



October 18, 2017

Eugene Damiano
2688 Glenneyre Drive
Laguna Beach, CA 92651

Dear Mr. Damiano,

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 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.

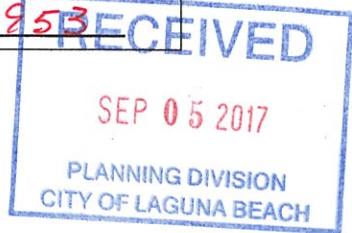
Regards,

A handwritten signature in blue ink 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:	9/5/2017
Application No.	VPP 17-1953



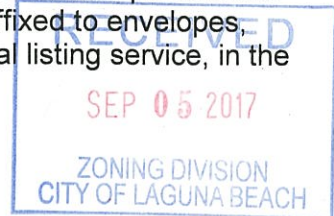
**RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

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: EUGENE J. DAMIANO
 Address: 2688 GLENNEYRE ST LAGUNA BEACH CA
 Telephone No. (Home/Cell) 818 335-2434 (Work) _____
 Email Address: eugenedamiano@yahoo.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.

 Property Owner's Signature

9-5-17

 Date

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-1953**

Visit Date: **September 13, 2017**

Applicant: **Eugene Damiano
2688 Glenneyre Street**

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.**


Main living area Great Room on the upper level of the primary residential structure.

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


The visual scene from the selected viewing location noted above consists of, but is not limited to, Goff Island and Beach, Christmas Cove, Treasure Island Park, San Clemente and Catalina Islands, Laguna coastline northward, whitewater and ocean horizon.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet.**

Date: 10/18/2017 By: 

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

Date: 10/18/2017 By: 

End of Checklist



RECORD OF VIEW

VPP 2017-1953



2688 Gleneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.
Visual scene description: Catalina Island, Laguna coastline northward, Emerald Bay, Irvine Cove, whitewater and ocean horizon.
Date of photograph: 9/13/17 Photographed by: *[Signature]* Submitted to property file: 10/18/2017



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/13/17 Photographed by: *[Signature]* Submitted to property file: 10/18/2017



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.

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

Date of photograph: 9/13/17 Photographed by: W. J. [Signature] Submitted to property file: 10/18/2017



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.

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

Date of photograph: 9/13/17 Photographed by: *[Signature]* Submitted to property file: 10/18/2017

Document
4 of 10



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.

Visual scene description: Goff Island and Beach, Christmas Cove, San Clemente, whitewater and ocean horizon.

Date of photograph: 9/13/17 Photographed by: myan Submitted to property file: 10/18/2017

Document
5 of 10



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.

Visual scene description: San Clemente and ocean horizon.

Date of photograph: 9/13/17 Photographed by: *[Signature]* Submitted to property file: 10/18/2017

Document
6 of 10



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.
Visual scene description: Goff Island and Beach, Christmas Cove, Treasure Island Park, San Clemente Island, whitewater and ocean horizon.

Date of photograph: 9/13/17 Photographed by: [signature] Submitted to property file: 10/18/2017



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.

Visual scene description: Goff Island and Beach, Christmas Cove, Treasure Island Park, San Clemente and Catalina Islands, whitewater and ocean horizon.

Document
8 of 10

Date of photograph: 9/13/17 Photographed by: *WJ* Submitted to property file: 10/18/2017



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.

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

Date of photograph: 9/13/17 Photographed by: *M. Parr* Submitted to property file: 10/18/2017

Document
9 of 10



RECORD OF VIEW

VPP 2017-1953



2688 Glenneyre Street

The photograph above was taken from the Great Room/living area on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Laguna coastline northward, whitewater, Emerald Bay, Irvine Cove and ocean horizon.

Date of photograph: 9/13/17 Photographed by: W. F. [Signature] Submitted to property file: 10/18/2017

Document
10 of 10



October 18, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-1953
2688 GLENNEYRE, 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 **2688 Glenneyre**. 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 black ink, appearing to read "Tony Farr", is written over a horizontal line.

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

KIMBERLY WENDELL

RADIUS MAP & LISTING SERVICE

P.O. Box 264 Los Alamitos CA 90720

(562-431-9634)

The attached list represents the names and addresses of affected property owners located within 500' of the exterior boundaries of the property located at

2688 Glenneyre Street, Laguna Beach CA 92651

Eugene J. Damiano

656 102 11

September 26, 2017

CERTIFICATION OF CORRECTNESS

The attached list represents the names and addresses of affected property owners located within 500 feet of the exterior boundaries of the property located 2688 Glenneyre Street,
Laguna Beach, California. This information was obtained from the latest Orange County Assessments Rolls.

DATA SOURCE: MetroScan from CoreLogic

The Information Provided is Deemed Reliable But is Not Guaranteed.

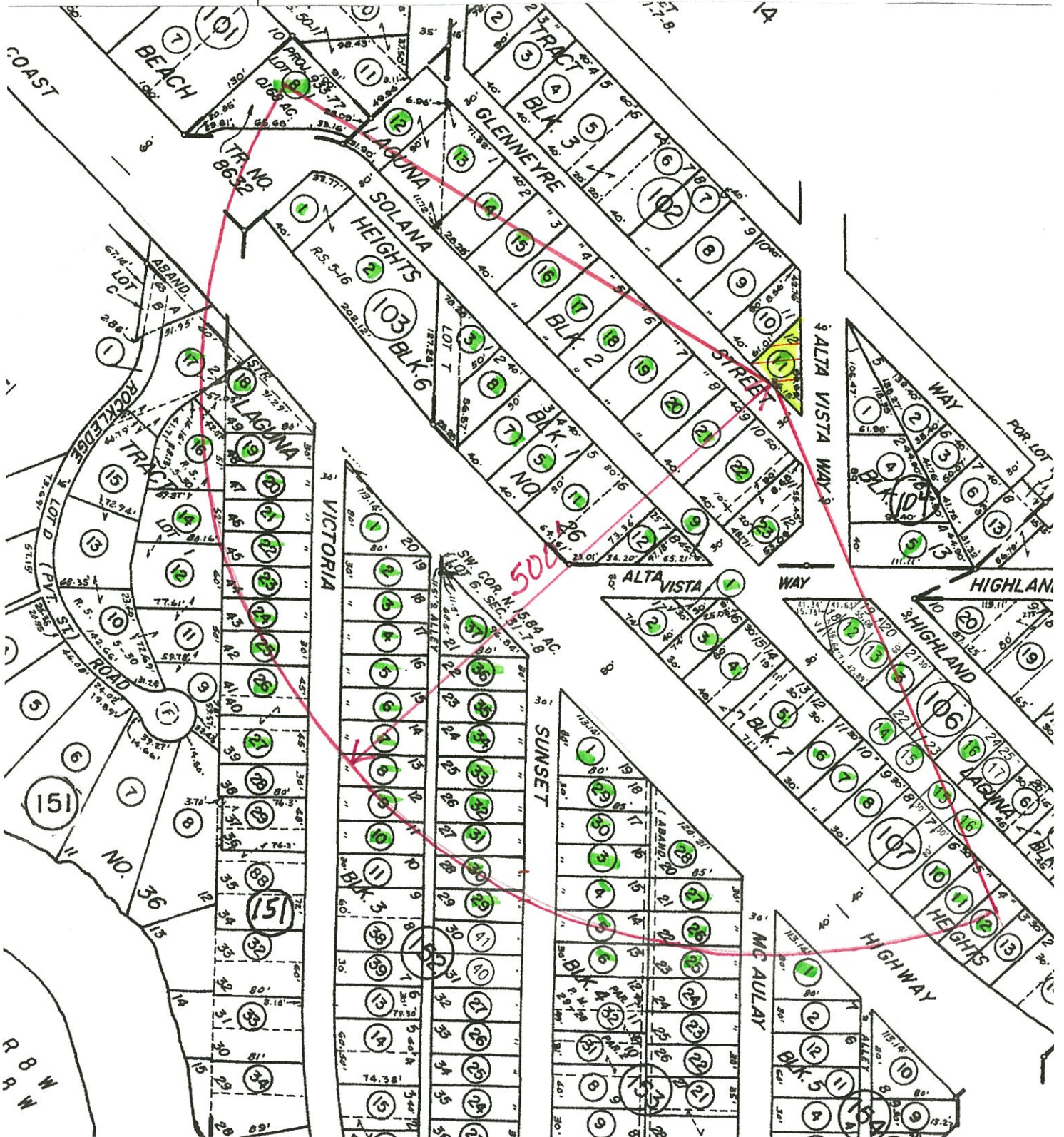
September 26, 2017
Date

Kimberly Wendell
Signature of Preparer

Kimberly Wendell
Printed Name of Preparer

500' VIEW PRESERVATION

2688 GLENNEYRE STREET
LAGUNA BEACH, CA 92651



656 101 12
Laguna Cruz III LLC
2599 Glenneyre St
Laguna Beach CA 92651

656 101 13
Patrick Joseph Shanley
2362 Colgate Dr
Costa Mesa CA 92626

656 101 14
Ernest P Huddleson Tr
3931 Mayfield Ave
Glendale CA 91214

656 101 15
Joan Elizabeth Loos
2612 Solana Way
Laguna Beach CA 92651

656 101 16
Van Le Danh Tr
12620 Prescott Ave
Tustin CA 92782

656 101 17
Eve Wong Figge
1760 E Ocean Blvd
Newport Beach CA 92661

656 101 18
Johann Nicolas Clapp Tr
1020 Skyline Dr
Laguna Beach CA 92651

656 101 19
Jack A Stevens Tr
2656 Solana Way
Laguna Beach CA 92651

656 101 20
An T Ho
2670 Solana Way
Laguna Beach CA 92651

656 101 21
Janet C Herkelrath Tr
31561 Table Rock Dr #213
Laguna Beach CA 92651

656 101 22
Patricia P Pardee Living Trust
2692 Solana Way
Laguna Beach CA 92651

656 101 23
David W Brouwer Tr
2696 Solana Way
Laguna Beach CA 92651

656 102 11
Eugene J Damiano
2688 Glenneyre St
Laguna Beach CA 92651

656 103 01
Richard G Dunlap
1130 Del Mar Ave
Laguna Beach CA 92651

656 103 02
Miles L Sterling Tr
14 San Simeon
Laguna Beach CA 92651

656 103 03
Patricia E Perrin
2611 Solana Way #261
Laguna Beach CA 92651

656 103 05
Timothy M Tunnell Tr
2641 Solana Way
Laguna Beach CA 92651

656 103 07
Young Family Trust
6179 Sunny Meadow Ln
Chino Hills CA 91709

656 103 08
Dale E Perrin Tr
32371 Alipaz St #106
San Juan Capistrano CA 92675

656 103 09
Ronald Hasman
2699 Solana Way
Laguna Beach CA 92651

656 103 11
Tomas Joseph Maier Tr
2663 Solana Way
Laguna Beach CA 92651

656 103 12
Glenn Mc Intire Tr
2677 Solana Way
Laguna Beach CA 92651

656 104 05
Singer Living Trust
1425 Mar Vista Way
Laguna Beach CA 92651

656 106 03
Richard G Evans Tr
2022 E Monte Vista Dr
Tucson AZ 85719

656 106 12
City of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

656 106 13
Gregory S Smith Tr
2710 Solana Way
Laguna Beach CA 92651

656 106 14 & 15 & 16
2730-2750 Solana Way Ib
111 Emerald Bay
Laguna Beach CA 92651

656 107 01
Francis R Toohey Trust
28761 Via Los Arboles
San Juan Capistrano CA 92675

656 107 02
Mark L Major Tr
2706 S Coast Hwy
Laguna Beach CA 92651

656 107 03
Empresa Estates
P O Box 7711
Laguna Niguel CA 92607

656 107 04
Rosanne M Nolan
2725 Solana Way
Laguna Beach CA 92651

656 107 05
Norval L Bruce
2727 Solana Way
Laguna Beach CA 92651

656 107 06
Leon Alexander
2390 E Orangewood Ave #530
Anaheim CA 92806

656 107 07
Ronald L Hasman
11264 Golden Chestnut Pl
Las Vegas NV 89135

656 107 08
Michael Kapur
12021 Hermon Dr
Tustin CA 92782

656 107 10
Catherine Huffaker
575 N Cherry Creek Pkwy
Richmond UT 84333

656 107 11
Dianne Curran
2321 Vista Madera
Santa Barbara CA 93101

656 107 12
Michael David Lee Tr
1153 N Everett St
Glendale CA 91207

656 107 15
Lb Casa LLC
P O Box 777276
Henderson NV 89077

656 107 16
Davy J Shuffler
22821 Lake Forest Dr #104
Lake Forest CA 92630

656 151 12
Sunrise Trust
16255 Ventura Blvd #900
Encino CA 91436

656 151 14
Robert S Brunswick
134 Emerald Bay
Laguna Beach CA 92651

656 151 16
Thomas J De Vore Tr
2283 Coral Ridge Ave
Henderson NV 89052

656 151 17
Dennis C Smith Tr
17611 Champion Forest Dr
Spring TX 77379

656 151 18
Dardantz Properties LLC
199 Rockledge Rd
Laguna Beach CA 92651

656 151 19
Larry Doyle
2601 Victoria Dr
Laguna Beach CA 92651

656 151 20
Tari Berglund
2605 Victoria Dr
Laguna Beach CA 92651

656 151 21
Anthony Lowe
2609 Victoria Dr
Laguna Beach CA 92651

656 151 22
Charles W Unsworth Tr
3419 Via Lido #166
Newport Beach CA 92663

656 151 23
Mark S Hanna
114 Branton Dr
Lafayette LA 70508

656 151 24
Bruce R Teget Tr
6 Saddle Creek Rd
Fallbrook CA 92028

656 151 25
Randall W Black
309 E Edgewater Ave
Newport Beach CA 92661

656 151 26
David A Levine Tr
1590 S Coast Hwy #17
Laguna Beach CA 92651

656 151 27
Epic Thunder LP
24422 Avenida De Ln
Laguna Beach CA 92651

656 152 01
Robert I Blau Tr
2604 Victoria Dr
Laguna Beach CA 92651

656 152 02
Gary P Unger Tr
315 High Dr
Laguna Beach CA 92651

656 152 03
Kenneth D Goodrich Tr
9324 Canyon Classic Dr
Las Vegas NV 89144

656 152 04
Dennis J Walsh
943 Country Valley Rd
Westlake Village CA 91362

656 152 05
Andrew H Smith
2622 Victoria Dr
Laguna Beach CA 92651

656 152 06
Joseph W Moran Tr
7352 Autopark Dr
Huntington Beach CA 92648

656 152 07
Peter W Schineller Tr
2628 Victoria Dr
Laguna Beach CA 92651

656 152 08
Gary K Snidecor
18869 Bernardo Trails Dr
San Diego CA 92128

656 152 09
William Foster
615 Sierra St
Santa Barbara CA 93103

656 152 10
Bws Ocean View LLC
200 Hoover Ave #2111
Las Vegas NV 89101

656 152 29
Eric W Kirkland Tr
166 Sunset Ter
Laguna Beach CA 92651

656 152 30
Leo Geffner Tr
4720 Pak Encino Ln #220
Encino CA 91436

656 152 31
Marilyn Suey Tr
5448 Blackhawk Dr
Danville CA 94506

656 152 32
Andrew Castellano
182 Sunset Ter
Laguna Beach CA 92651

656 152 33
Robert B Phillips Tr
983 Volante Dr
Arcadia CA 91007

656 152 34
Lisa A S Eudaly
190 Sunset Ter
Laguna Beach CA 92651

656 152 35
Wiley H Langford Tr
24362 Baxter Dr
Malibu CA 90265

656 152 36
Thomas Arthur Maruska Tr
198 Sunset Ter
Laguna Beach CA 92651

656 152 37
Ahab Guirguis
2685 S Coast Hwy
Laguna Beach CA 92651

656 153 01
Leon C Alexander
2199 N Timbergrove Rd
Orange CA 92867

656 153 03
Vic Beach LLC
101 Sunset Ter
Laguna Beach CA 92651

656 153 04
Dominic Cancellieri
15 Bay Dr
Laguna Beach CA 92651

656 153 05
David S Supowitz Tr
165 Sunset Ter
Laguna Beach CA 92651

656 153 06
Tracy Tennant
5758 Eugene St
Riverside CA 92506

656 153 25
Glenn Bianchi
30 Emerald Bay
Laguna Beach CA 92651

656 153 26
Michael S Roy
190 McAulay Pl
Laguna Beach CA 92651

656 153 27
Roger K Scholten
4106 John Lynde Rd
Des Moines IA 50312

656 153 28
Loren E Ehlers Tr
P O Box 2089
Newport Beach CA 92659

656 153 29
Sean Ellis
2124 Leeward Ln
Newport Beach CA 92660

656 153 30
William A R Vigneault
181 Sunset Ter
Laguna Beach CA 92651

656 154 01
Liliana Pienzi-Joseau
4837 Indianola Way
La Canada Flintridge CA 91011

933 770 01
2560 Solana Way LLC
1208 W Sunset Dr
Redlands CA 92373

933 770 02
Stephen J Groth
554 Diamond St
Laguna Beach CA 92651

933 770 03
Isaac Abusleme
2564 Solana Way #4
Laguna Beach CA 92651

933 770 04
Jon Damron Tr
P O Box 18247
Denver CO 80218

933 770 05
Terrill F Folsland Tr
21617 443rd Ave
Oldham SD 57051

933 770 06
Robert W Zielinski Tr
456 S Arrowhead Ave
San Bernardino CA 92408

933 770 07
Anthony P Tommarello
25921 Cedarbluff Ter
Laguna Hills CA 92653