CA 92651

644-426-02, 13
DOUGLAS C DUPLISEA
PO BOX 707
SARATOGA WY 82331

644-426-03
MICHAEL J & LISA A HODGES
2 MIDNIGHT CT
ALISO VIEJO CA 92656

644-426-04
DALLAS E & GLORIA IRWIN
12003 LOS REYES
LA MIRADA CA 90638

644-426-07
GEORGE M LOGGINS
355 3RD ST
LAGUNA BEACH CA 92651

644-426-08
KAREN ESTRADA
PO BOX 337
BLUE JAY CA 92317

644-426-09, 10
FLAMINGO INVESTMENTS
18653 VENTURA BLVD 750
TARAZNA CA 91356

644-427-01
KIM DINH
29362 VIA ACASO
LAGUNA NIGUEL CA 92677

644-427-02, 07
HASSAN FARD
25915 BLASCOS
MISSION VIEJO CA 92691

644-427-03
RYAN KIRK WISHART
1408 SYCAMORE AVE
GLENDALE CA 91201

644-427-04, 05
OCEANSWAY LLC
225 VIA MALAGA
SAN CLEMENTE CA 92673

644-427-06
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-427-08
KRISTIE LAMBERT
2632 LA COSTA AVE
CARLSBAD CA 92009

644-427-09
PAUL L FEJES 2014
960 TIMBER HILLS RD
COLFAX CA 95713

644-437-18
FREDERICK WILLIAM COLLINGS
906 BAJA ST
LAGUNA BEACH CA 92651

644-437-21
ALBERT JOSEPH RODRIGUEZ
910 BAJA
LAGUNA BEACH CA 92651

644-438-15
RICHARD & ALLISON SPRAGUE
1025 CORTEZ AVE
LAGUNA BEACH CA 92651

656-131-01
RICHARD S BARRY
2280 INEZ
LAGUNA BEACH CA 92651

656-131-02
DAVID BROSTEN
220 NEWPORT CENTER DR 11
NEWPORT BEACH CA 92660

656-131-03
FONG SHENG KEVIN SU
1303 W CRONE AVE
ANAHEIM CA 92802

656-131-04
PATRICK LUSTIG
1535 MORNINGSIDE DR
LAGUNA BEACH CA 92651

656-132-01
GENERAL BONITA
420 N MCKINELY ST 111-30
CORONA CA 92879

656-132-05
THOMAS R DAVIS
2480 IRIS WAY
LAGUNA BEACH CA 92651

656-132-06
MARWA CHINDER OBEID
725 DOMINGO DR 10
NEWPORT BEACH CA 92660

656-132-07
LAGUNA BEACH COUNTY
WATERDISTRICT
306 3RD ST
LAGUNA BEACH CA 92651