



December 27, 2017

Theodore Mowery
1475 Bounty Way
Laguna Beach, CA 92651

Dear Mr. Mowery,

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:	10-19-2017
Application No.	VPP 17-2312

**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: THEODORE MOWERY
 Address: 1475 BOUNTY WAY, LAGUNA BEACH, CA
 Telephone No. (Home/Cell) 714-299-2820 (Work) _____
 Email Address: TJMbusiness777@cox.net

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.

TJMowery
 Property Owner's Signature

10/19/2017
 Date

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-2312**

Visit Date: **December 21, 2017**

Applicant: **Theodore Mowery
1475 Bounty Way**

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.***

Main level Guest Bedroom and Master Bedroom of the primary residential structure.

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

The visual scene from the selected viewing location noted above consists of hillside terrain and ocean horizon.

NOTE: Vegetation located at 1455 Coral Drive is exempt from this View Preservation/Record of Views filing.

2. **RECORD OF VIEWS**

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

Date: 10/27/2017 By: [Signature]

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

Date: 12/07/2017 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 17-2312



1475 Bounty Way

The photograph above was taken from the Guest Bedroom on the main level of the primary residential structure.

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 12/21/17 Photographed by: *[Signature]* Submitted to property file: 12/27/2017

Document
1 of 4



RECORD OF VIEW

VPP 17-2312



1475 Bounty Way

The photograph above was taken from the Guest Bedroom on the main level of the primary residential structure.

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 12/21/17 Photographed by: *[Signature]* Submitted to property file: *12/27/2017*

Document
2 of 4



RECORD OF VIEW

VPP 17-2312



1475 Bounty Way

The photograph above was taken from the Master Bedroom on the main level of the primary residential structure.

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 12/21/17 Photographed by: *[Signature]* Submitted to property file: 12/27/2017

Document
3 of 4



RECORD OF VIEW

VPP 17-2312



1475 Bounty Way

The photograph above was taken from the Master Bedroom on the main level of the primary residential structure.

Visual scene description: Hillside terrain and ocean horizon.

Date of photograph: 12/21/17 Photographed by: *[Signature]* Submitted to property file: 12/27/2017



December 27, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-2312
1475 BOUNTY WAY, 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 **1475 Bounty Way**. 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".

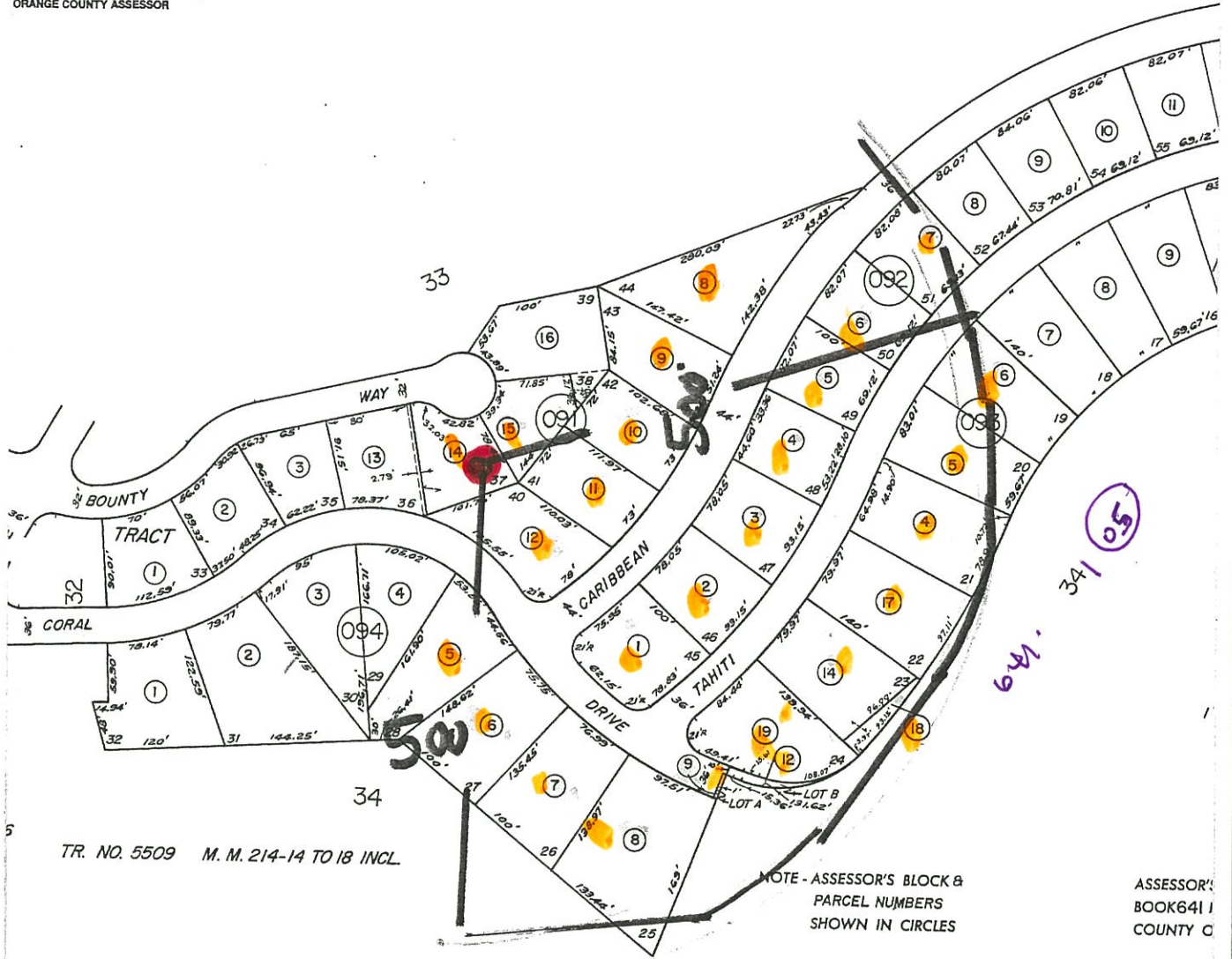
A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

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

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

PREPARED FOR ORANGE COUNTY
 FOR PURPOSES ONLY. THE ASSESSOR
 MAKES NO GUARANTEE AS TO ITS ACCURACY
 OR ANY LIABILITY FOR OTHER USES.
 PRODUCED. ALL RIGHTS RESERVED.
 ORANGE COUNTY ASSESSOR



TR. NO. 5509 M. M. 214-14 TO 18 INCL.

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

ASSESSOR'S BOOK 641 I COUNTY C

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

FILE # 175372
 1475 BOUNTY WAY
 LAGUNA BEACH CA
 500' VIEW PRESERVATIONN
 DECEMBER 21 2017
 641 091 14



SUSAN W. CASE, INC.

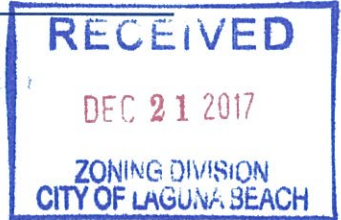
OWNERSHIP MAP

949.464.6105
 orders@susancaseinc.com
 917 Glenneyre St. #7
 Laguna Beach, CA 92651

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 # 175372
1475 BOUNTY WAY
LAGUNA BEACH CA
500' VIEW PRESERVATIONN
DECEMBER 21 2017
641 091 14

641 091 08
Brett House
1524 Caribbean Way
Laguna Beach CA 92651

641 091 11
David Whitegon
1504 Caribbean Way
Laguna Beach CA 92651

641 091 15
Warren Bidmead III
1485 Bounty Way
Laguna Beach CA 92651

641 092 03
David Norton
1511 Caribbean Way
Laguna Beach CA 92651

641 092 06
Lea Eastman
Po Box 246
Corona Del Mar CA 92625

641 093 04
Gregory Brown
1515 Tahiti Ave
Laguna Beach CA 92651

641 093 07
Yuli & Li You
1533 Tahiti Ave
Laguna Beach CA 92651

641 093 17
Padideh Sharifian
1509 Tahiti Ave
Laguna Beach CA 92651

641 091 09
Ajay Lalvani
1514 Caribbean Way
Laguna Beach CA 92651

641 091 12
Heedo & Grace Han
359 Alta Vista Ave
South Pasadena CA 91030

641 092 01
Gunther D G & M Gee
1501 Caribbean Way
Laguna Beach CA 92651

641 092 04
William Witte
1270 Pacific Ave
Laguna Beach CA 92651

641 092 07
Seth Jacobs
315 Paradise Dr
Tiburon CA 94920

641 093 05
Amy Weisbin
1521 Tahiti Ave
Laguna Beach CA 92651

641 093 12
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641 093 18
Glenn Provost
1505 Tahiti Ave
Laguna Beach CA 92651

641 091 10
Shoaii Parviz The Ps
1510 Caribbean Way
Laguna Beach CA 92651

641 091 14
Paul Shelley
956 Tia Juana St
Laguna Beach CA 92651

641 092 02
Jason Paransky
1505 Caribbean Way
Laguna Beach CA 92651

641 092 05
James Cy Mouradick
1521 Caribbean Way
Laguna Beach CA 92651

641 092 08
Timothy McFadden
1539 Caribbean Way
Laguna Beach CA 92651

641 093 06
Rene & Kristie Decker
1527 Tahiti Ave
Laguna Beach CA 92651

641 093 14
Glenn Provost
1505 Tahiti Ave
Laguna Beach CA 92651

641 093 19
Mark Mattingley
1501 Tahiti Ave
Laguna Beach CA 92651

641 094 05
Ingrid Ann I A Goelz
2930 Santa Barbara Ave
Cayucos CA 93430

641 094 06
Arthur Cook
1485 Coral Dr
Laguna Beach CA 92651

641 094 07
Sierra Chen
19 Hubble
Irvine CA 92618

641 094 08
Richard Legoza
1505 Coral Dr
Laguna Beach CA 92651

641 094 09
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641 341 05
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651