



January 29, 2018

Mike and Barbara Adams  
210 Fern St.  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Adams,

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 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:	1-9-2018
Application No.	VPP 18-0043



**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: Mike and Barbara Adams

Address: 210 Fern Street

Telephone No. (Home/Cell) 714-743-7914 (Work)

Email Address: luckyBarb21@aol.com

*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.*

DocuSigned by:

Property Owner's Signature

Date

933-77 088 210 Fern.  
(9) 200 Fern = 220 Fern

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-0043**

Visit Date: **January 23, 2018**

Applicant: **Mike and Barbara Adams**  
View Address: **210 Fern St.**

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.**

Great/Living room, Dining room, Kitchen and Master bedroom

- 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 San Clemente and Catalina Islands, Signal Hill and ocean horizon.

2. RECORD OF VIEWS

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

Date: 1/23/2018 By: Tony Farr

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

Date: 1/23/2018 By: Tony Farr

End of Checklist



**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level, Kitchen, Dining, Living/Great room area of the primary residential structure.

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

Date of photograph: 1/23/18 Photographed by: *W. J. [Signature]* Submitted to property file: *1/23/2018*



**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level, Kitchen, Dining, Living/Great room area of the primary residential structure.

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

Date of photograph: 1/23/18 Photographed by: *[Signature]* Submitted to property file: *1/23/2018*

Document

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**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level, Kitchen, Dining, Living/Great room area of the primary residential structure.

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

Date of photograph: 1/23/18 Photographed by: *[Signature]* Submitted to property file: *1/23/2018*



**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level, Kitchen, Dining, Living/Great room area of the primary residential structure.

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

Date of photograph: 1/23/18 Photographed by: *mgarr* Submitted to property file: *1/23/2018*



**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level, Kitchen, Dining, Living/Great room area of the primary residential structure.  
Visual scene description: San Clemente and Catalina Islands, Signal Hill and ocean horizon.

Date of photograph: 1/23/18 Photographed by: *myan* Submitted to property file: *1/23/2018*





**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level, Kitchen, Dining, Living/Great room area of the primary residential structure.  
Visual scene description: San Clemente and Catalina Islands, Signal Hill and ocean horizon.

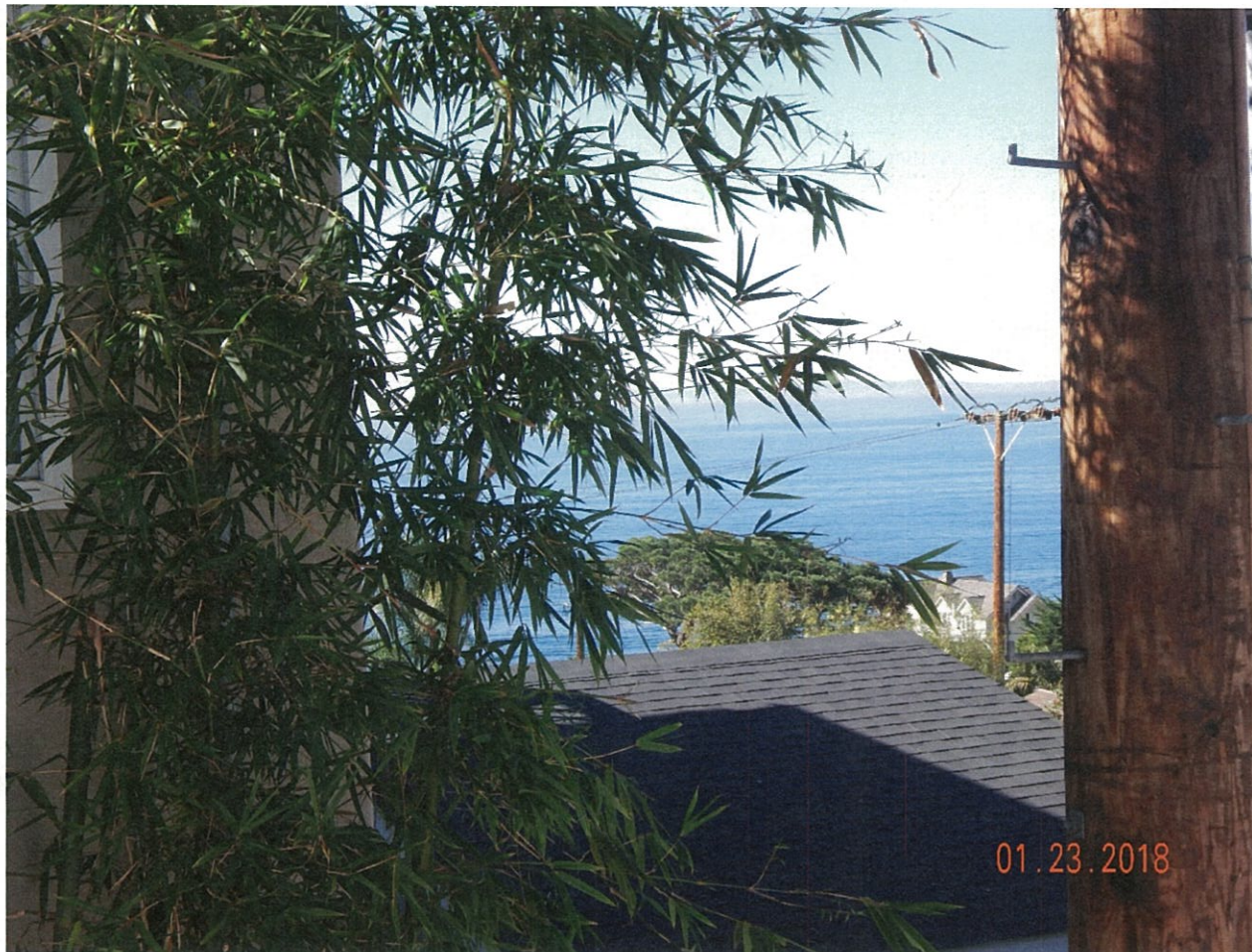
Date of photograph: 1/23/18 Photographed by: *[Signature]* Submitted to property file: 1/23/2018

Document  
6 of 10



**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level, Kitchen, Dining, Living/Great room area of the primary residential structure.

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

Date of photograph: 1/23/18 Photographed by: *[Signature]* Submitted to property file: *1/23/2018*



**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level, Kitchen, Dining, Living/Great room area of the primary residential structure.

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

Date of photograph: 1/23/18 Photographed by: *Myra* Submitted to property file: *1/23/2018*



**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level Master bedroom area of the primary residential structure.

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

Date of photograph: 1/23/18 Photographed by: *M. J. [Signature]* Submitted to property file: *1/23/2018*



**RECORD OF VIEW**

**VPP 2018-0043**



**210 Fern St. (front – formerly 200 Fern St.)**

The photograph above was taken from the upper level Master bedroom area of the primary residential structure.

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

Date of photograph: 1/23/18 Photographed by: *[Signature]* Submitted to property file: 1/23/2018



January 29, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-0043  
210 FERN ST., 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 **210 Fern St.** 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.

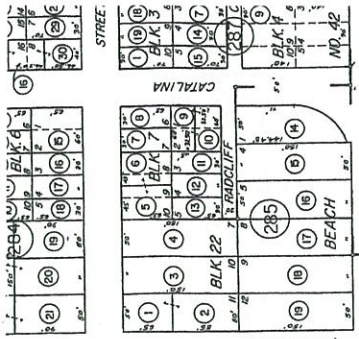
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. 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,

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

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



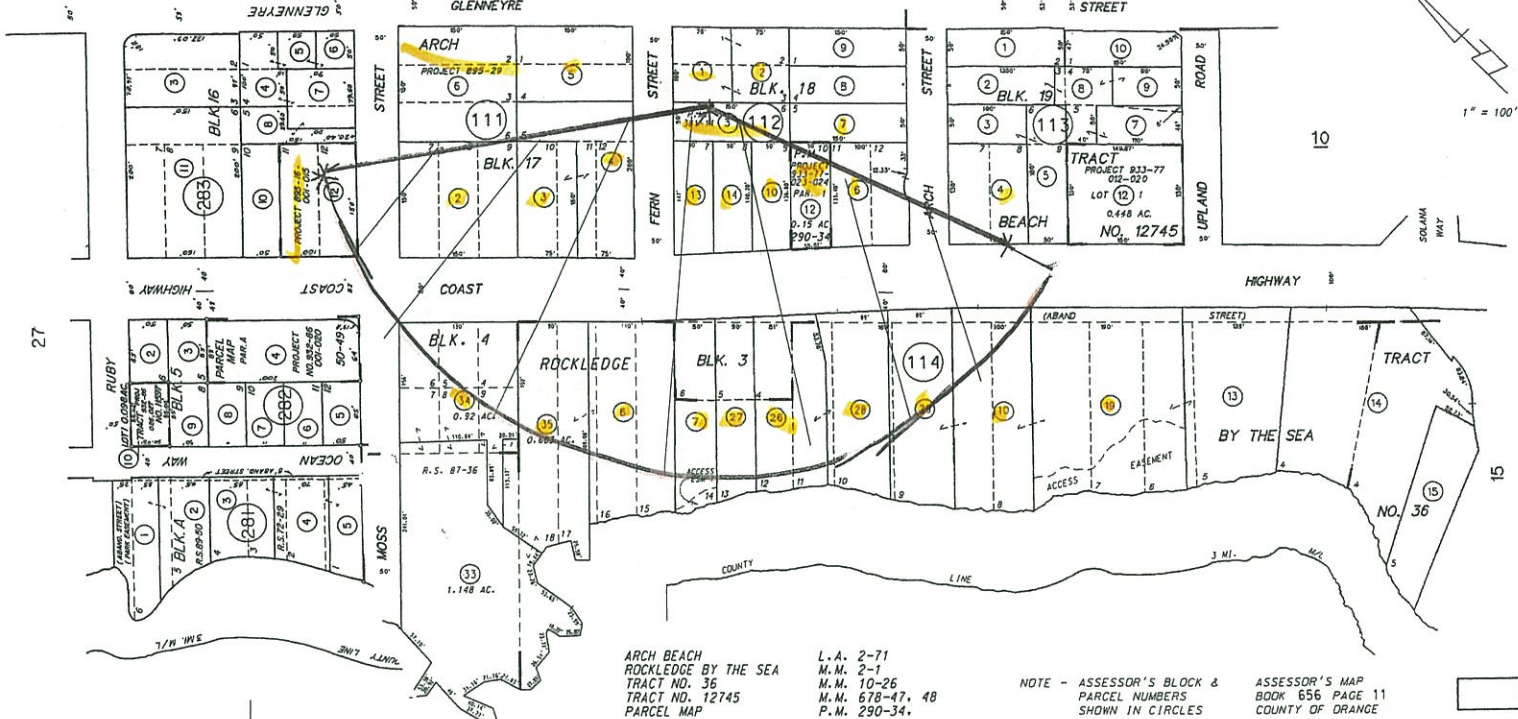
THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2015

POR. N 1/2, NE 1/4, SEC. 36, T 7 S, R 9 W

656-11

12

1" = 100'



ARCH BEACH  
ROCKLEDGE BY THE SEA  
TRACT NO. 36  
TRACT NO. 12745  
PARCEL MAP

L.A. 2-71  
M.M. 2-1  
M.M. 10-26  
M.M. 678-47, 48  
P.M. 290-34.

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

ASSESSOR'S MAP BOOK 656 PAGE 11 COUNTY OF ORANGE

1800.000 Feet

File# 185513  
200/210 Fern St  
Laguna Beach CA  
APN(s) 933 770 28  
500' Owner  
January 26 2018

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651 JAN 29 2018  
PHONE (949) 494-6105 • FAX (949) 494-7418

ZONING DIVISION  
CITY OF LAGUNA BEACH

656 111 02  
Stanley Frymann  
2200 S Coast Hwy #E  
Laguna Beach CA 92651

656 111 03  
Robert Tyler  
2260 S Coast Hwy  
Laguna Beach CA 92651

656 111 04  
J H Alabaster Jr.  
871 Van Dyke Dr  
Laguna Beach CA 92651

656 111 05  
Diane Lee D L Riegler  
2285 Glenneyre St  
Laguna Beach CA 92651

656 112 01  
Yohko Fukase Delarco  
700 S Flower St #1100  
Los Angeles CA 90017

656 112 02  
Maurice Yotnegparian  
3063 Dona Marta Dr  
Studio City CA 91604

656 112 06  
222 Arch Waterford LLC  
18301 Von Karman Ave #560  
Irvine CA 92612

656 112 07  
Guy Harden  
313 Fullerton Ave  
Newport Beach CA 92663

656 112 10  
Vivian Lank  
2342 S Coast Hwy  
Laguna Beach CA 92651

656 112 13  
Fredrick Talarico  
1054 Wykoff Way  
Laguna Beach CA 92651

656 112 14  
Kupuna Fern Village LLC  
1054 Wykoff Way  
Laguna Beach CA 92651

656 113 04  
Peter Lawrence  
935 Kimball Ave  
Bronxville NY 10708

656 114 06  
Scw LLC  
1133 14th St #4000  
Denver CO 80202

656 114 07  
Vernon O V Underwood  
2321 S Coast Hwy  
Laguna Beach CA 92651

656 114 10  
Mark Towfiq  
16511 Scientific  
Irvine CA 92618

656 114 19  
2475 Sch LLC  
Po Box 9718  
Laguna Beach CA 92652

656 114 26  
Raphael John Joseph  
2345 S Coast Hwy  
Laguna Beach CA 92651

656 114 27  
Raphael John Joseph  
2345 S Coast Hwy  
Laguna Beach CA 92651

656 114 28  
DII Properties LLC  
2401 S Coast Hwy  
Laguna Beach CA 92651

656 114 29  
Michael Wilson  
2419 S Coast Hwy  
Laguna Beach CA 92651

656 114 34  
Point Vintage House Moss  
355 Glendale Blvd  
Los Angeles CA 90026

656 114 35  
Donald Crevier  
165 Moss St  
Laguna Beach CA 92651

895 160 01  
Robert Spitz  
2364 Scenic Ridge Dr  
Chino Hills CA 91709

895 160 02  
Jack Reardon  
9379 Monarch Ct  
Alta Loma CA 91737



895 160 03  
Jeffrey Wright  
6985 Lodgepole Ct  
Boulder CO 80301

895 160 04  
Stephanie Hoppe  
240 Moss St #4  
Laguna Beach CA 92651

895 160 05  
Nabil Tadros  
872 Calle Carrillo  
San Dimas CA 91773

895 160 06  
Roberta Jo Morrison  
3715 Calle Casino  
San Clemente CA 92673

895 160 07  
Badday Jalal The &  
901 Alamosa Dr  
Claremont CA 91711

895 160 08  
Bob Fard  
240 Moss St #8  
Laguna Beach CA 92651

895 160 09  
Gregg Trust  
19 Pheasant Ln  
Aliso Viejo CA 92656

895 160 10  
Jack Reardon  
9379 Monarch Ct  
Alta Loma CA 91737

895 160 11  
Mark Hirschman  
2911 E Miraloma Ave #34  
Anaheim CA 92806

895 160 12  
Arlene Bernholtz  
Po Box 1846  
Laguna Beach CA 92652

895 160 13  
Bhaskar Chakravorti  
123 High St  
Brookline MA 02445

895 160 14  
Michael Denzinger  
Po Box 3031  
Newport Beach CA 92659

895 160 15  
Lois Batchelor  
5212 Weymouth Way  
Oceanside CA 92057

895 290 01  
Berge Missirlan  
505 Eaton Dr  
Pasadena CA 91107

895 290 02  
Mark & Blair Speciale  
2225 Glenneyre St #F  
Laguna Beach CA 92651

895 290 03  
Bradley Kiser  
2225 Glenneyre St #3  
Laguna Beach CA 92651

895 290 04  
Anne-Marie Chevalier  
2225 Glenneyre St #H  
Laguna Beach CA 92651

895 290 05  
Kenneth Eakin  
4614 Whitewood Ave  
Long Beach CA 90808

895 290 06  
Church John The  
2225 Glenneyre St #K  
Laguna Beach CA 92651

895 290 07  
Church John Church  
2225 Glenneyre St #K  
Laguna Beach CA 92651

895 290 08  
Lyons Trust  
383 Lookout Dr  
Laguna Beach CA 92651

895 290 09  
Steven Michael Clark  
2225 Glenneyre St #9  
Laguna Beach CA 92651

895 290 10  
Eva Hodjera  
2225 Glenneyre St #B  
Laguna Beach CA 92651

895 290 11  
Odile Colomb Dewar  
2225 Glenneyre St #A  
Laguna Beach CA 92651

933 770 23  
David Beyer  
2402 E Esplanade Ln #803  
Phoenix AZ 85016

933 770 24  
Mary Sausen  
2358 S Coast Hwy #B  
Laguna Beach CA 92651

933 770 28  
Michael Adams  
5080 E Copa De Oro Dr  
Anaheim CA 92807

933 770 29  
Murtaugh  
220 Fern St  
Laguna Beach CA 92651