



November 3, 2016

James Broersma
1088 Cortez Ave.
Laguna Beach, CA 92651

Dear Mr. Broersma,

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 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 that reads "Tony Farr".

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



Date Filed: 10/12/2016
Application No. VPP 16-2287

RECORD OF VIEWS

(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view 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. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves as a benchmark for determining significant view impairment in the future. 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.

PROCESS: Please refer to the attached View Preservation flow chart for a 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 Applicant must provide a certified mailing list from an approved ownership listing service of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: JAMES BROENSMIA
Address: 1088 CORTEZ

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-2287**

Visit Date: **October 21, 2016**

Applicant: **James Broersma
1088 Cortez Ave.**

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.**

Den/Loft – main level

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

The visual scene consists primarily of San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Bird Rock, Palos Verdes peninsula, coastline, whitewater, ocean horizon, city lights and hillside terrain.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)**

Date: 11/3/2016 By: T. Farr

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

Date: 11/3/2016 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 16-2287



1088 Cortez Ave.

The photograph above was taken from the den/loft on the main level of the primary residential structure.

Visual scene description: Catalina Islands, Main Beach, Hotel Laguna, Bird Rock, Palos Verdes peninsula, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 10/21/16 Photographed by: *[Signature]* Submitted to property file: 11/3/2016

Document

1 of 6



RECORD OF VIEW

VPP 16-2287



1088 Cortez Ave.

The photograph above was taken from the den/loft on the main level of the primary residential structure.

Visual scene description: Catalina Island, Woods Cove, coastline, whitewater, ocean horizon.

Date of photograph: 10/21/16 Photographed by: *[Signature]* Submitted to property file: 11/3/2016

Document
2 of 6



RECORD OF VIEW

VPP 16-2287



1088 Cortez Ave.

The photograph above was taken from the den/loft on the main level of the primary residential structure.

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 10/21/16 Photographed by: myan Submitted to property file: 11/3/2016

Document
3 of 6



RECORD OF VIEW

VPP 16-2287



1088 Cortez Ave.

The photograph above was taken from the den/loft on the main level of the primary residential structure.

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

Date of photograph: 10/21/16 Photographed by: *W. J. [Signature]* Submitted to property file: *11/3/2016*



RECORD OF VIEW

VPP 16-2287



1088 Cortez Ave.

The photograph above was taken from the den/loft on the main level of the primary residential structure.

Visual scene description: San Clemente Island, ocean horizon.

Date of photograph: 10/21/16 Photographed by: *[Signature]* Submitted to property file: 11/3/2016

Document
5 of 6



RECORD OF VIEW

VPP 16-2287



1088 Cortez Ave.

The photograph above was taken from the den/loft on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Woods Cove, Main Beach, Bird Rock, Palos Verdes Peninsula, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 10/21/16 Photographed by: *W. J. J.* Submitted to property file: *11/3/2016*

Document
6 of 6



November 3, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-2287
1088 CORTEZ AVE., 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 **1088 Cortez Ave.** 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.

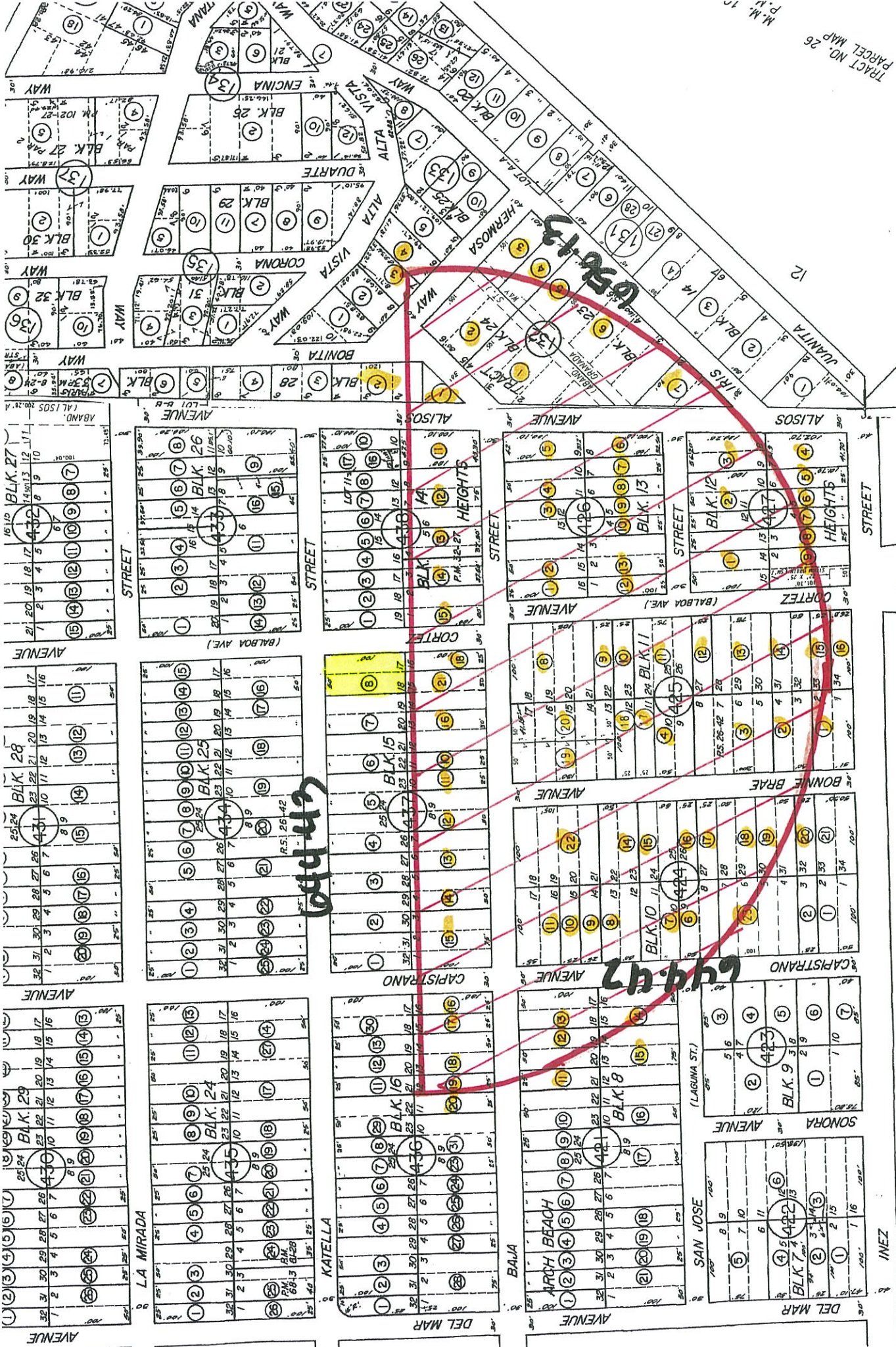
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "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 cursive script that reads "Tony Farr".

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



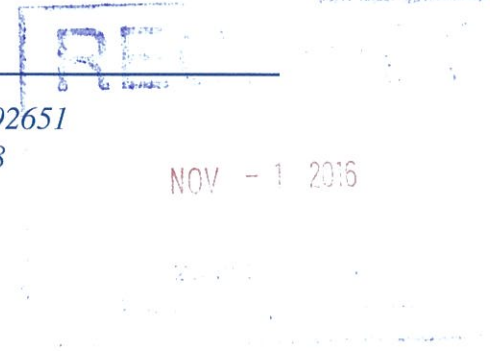
TRACT NO. 26
P.M. 10

SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 163663
1088 Cortez
Laguna Beach CA
APN(s) 644 437 08
500' View Preservation
November 1 2016

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



644 421 11
James Nelson
1029 Baja St
Laguna Beach CA 92651

644 421 12
Emad Hakim
1019 Baja St
Laguna Beach CA 92651

644 421 13
Darin Rasmussen
990 Capistrano Ave
Laguna Beach CA 92651

644 421 14
Rosalie Marsh-Boinus
966 Capistrano Ave
Laguna Beach CA 92651

644 421 15
Rd San Jose LLC
71 Princeville Ln
Las Vegas NV 89113

644 424 06
Richard Schnyder
945 Capistrano Ave
Laguna Beach CA 92651

644 424 07
Darryl Korn
955 Capistrano Ave
Laguna Beach CA 92651

644 424 08
Caroline Starner
965 Capistrano Ave
Laguna Beach CA 92651

644 424 09
Darryl Korn
955 Capistrano Ave
Laguna Beach CA 92651

644 424 10
Wiley Langford
24362 Baxter Dr
Malibu CA 90265

644 424 11
Jesa Kreiner
Po Box 3075
Fullerton CA 92834

644 424 14
John Potulny
6368 Buckskin Ln
Roseville CA 95747

644 424 15
Timothy Graber
1018 N Cambria Pl
Anaheim CA 92801

644 424 16
Loh Investment Ltd
4747 Executive Dr #9TH
San Diego CA 92121

644 424 17
Kevin Nicholson
33511 Calle Miramar
San Juan Capistrano CA 92675

644 424 18
Timothy Graber
1018 N Cambria Pl
Anaheim CA 92801

644 424 19
George Dozsa
242 Heather Heights Ct
Monrovia CA 91016

644 424 20
Dan Clay
17640 Maywood St
Bloomington CA 92316

644 424 22
Denise Roberson
996 Bonnie Brae Ave
Laguna Beach CA 92651

644 424 23
Lloyd B L B Mote
935 Capistrano Ave
Laguna Beach CA 92651

644 425 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 425 02
Robert Hughes
900 Bonnie Brae Ave
Laguna Beach CA 92651

644 425 03
Arnould Trust
44756 Pillar Rock Ct
Temecula CA 92592

644 425 04
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 425 08
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644 425 09
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644 425 10
Woodvale Sales Corp
911 N Briar Rd
Muncie IN 47304

644 425 11
Woodvale Sales Corp
911 N Briar Rd
Muncie IN 47304

644 425 12
Monique Brunelle
999 Broad St
Bridgeport CT 06604

644 425 13
Mary Lunceford
2546 County Road 308
Durango CO 81303

644 425 14
Christine Lynn Arendas
1705 Lake St
Huntington Beach CA 92648

644 425 15
Christine Lynn Arendas
1705 Lake St
Huntington Beach CA 92648

644 425 16
Christine Lynn Arendas
1705 Lake St
Huntington Beach CA 92648

644 425 17
Eric Johnstone
3721 Mount Sandy Dr
San Diego CA 92117

644 425 18
Eric Johnstone
3721 Mount Sandy Dr
San Diego CA 92117

644 425 19
Enshan Zhao
1759 Alisos Ave
Laguna Beach CA 92651

644 425 20
Enshan Zhao
1759 Alisos Ave
Laguna Beach CA 92651

644 426 01
Nikolas Kolintzas
895 Baja St
Laguna Beach CA 92651

644 426 02
Douglas Duplisea
Po Box 707
Saratoga WY 82331

644 426 03
Michael Hodges
2 Midnight Ct
Aliso Viejo CA 92656

644 426 04
Dallas Irwin
12003 Los Reyes Ave
La Mirada CA 90638

644 426 05
Kumars Ghodrati
Po Box 2995
Palos Verdes Estates CA 90274

644 426 06
Kumars Ghodrati
Po Box 2995
Palos Verdes Estates CA 90274

644 426 07
George Loggins
355 3rd St
Laguna Beach CA 92651

644 426 08
Karen Estrada
Po Box 337
Blue Jay CA 92317

644 426 09
Flamingo Investments Inc
18653 Ventura Blvd #750
Tarzana CA 91356

644 426 10
Flamingo Investments Inc
18653 Ventura Blvd #750
Tarzana CA 91356

644 426 12
Nikolas Kolintzas
895 Baja St
Laguna Beach CA 92651

644 426 13
Douglas Duplisea
Po Box 707
Saratoga WY 82331

644 427 01
Kim Dinh
29362 Via Acaso Dr
Laguna Niguel CA 92677

644 427 02
Hassan Fard
25915 Blascos
Mission Viejo CA 92691

644 427 03
Susan Susan Wishart
1408 Sycamore Ave
Glendale CA 91201

644 427 04
Oceansway LLC
225 Via Malaga
San Clemente CA 92673

644 427 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 07
Hassan Fard
25915 Blascos
Mission Viejo CA 92691

644 427 08
Judith Grodin
31351 Holly Dr
Laguna Beach CA 92651

644 427 09
Paul Fejes Jr.
960 Timber Hills Rd
Colfax CA 95713

644 436 16
Brian Wolff
1026 Capistrano Ave
Laguna Beach CA 92651

644 436 17
Kay Leikwold
20115 Tuba St
Chatsworth CA 91311

644 436 18
Sunrise III LLC
23890 Copperhill Dr #205
Valencia CA 91354

644 436 19
Sunrise III LLC
23890 Copperhill Dr #205
Valencia CA 91354

644 436 20
Ida Theodor
1034 Baja St
Laguna Beach CA 92651

644 437 10
David Hou
1507 Fergus Fls
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 Dauffenbach
970 Baja St
Laguna Beach CA 92651

644 437 15
Steven Cassill
1025 Capistrano Ave
Laguna Beach CA 92651

644 437 16
Glenn Etow
930 Baja St
Laguna Beach CA 92651

644 437 18
Frederick Collings
906 Baja St
Laguna Beach CA 92651

644 437 21
Albert Joseph Rodriguez
910 Baja St
Laguna Beach CA 92651

644 438 11
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 438 12
Michael Hodges
2 Midnight Ct
Aliso Viejo CA 92656

644 438 13
Donna Olsen Ballard
870 Baja St
Laguna Beach CA 92651

644 438 14
Donna Olsen Ballard
870 Baja St
Laguna Beach CA 92651

644 438 15
Hae Hirdler
1025 Cortez
Laguna Beach CA 92651

656 132 01
Bonita General
2701 Harbor Blvd #E2-114
Costa Mesa CA 92626

656 132 02
Jerald Krichmar
790 Hermosa Way
Laguna Beach CA 92651

656 132 03
Ross Conner
2490 Iris Way
Laguna Beach CA 92651

656 132 04
Tim & Bonnie
2480 Iris Way
Laguna Beach CA 92651

656 132 05
Thomas Davis
2480 Iris Way
Laguna Beach CA 92651

656 132 06
Marwa Chinder Obeid
3310 Laviana St
Tustin CA 92782

656 132 07
Laguna Beach County
306 3rd St
Laguna Beach CA 92651

656 133 03
Andrew Bailey
760 Alta Vista Way
Laguna Beach CA 92651

656 133 04
Matthew Getz
750 Alta Vista Way
Laguna Beach CA 92651

656 136 01
Jerald Krichmar
790 Hermosa Way
Laguna Beach CA 92651

656 136 02
Anvari Assoc Corp
Po Box 6935
Laguna Niguel CA 92607