



December 23, 2019

Ronald & Gay Redcay
1025 Capistrano Avenue
Laguna Beach, CA 92651

Dear Mr. and Mrs. Redcay,

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.

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 19-5064**

Visit Date: **November 25, 2019**

Applicant: **Ronald & Gay Redcay**

View Address: **1025 Capistrano Ave.**

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 level: Family room, kitchen, living room

Visual scene for each location noted above.

The visual scene is generally consistent from the selected viewing location noted above. The visual scene consists primarily of San Clemente and Catalina Islands, Twin Points, Emerald Bay, city lights, 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: 12/3/2019 By: mfarr

End of Checklist



RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

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

Visual scene description: Catalina Island, Twin Points, Emerald Bay, city lights, whitewater and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *12/23/2019*

Document
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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

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: 11/25/19 Photographed by: *Myan* Submitted to property file: *12/23/2019*

Document
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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

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: 11/25/19 Photographed by: *M. Jan* Submitted to property file: *12/23/2019*

Document
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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

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

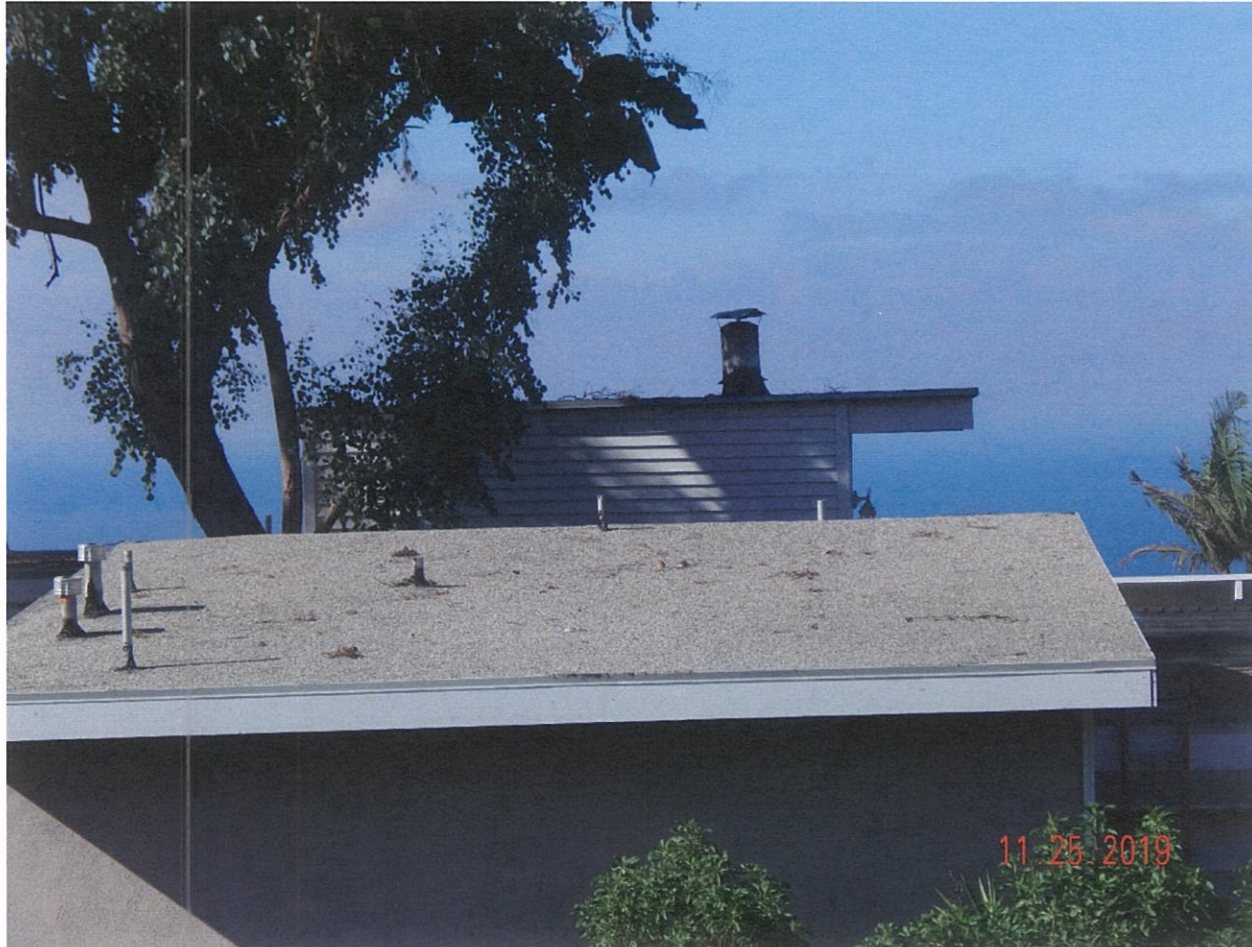
Visual scene description: Catalina Island, Twin Points, Emerald Bay, city lights, whitewater and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *12/23/2019*



RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *10/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

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

Visual scene description: ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *12/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *rsfarr* Submitted to property file: *12/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *12/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *12/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 11/25/19 Photographed by: repar Submitted to property file: 12/23/2019

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *12/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: Catalina Island, Monument Park, Twin Points, Emerald Bay, city lights, whitewater and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *10/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: Catalina Island, Twin Points, Emerald Bay, Newport Peninsula, city lights and ocean horizon.

Date of photograph: 11/25/19 Photographed by: [signature] Submitted to property file: 12/23/2019



RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: Catalina Island, Emerald Bay, Newport Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *12/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *10/23/2019*

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RECORD OF VIEW

VPP 19-5064



1025 Capistrano Ave.

The photograph above was taken from the family room on the main level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/25/19 Photographed by: *[Signature]* Submitted to property file: *10/23/2019*

Document
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December 23, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-5064
1025 CAPISTRANO AVE., LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **1025 Capistrano Ave.** 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.

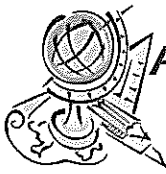
Pursuant to the Municipal Code as an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views. A map of the affected parcels in the view corridor within 500 feet of the subject property is on the back of this notice. The lines on the map are not specific solely to those areas of the parcel that are conditioned by the recorded view. Any vegetation on the noticed parcel that may significantly impair the documented view may be considered in a view claim. 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. 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 cursive script, appearing to read "Tony Farr".

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

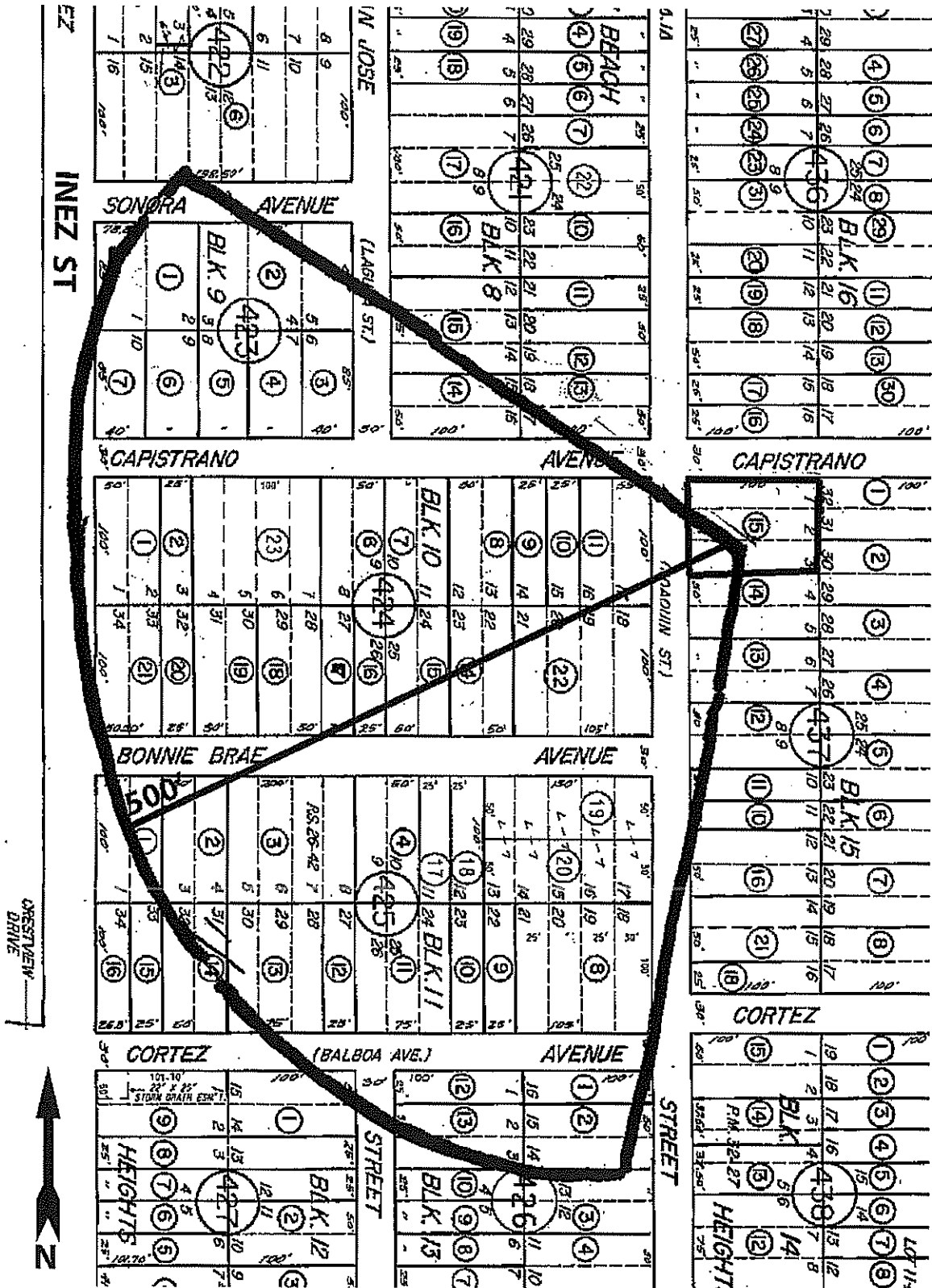
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-437-15
500' RADIUS

Address: 1025 CAPISTRANO AVE
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

#9924

Deember 21, 2019

500' Ownership Listing
(for View Preservation)

Prepared for:

644-437-15

REDCAY FAMILY TRUST

1025 CAPISTRANO

LAGUNA BEACH CA 92651

RECEIVED

DEC 23 2019

ZONING DIVISION
CITY OF LAGUNA BEACH

644-421-13

DAVID THOMAS AUSTIN

990 CAPISTRANO AVE

LAGUNA BEACH CA 92651

644-421-14

ROSALIE S MARSH-BOINUS

966 CAPISTRANO AVE

LAGUNA BEACH CA 92651

644-421-15

REZA JOZI

1352 LA MIRADA ST

LAGUNA BEACH CA 92651

644-422-06

GILBERT E BEZAR.

2615 MARIN AVE

BERKELEY CA 94708

644-423-01

THOMAS FRANCIS DOHERTY

1510 BUTTERCUP LN

KINGWOOD TX 77339

644-423-02

THOMAS F & LOUISE J DOHERTY

1510 BUTTERCUP LN

KINGWOOD TX 77339

644-423-03, 04, 05, 06

JANICE K HOBBS

1 CITY WEST BLVD 1125

ORANGE CA 92868

644-423-07 644-424-14

CITY OF LAGUNA BEACH

505 FOREST AVE

LAGUNA BEACH CA 92651

644-424-01

NORMA J LESZT

PO BOX 1388

SAN CLEMENTE CA 92674

644-424-02

KUMARS GHODRATI

PO BOX 2995

PALOS VERDES ESTA CA 90274

644-424-06

RICHARD M SCHNYDER

945 CAPISTRANO AVE

LAGUNA BEACH CA 92651

644-424-07, 09

DARRYL K KORN

955 CAPISTRANO AVE

LAGUNA BEACH CA 92651

644-424-08

CAROLINE STARNER

965 CAPISTRANO AVE

LAGUNA BEACH CA 92651

644-424-10

WILEY H LANGFORD

24362 BAXTER DR

MALIBU CA 90265

644-424-11

JESA H & YAEL KREINER

PO BOX 3075

FULLERTON CA 92834

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

644-424-22

DENISE A ROBERSON

996 BONNIE BRAE AVE

LAGUNA BEACH CA 92651

644-424-23

LLOYD B MOTE

935 CAPISTRANO AVE

LAGUNA BEACH CO 92651

644-425-01, 04

CITY OF LAGUNA BEACH

505 FOREST AVE

LAGUNA BEACH CA 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
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

644-426-10
FLAMINGO INVESTMENTS
18653 VENTURA BLVD 750
TARZANA CA 91356

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

644-437-10
DAVID S HOU
PO BOX 1897
CLAREMONT CA 91711

644-437-11
PAIGE LYALL
940 BAJA ST
LAGUNA BEACH CA 92651

644-437-12
DINA CARON BISSONNETTE
412 PROSPECT ST
NEWPORT BEACH CA 92663

644-437-13
PAOLO SASSONE-CORSI
960 BAJA ST
LAGUNA BEACH CA 92651

644-437-14
LISA M DAUFFENBACH
970 BAJA ST
LAGUNA BEACH CA 92651

644-437-15
REDCAY FAMILY TRUST
316 W AVENIDA GAVIOTA
SAN CLEMENTE CA 92672

644-437-16
GLENN ETOW
930 BAJA ST
LAGUNA BEACH CA 92651