



September 19, 2016

Keith Hocking  
1285 Cortez Avenue  
Laguna Beach, CA 92651

Dear Mr. Hocking,

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](http://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](mailto:tfarr@lagunabeachcity.net)



Date Filed:

8/12/2016

Application No.

VPP 16-1817

## 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's 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:

Keith Hooking

Address:

1285 Cortez Ave.

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 16-1817**

Visit Date: **August 24, 2016**

Applicant: **Keith Hocking  
1285 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.***

Living room, Dining room/Kitchen

- b. ***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 Montage Treasure Island Park, 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: 9/19/2016 By: Tony Farr

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

Date: 9/19/2016 By: Tony Farr

End of Checklist



**RECORD OF VIEW**

**VPP 2016-1817**



**1285 Cortez Ave.**

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

Visual scene description: Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

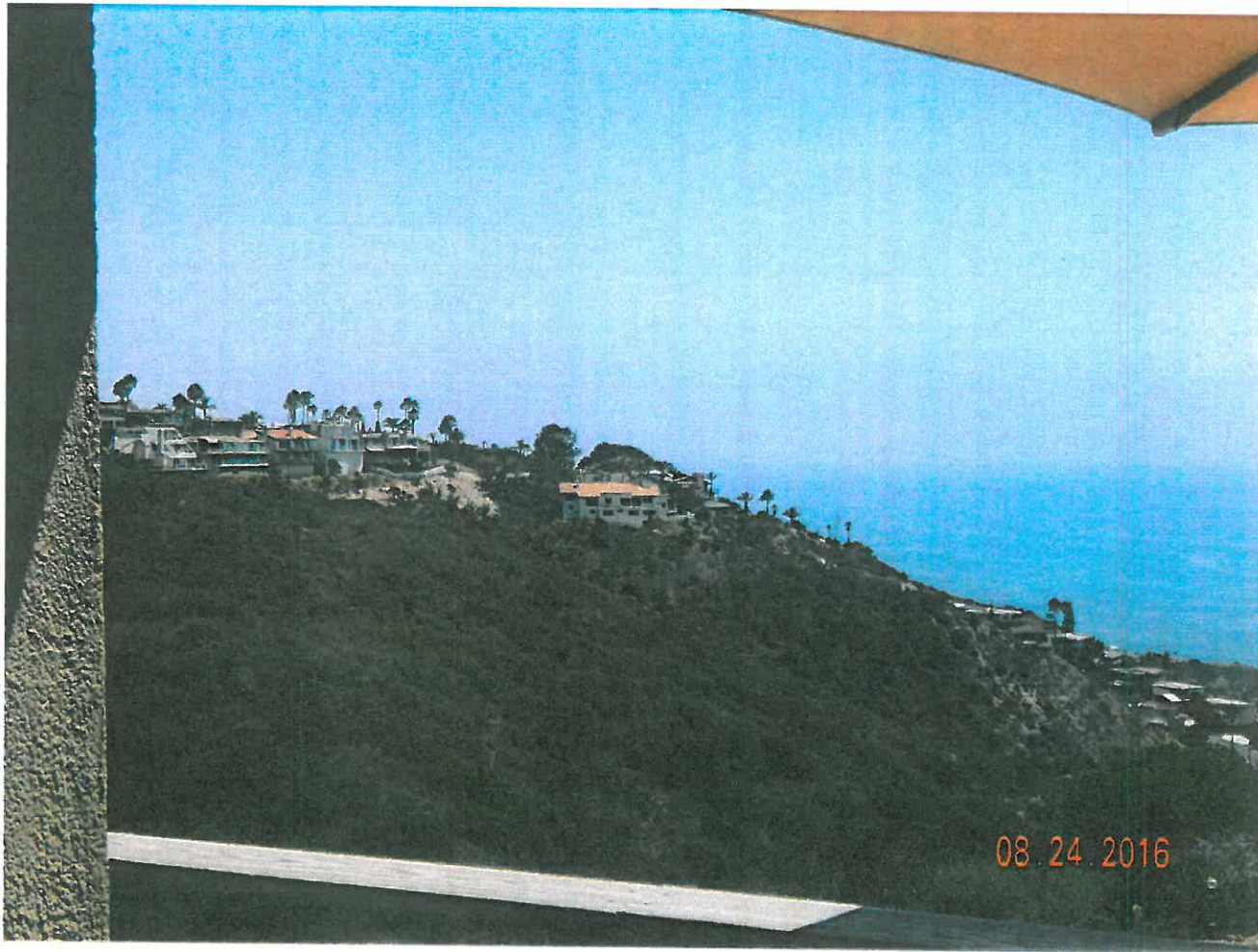
Date of photograph: 8/24/16 Photographed by: [Signature] Submitted to property file: 9/19/2016

Document  
1 of 7



RECORD OF VIEW

VPP 2016-1817



1285 Cortez Ave.

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

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 8/24/16 Photographed by: *[Signature]* Submitted to property file: 9/19/2016



RECORD OF VIEW

VPP 2016-1817



1285 Cortez Ave.

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

Visual scene description: Montage, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/24/16 Photographed by: [signature] Submitted to property file: 8/18/2016

Document  
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RECORD OF VIEW

VPP 2016-1817



1285 Cortez Ave.

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

Visual scene description: Montage, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/24/16 Photographed by: [Signature] Submitted to property file: 9/19/2016

Document  
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RECORD OF VIEW

VPP 2016-1817



1285 Cortez Ave.

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

Visual scene description: Ocean horizon.

Date of photograph: 8/24/16 Photographed by: [Signature] Submitted to property file: 9/19/2016

Document  
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**RECORD OF VIEW**

**VPP 2016-1817**



**1285 Cortez Ave.**

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

Visual scene description: Montage, Treasure Island, coastline, whitewater, ocean horizon, city lights and hillside terrain.

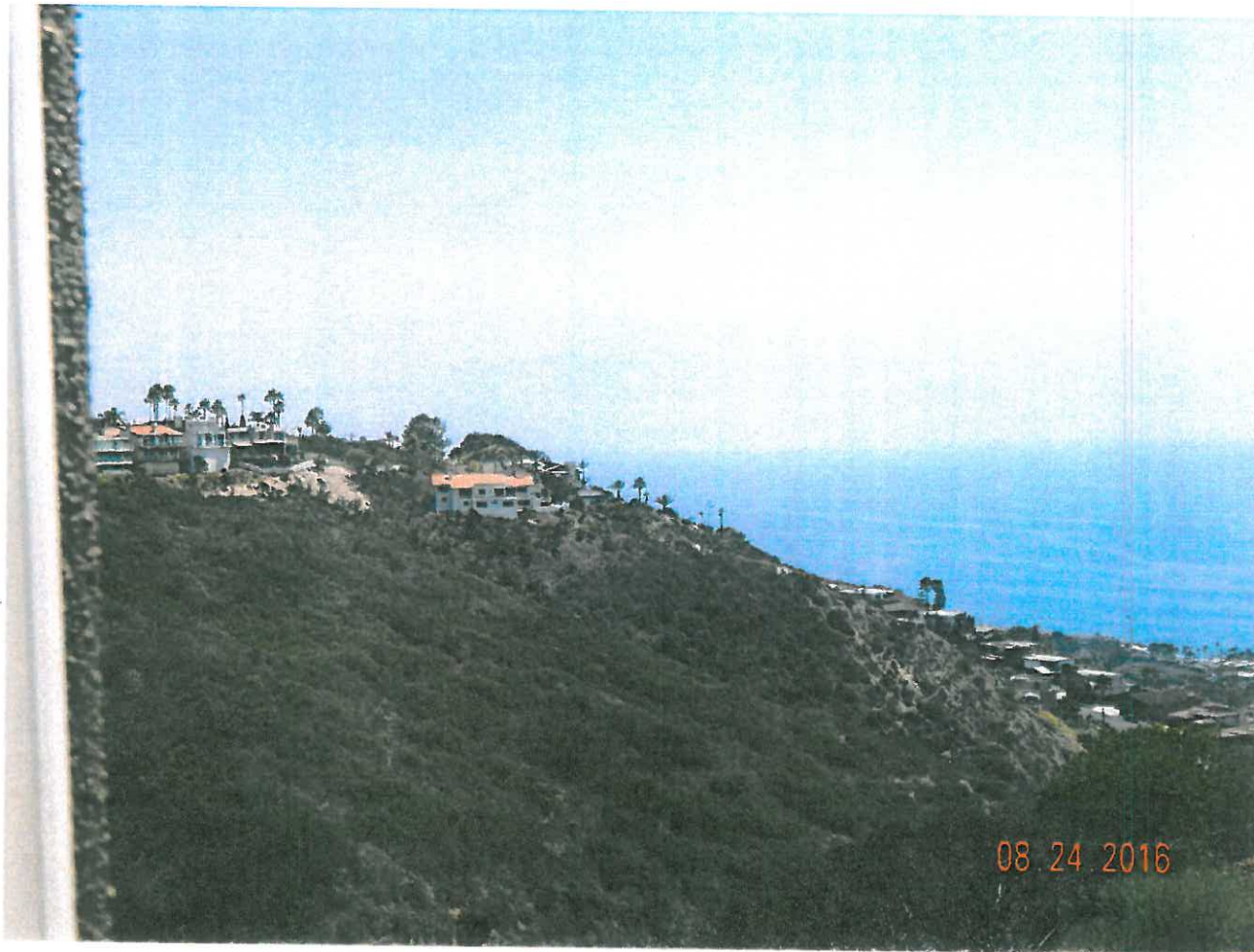
Date of photograph: 8/24/16 Photographed by: [Signature] Submitted to property file: 9/19/2016

Document  
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**RECORD OF VIEW**

**VPP 2016-1817**



**1285 Cortez Ave.**

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

Visual scene description: Montage, Treasure Island, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/24/16 Photographed by: *[Signature]* Submitted to property file: 8/19/2016

Document  
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September 19, 2016

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 16-1817  
1285 CORTEZ AVENUE, 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 **1285 Cortez Avenue**. 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.

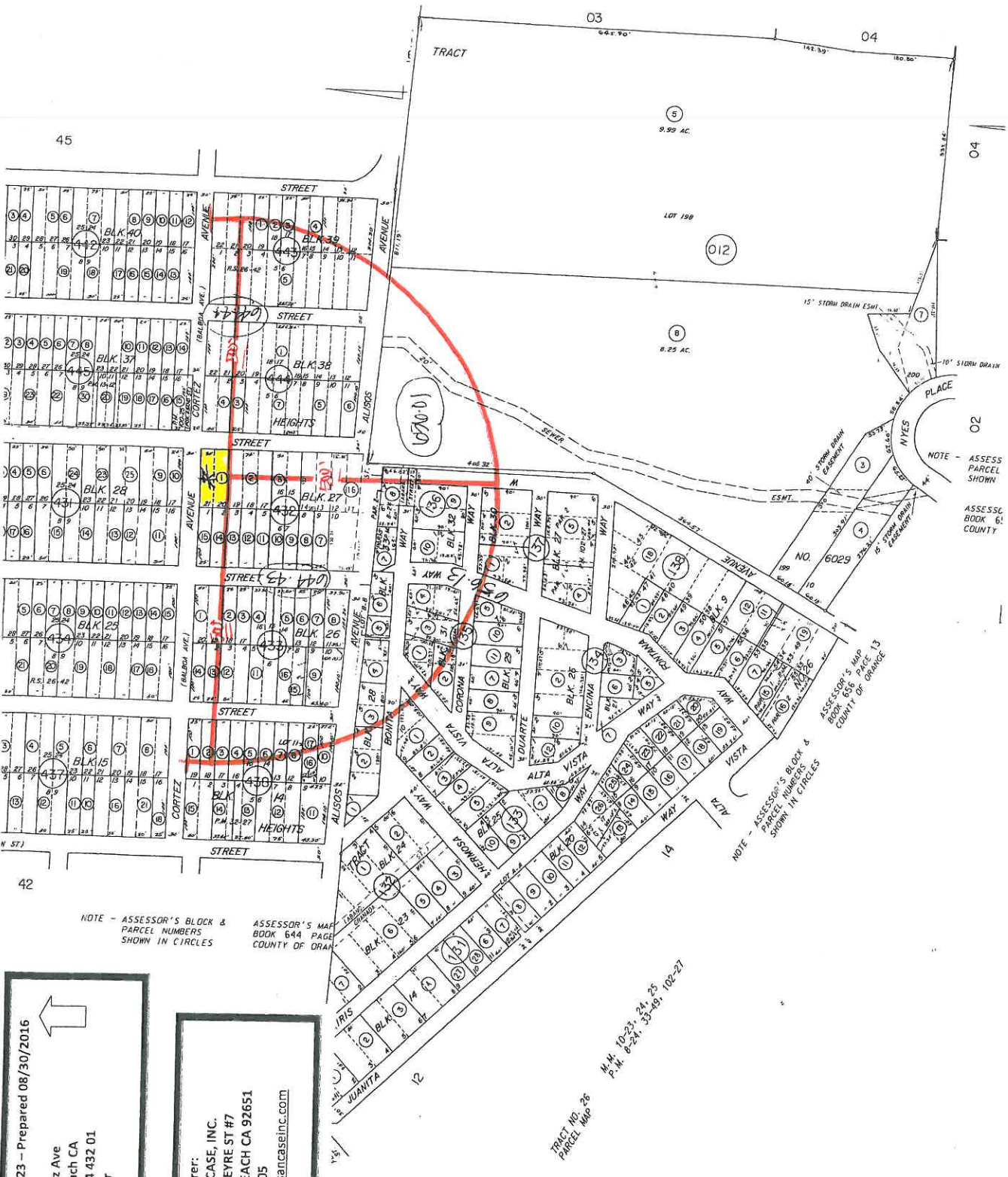
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an 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](http://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,

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



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

ASSESSOR'S MAP BOOK 644 PAGE COUNTY OF ORANGE

ASSESSOR'S MAP BOOK 656 PAGE 13 COUNTY OF ORANGE

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

NOTE - ASSESS PARCEL SHOWN ASSESSOR'S MAP BOOK 661 COUNTY OF ORANGE

File # 163423 - Prepared 08/30/2016  
 1285 Cortez Ave  
 Laguna Beach CA  
 APN(s): 644 432 01  
 500' Owner

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

TRACT NO 28  
 PARCEL MAP  
 W.M. 10-23, 24, 25  
 P.M. 8-21, 23-29, 102-27

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

File# 163423  
1285 Cortez Ave  
Laguna Beach CA  
APN(s) 644 432 01  
500' Owner  
August 30 2016

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

AUG 30 2016

644 432 01  
Keith Hocking  
1285 Cortez  
Laguna Beach CA 92651

644 432 02  
Keith Hocking  
1285 Cortez  
Laguna Beach CA 92651

644 432 03  
Mahendra Amin  
15928 Promontory PI  
La Mirada CA 90638

644 432 07  
Matthew Bond  
810 La Mirada St  
Laguna Beach CA 92651

644 432 08  
Kevin Walsh  
820 La Mirada St  
Laguna Beach CA 92651

644 432 09  
Morris Yip  
830 La Mirada St  
Laguna Beach CA 92651

644 432 10  
Christopher Wood  
446 Hilledge Dr  
Laguna Beach CA 92651

644 432 11  
Clarence Edward Clark  
850 La Mirada St  
Laguna Beach CA 92651

644 432 12  
Jayesh Patel  
860 La Mirada St  
Laguna Beach CA 92651

644 432 13  
La Mirada Street LLC  
2519 Lehigh Pl  
Costa Mesa CA 92626

644 432 14  
William Lee  
880 La Mirada St  
Laguna Beach CA 92651

644 432 16  
Steven Fayne  
600 Moreno Ave  
Los Angeles CA 90049

644 433 01  
Emmet Sargeant  
895 La Mirada St  
Laguna Beach CA 92651

644 433 02  
Emmet Sargeant  
895 La Mirada St  
Laguna Beach CA 92651

644 433 03  
Gerald Casas  
487 Toucan Ridge Ct  
Henderson NV 89012

644 433 04  
Timothy McFadden  
855 La Mirada St  
Laguna Beach CA 92651

644 433 05  
Bouc Trust  
29-456 Chin Chuck Rd  
Hakalau HI 96710

644 433 06  
Philip Taylor  
825 La Mirada St  
Laguna Beach CA 92651

644 433 07  
Eric Marason  
815 La Mirada St  
Laguna Beach CA 92651

644 433 08  
Benusa John  
805 La Mirada St  
Laguna Beach CA 92651

644 433 09  
Gary Gauthier  
814 Katella St  
Laguna Beach CA 92651

644 433 11  
Karen Monday  
22632 Auburn Dale Dr  
Lake Forest CA 92630

644 433 12  
Walter Pempfer  
874 Katella St  
Laguna Beach CA 92651

644 433 13  
Phillip Daigle  
884 Katella St  
Laguna Beach CA 92651

644 433 15  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 433 16  
Sherry Monahan  
834 Katella St  
Laguna Beach CA 92651

644 438 01  
Christopher & Bree Mitchell  
1089 Cortez  
Laguna Beach CA 92651

644 438 02  
Aston Trust  
883 Katella St  
Laguna Beach CA 92651

644 438 03  
Kenneth Ovens Jr.  
875 Katella St  
Laguna Beach CA 92651

644 438 04  
Oswald Steward  
855 Katella St  
Laguna Beach CA 92651

644 438 05  
Oswald Steward  
855 Katella St  
Laguna Beach CA 92651

644 438 06  
John Maldonado  
375 Gran Via  
Palm Desert CA 92260

644 438 07  
Anthony Carlson  
835 Katella St  
Laguna Beach CA 92651

644 438 08  
Hassan & Jocelyne Dairi  
825 Katella St  
Laguna Beach CA 92651

644 438 10  
Farrokh Shokooh  
17 Goodyear #100  
Irvine CA 92618

644 438 16  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 438 17  
Jimmie David Smith  
815 Katella St  
Laguna Beach CA 92651

644 443 01  
George Wheelan McKay  
Po Box 272  
Ashland OR 97520

644 443 02  
George Wheelan McKay  
Po Box 272  
Ashland OR 97520

644 443 03  
George Wheelan McKay  
Po Box 272  
Ashland OR 97520

644 443 04  
John Lantz  
16203 Chapman Ln  
Brookings OR 97415

644 443 05  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 444 01  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 444 03  
Manizheh Yomtoubian  
Po Box 3595  
Newport Beach CA 92659

644 444 04  
Klee Edgar Gerard  
230 8th Ave  
Kirkland WA 98033

644 444 05  
George Wheelan McKay  
Po Box 272  
Ashland OR 97520

644 444 06  
George Wheelan McKay  
Po Box 272  
Ashland OR 97520

644 444 07  
George Wheelan McKay  
Po Box 272  
Ashland OR 97520

656 012 08  
Merrick Leckey  
2152 Dupont Dr #290  
Irvine CA 92612

656 133 01  
Laura Parisi  
780 Alta Vista Way  
Laguna Beach CA 92651

656 135 01  
David Scott Nale  
124 Fillmore St  
San Francisco CA 94117

656 135 02  
Jay & Linda Young  
2514 Corona Way  
Laguna Beach CA 92651

656 135 03  
Thomas Mullin  
13203 Coyote Creek Ct  
Charlotte NC 28278

656 135 04  
Stephen Shirley  
2559 Bonita Way  
Laguna Beach CA 92651

656 135 05  
Urvi Sheth  
730 Fontana Way  
Laguna Beach CA 92651

656 135 10  
James Robert Dunne  
2545 Corona Way  
Laguna Beach CA 92651

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

656 136 03  
Laura Parisi  
780 Alta Vista Way  
Laguna Beach CA 92651

656 136 04  
Jonathan Williams  
2540 Bonita Way  
Laguna Beach CA 92651

656 136 05  
Jill Harley Watkins  
455 Hill St  
Laguna Beach CA 92651

656 136 06  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

656 136 07  
William Barnett  
2568 Bonita Way  
Laguna Beach CA 92651

656 136 08  
Bruce Scherer  
2582 Bonita Way  
Laguna Beach CA 92651

656 136 09  
Richard Joseph Maag  
1761 Ladera Vista Dr  
Fullerton CA 92831

656 136 10  
Georgia Of Boris  
Po Box 1426  
Laguna Beach CA 92652

656 137 01  
Frank Daccone  
725 Fontana Way  
Laguna Beach CA 92651

656 137 02  
Frank D'Accone  
725 Fontana Way  
Laguna Beach CA 92651