



July 8, 2020

Warren Bidmead/Melisa Hexter
1485 Bounty Way
Laguna Beach, CA 92651

Dear Mr. Bidmead and Ms. Hexter,

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
Planning Division, Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VGP 20-16**

Visit Date: **July 6, 2020**
Applicant: **Warren Bidmead / Melisa Hexter**
View Address: **1485 Bounty Way**

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.

Main/ground level: Dining room, kitchen, living room, master bedroom

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 city lights, hillside terrain 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: 7/6/2020 By: 

End of Checklist



RECORD OF VIEW

VGP 20-16



1485 Bounty Way

The photograph above was taken from the dining room on the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 07/06/2020 Photographed by: *myarr* Submitted to property file: *7/8/2020*

Document
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RECORD OF VIEW

VGP 20-16



1485 Bounty Way

The photograph above was taken from the dining room on the main floor of the primary residential structure.

Visual scene description: hillside terrain and ocean horizon.

Date of photograph: 07/06/2020 Photographed by: ryan Submitted to property file: 7/8/2020

Document
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RECORD OF VIEW

VGP 20-16



1485 Bounty Way

The photograph above was taken from the kitchen on the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 07/06/2020 Photographed by: Moran Submitted to property file: 7/8/2020

Document
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RECORD OF VIEW

VGP 20-16



1485 Bounty Way

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

Visual scene description: ocean horizon.

Date of photograph: 07/06/2020 Photographed by: *[Signature]* Submitted to property file: 7/8/2020

Document
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RECORD OF VIEW

VGP 20-16



1485 Bounty Way

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

Visual scene description: ocean horizon.

Date of photograph: 07/06/2020 Photographed by: *[Signature]* Submitted to property file: 7/8/2020

Document
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RECORD OF VIEW

VGP 20-16



1485 Bounty Way

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

Visual scene description: ocean horizon.

Date of photograph: 07/06/2020 Photographed by: *refar* Submitted to property file: *7/8/2020*

Document
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July 8, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM VGP 20-16
1485 BOUNTY WAY, LAGUNA BEACH, CA**

Dear Property Owner:

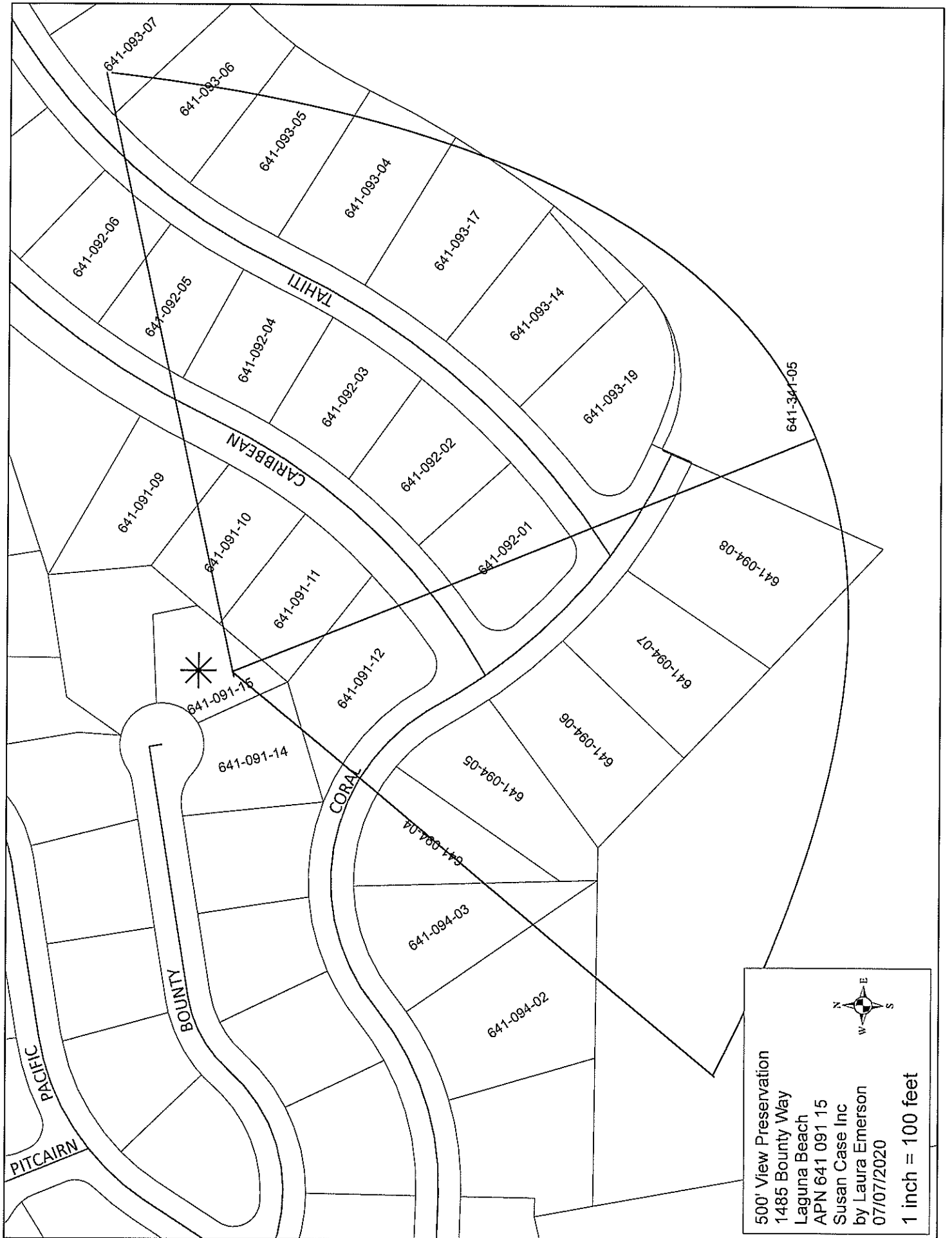
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **1485 Bounty Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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 LBMC 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
Planning Division, Community Development
tfarr@lagunabeachcity.net



500' View Preservation
1485 Bounty Way
Laguna Beach
APN 641 091 15
Susan Case Inc
by Laura Emerson
07/07/2020

1 inch = 100 feet



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

File# 07072020-3
1485 Bounty Way
Laguna Beach CA
APN 641 091 15
500' View Preservation
July 7 2020

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

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

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

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

641 091 12
T D McFadden
1500 Caribbean Way
Laguna Beach CA 92651

641 091 14
Paul Shelley
1475 Bounty Way
Laguna Beach CA 92651

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

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

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

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

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

641 092 05
James Cy Mouradick
1521 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 05
Amy Weisbin
1521 Tahiti Ave
Laguna Beach CA 92651

641 093 06
Decker Trust
1527 Tahiti Ave
Laguna Beach CA 92651

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

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

641 093 17
Ali Reza Sharifian
1509 Tahiti Ave
Laguna Beach CA 92651

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

641 094 02
Laurie Jean Karle-Dalke
1433 Coral Dr
Laguna Beach CA 92651

641 094 03
Michael Cornelius
1445 Coral Dr
Laguna Beach CA 92651

641 094 04
Monte Stuart Buchsbaum
1455 Coral Dr
Laguna Beach CA 92651

641 094 05
Makan Properties LLC
1260 Alabama St
Redlands CA 92374

641 094 06
Donald & Barbara Marcus
3164 Tyrol Dr
Laguna Beach CA 92651

641 094 07
Sierra Chen
19 Hubble
Irvine CA 92618

641 094 08
Artyhur Cook
4041 Lovers Ln
Dallas TX 75225

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