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APR 13 2016
PLANNING DIVISION
CITY OF LAGUNA BEACH

Date Filed:	4/13/2016
Application No.	VPP 16-0739

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. 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: Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, 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.

APPLICANT (PROPERTY OWNER) INFORMATION

Berent Knutsen
25830 Dickens Ct
Stevenson Ranch, CA 91381-1220

Name: Berent Knutsen

Address: 25830 Dickens Court Stevenson Ranch 91381 275 Fairview St

Telephone No. (Home/Cell) 661-755-9229 (Work) _____

Email Address: bknutsen@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.

APPLICANT/PROPERTY OWNER'S SIGNATURE

4/16/16
DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-0739**

Visit Date: **April 28, 2016**
Applicant: **Berent Knutsen
275 Fariview 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.**

Living room, Dining room, Kitchen & Master bedroom – upper level/main living level (reverse floor plan)

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

Living room, Dining room, Kitchen – Ocean horizon and San Clemente and Catalina Islands.

Master bedroom – Ocean horizon.

2. RECORD OF VIEWS

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

Date: 5/5/2016 By: Tony Farr

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

Date: 5/5/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

Visual scene description: Ocean horizon and San Clemente Island.

Date of photograph: 4/28/16 Photographed by: Alamy Fagan Submitted to property file: 5/9/2016



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

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

Date of photograph: 4/28/16 Photographed by: *Alamy Jara* Submitted to property file: *5/9/2016*



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

Visual scene description: Ocean horizon and Catalina Island.

Date of photograph: 4/28/16 Photographed by: *Avery Furr* Submitted to property file: *5/9/2016*



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

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

Date of photograph: 4/28/16 Photographed by: *Arney Farr* Submitted to property file: *5/9/2016*

Document: 4 of 12



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Dining room on the upper level of the primary residential structure.

Visual scene description: Ocean horizon and Catalina Island.

Date of photograph: 4/28/16 Photographed by: *Amy J...* Submitted to property file: *5/9/2016*



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Dining room on the upper level of the primary residential structure.

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

Date of photograph: 4/28/16 Photographed by: *Amy Farr* Submitted to property file: *5/9/2016*



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Dining room on the upper level of the primary residential structure.

Visual scene description: Ocean horizon and San Clemente Island.

Date of photograph: 4/28/16 Photographed by: *Amy J...* Submitted to property file: *5/9/2016*



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

Visual scene description: Ocean horizon and San Clemente Island.

Date of photograph: 4/28/16 Photographed by: Amey Jain Submitted to property file: 5/9/2016



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

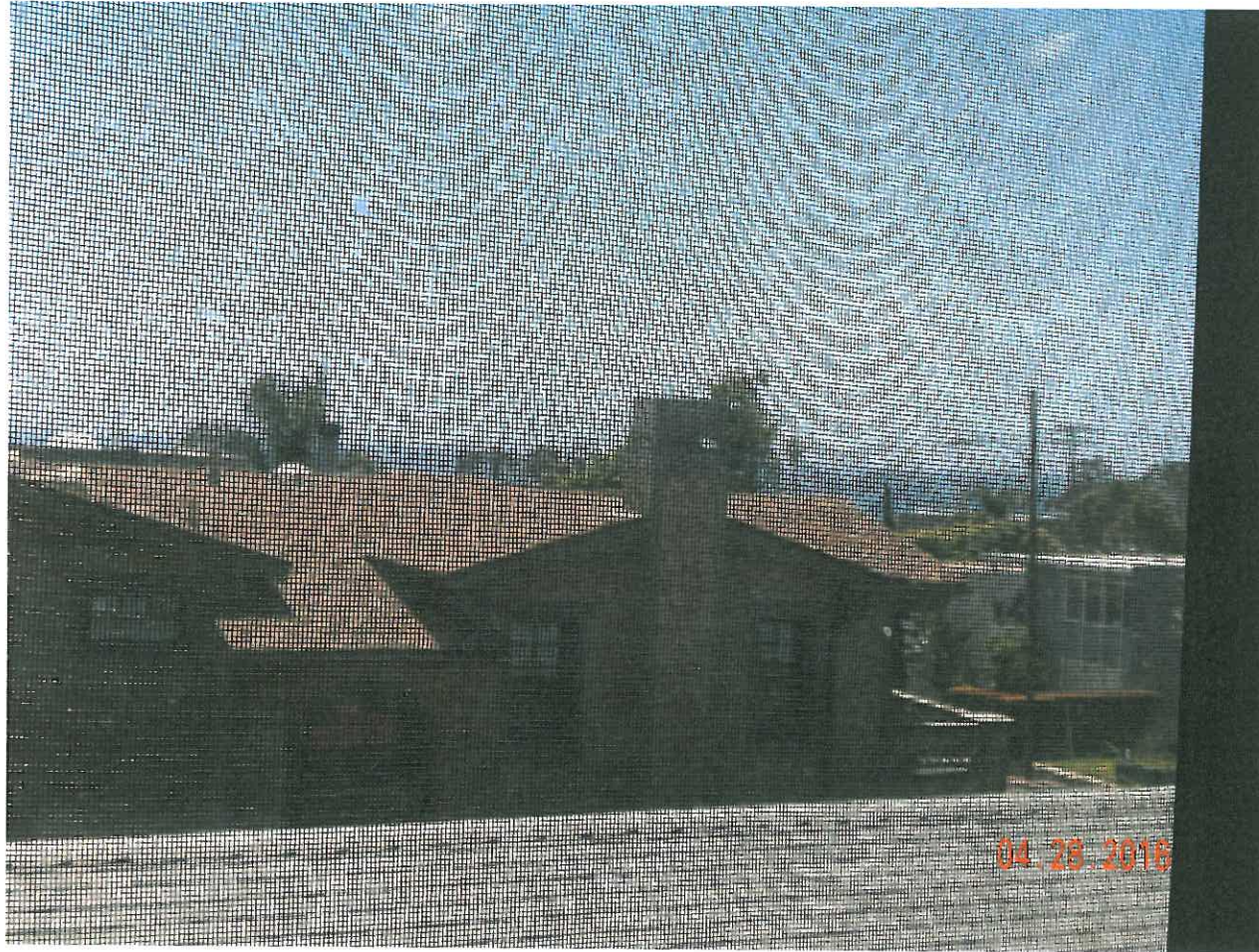
Visual scene description: Ocean horizon and San Clemente Island.

Date of photograph: 4/28/16 Photographed by: Alamy Fara Submitted to property file: 5/8/2016



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

Visual scene description: Ocean horizon and Catalina Island.

Date of photograph: 4/28/16 Photographed by: Amy Farr Submitted to property file: 5/9/2016



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

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

Visual scene description: Ocean horizon and Catalina Island.

Date of photograph: 4/28/16 Photographed by: Amy Farr Submitted to property file: 5/9/2016



RECORD OF VIEW

VPP 16-0739



275 Fairview St.

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

Visual scene description: Ocean horizon and Catalina Island.

Date of photograph: 4/28/16 Photographed by: Almy Farr Submitted to property file: 5/9/2016



May 9, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-0739
275 FARVIEW STREET, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **275 Farview Street**. 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 blue ink that reads "Tony Farr".

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

File # 163030 - Prepared 05/05/2016

275 Fairview St
Laguna Beach CA.
APN(s): 053 144 22
500' Owner View Preservation



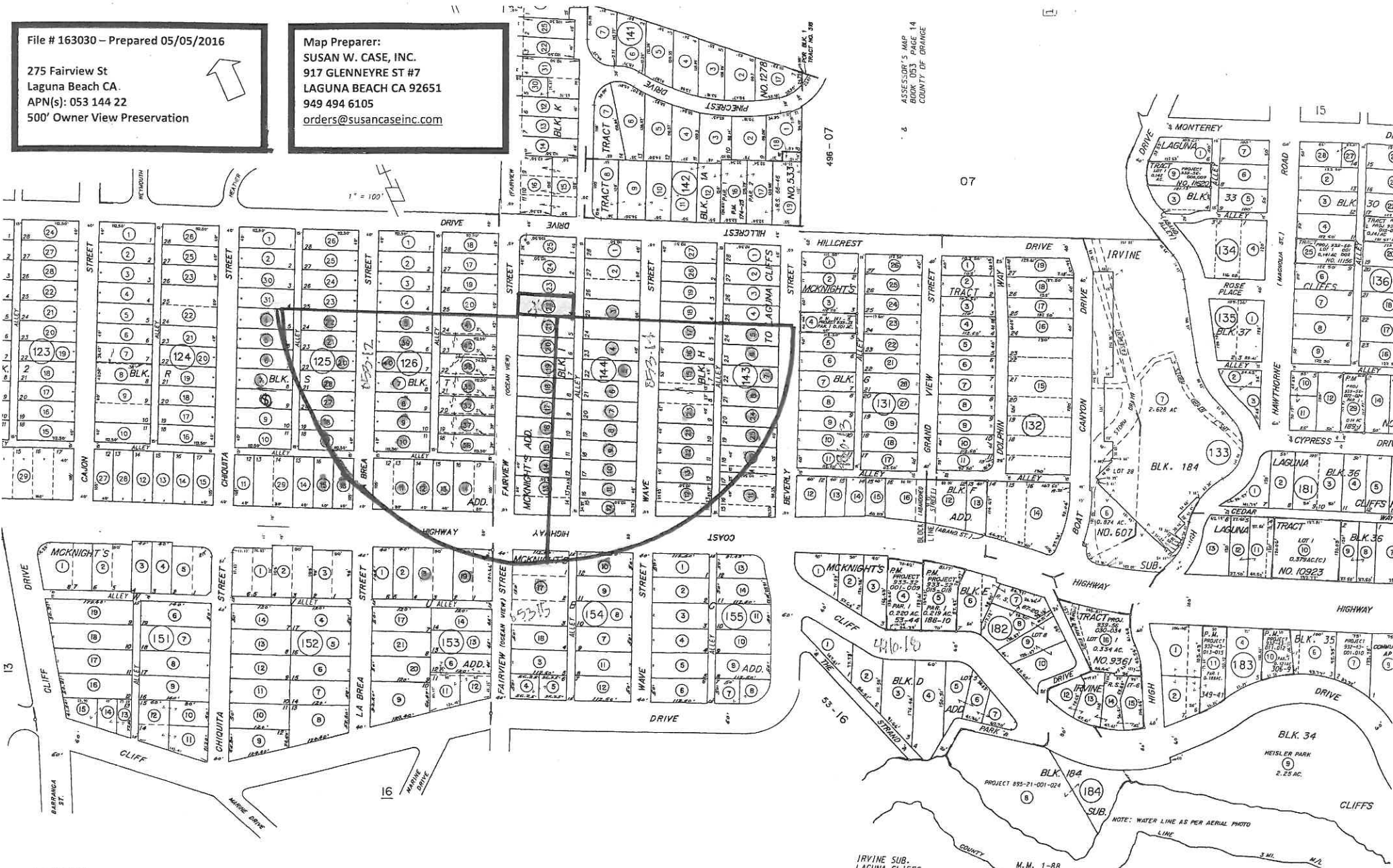
Map Preparer:
SUSAN W. CASE, INC.
917 GLENNEVRE ST #7
LAGUNA BEACH CA 92651
949 494 6105
orders@susancaseinc.com

1" = 100'

ASSESSOR'S MAP
BOOK 053 PAGE 14
COUNTY OF ORANGE

496-07

07



MARCH 1950
MC KNIGHT'S ADD. (SECTION B-BLKS. W, V, U) TO LAGUNA CLIFFS M.M.B-47
MC KNIGHT'S ADD. (SECTION A-BLKS. B, C) TO LAGUNA CLIFFS M.M.B-41

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS
ASSESSOR'S MAP
BOOK 053 PAGE 15

IRVINE SUB.
LAGUNA CLIFFS
LAGUNA CLIFFS NO. 2
MC KNIGHT'S ADD (SECTION A)
TRACT NO. 9361
TRACT NO. 10923
M.M. 1-88
M.M. 4-58, 59
M.M. 7-39, 40
M.M. 8-3
M.M. 420-29, 30

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS

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

File #163030
275 Fairview St
Laguna Beach CA
APN(s) 053 144 22
500' View Preservation
May 5 2016

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



053 125 04
Helvia Elisabeth Miller
3028 Calle Sonora #B
Laguna Woods CA 92637

053 125 05
Barbara Mabe Sparkuhl
255 Chiquita St
Laguna Beach CA 92651

053 125 06
Deborah Karen Neev
950 Acapulco St
Laguna Beach CA 92651

053 125 07
Clifford Legault
241 Chiquita St
Laguna Beach CA 92651

053 125 15
Legacy Laguna
170 E Guadalupe Rd #34
Gilbert AZ 85234

053 125 16
Robert Truskowski
111 Arroqui Rd
Santa Barbara CA 93108

053 125 17
Nita Griesinger
29591 Vista Plaza Dr
Laguna Niguel CA 92677

053 125 18
Charles Day
3100 Grand Ave #4F
Des Moines IA 50312

053 125 20
Robert Girling
2519 Hill Ct
Berkeley CA 94708

053 125 21
Lester Wall
260 La Brea St
Laguna Beach CA 92651

053 125 22
Alessandro Carozzino
266 La Brea St
Laguna Beach CA 92651

053 125 27
Anne Wyett
234 La Brea St
Laguna Beach CA 92651

053 125 28
William Harold Call
246 La Brea St
Laguna Beach CA 92651

053 126 05
Marie Zondler
201 N Orange Grove Blvd #536
Pasadena CA 91103

053 126 07
Clayton Olivier
243 La Brea St
Laguna Beach CA 92651

053 126 08
Bruce Wheeler
241 La Brea St
Laguna Beach CA 92651

053 126 09
Craig Coffin
231 La Brea St
Laguna Beach CA 92651

053 126 10
Peter Van Deerlin
19 Sheffield Dr
Moorestown NJ 80573

053 126 11
1088 Laguna LLC
1400 Newport Center Dr #100
Newport Beach CA 92660

053 126 12
Todd Jason Wells
9774 Crystal Ridge Dr
Escondido CA 92026

053 126 13
Houshang Moayeri
9 Rocky Point Rd
Corona Del Mar CA 92625

053 126 14
Angela Miller
31352 Monterey St
Laguna Beach CA 92651

053 126 32
Golnar Hakimpour
23472 Porter Cir
Laguna Niguel CA 92677

053 126 35
William Sokol
668 N Coast Hwy #136
Laguna Beach CA 92651

053 126 36
Brac Consultants Limited
456 Panorama Dr
Laguna Beach CA 92651

053 126 39
Ron Herrin
261 La Brea St
Laguna Beach CA 92651

053 126 42
Erik Ranabargar
256 Fairview St
Laguna Beach CA 92651

053 143 07
Merlyn Withers
8450 Laurel Ln
Granite Bay CA 95746

053 143 11
John Mazza
6613 Zumirez Dr
Malibu CA 90265

053 143 15
Karen Blankenzee
251 Wave St
Laguna Beach CA 92651

053 143 21
Rancol Ventures Inc
365 Ledroit St
Laguna Beach CA 92651

053 143 24
Michael Levine
234 Beverly St
Laguna Beach CA 92651

053 144 04
Eric Asker
262 Wave St
Laguna Beach CA 92651

053 144 07
David Bartholomew
240 Wave St
Laguna Beach CA 92651

053 126 37
Jerome Pudwill
1165 La Mirada St
Laguna Beach CA 92651

053 126 40
Jeffrey Pintar
251 La Brea St
Laguna Beach CA 92651

053 143 05
Peggy Cherry
266 Beverly St
Laguna Beach CA 92651

053 143 08
Bruno Lambert
2650 Pala Way
Laguna Beach CA 92651

053 143 12
Schulein Ltd
15 Linda Isle
Newport Beach CA 92660

053 143 16
Thomas Berge
Po Box 80798
San Marino CA 91118

053 143 22
Scrafield Investments
Po Box 5037
Laguna Beach CA 92652

053 143 25
Dale & Linda Auslander
1005 Coast View Dr
Laguna Beach CA 92651

053 144 05
Livingston Props Ptshp 252-254
390 N Orange Ave #2200
Orlando FL 32801

053 144 08
Francis Jessoe
326 Magnolia Dr
Laguna Beach CA 92651

053 126 38
Robert Strayer
18 Butler St
Irvine CA 92612

053 126 41
Lamb Trust
264 Fairview St
Laguna Beach CA 92651

053 143 06
Columbus Paul Savas
2505 Da Vinci
Irvine CA 92614

053 143 10
Edmundo & Lilia Diaz
118 N State College Blvd
Fullerton CA 92831

053 143 13
Schulein Limited
15 Linda Isle
Newport Beach CA 92660

053 143 17
Cerise Hosser-Paton
14092 Browning Ave #161
Tustin CA 92780

053 143 23
Dionisia Cabang
1268 Coronado Dr
Laguna Beach CA 92651

053 144 03
Wave Street Laguna LLC
1220 N Market St #333
Wilmington DE 19801

053 144 06
Darrell Nels Dudley
2111 Lemon Heights Dr
Santa Ana CA 92705

053 144 09
John Davis
222 Wave St
Laguna Beach CA 92651

053 144 10
Monty Feyen
216 Wave St
Laguna Beach CA 92651

053 144 11
Lee MacLara
13681 Newport Ave #109
Tustin CA 92780

053 144 12
Bjormad Laguna LLC
200 Wave St
Laguna Beach CA 92651

053 144 13
980 NI Partners LLC
Po Box 12168
Newport Beach CA 92658

053 144 14
Martin Roberts Jr.
215 Fairview St
Laguna Beach CA 92651

053 144 15
Michael Reynolds
223 Fairview St
Laguna Beach CA 92651

053 144 16
James Herdman Jr.
31201 Holly Dr
Laguna Beach CA 92651

053 144 17
Henry Perry
241 Fairview St
Laguna Beach CA 92651

053 144 18
Elaine Kathleen Malouf
1660 Mandeville Canyon Rd
Los Angeles CA 90049

053 144 19
John Kasner
253 Fairview St
Laguna Beach CA 92651

053 144 20
Michael Frankel
259 Fairview St
Laguna Beach CA 92651

053 144 21
Kmc Properties LLC
1441 Mcpherson Ave
Council Bluffs IA 51503

053 144 22
Berent Knutsen
25830 Dickens Ct
Stevenson Ranch CA 91381

053 153 03
Russell Fluter
2025 W Balboa Blvd
Newport Beach CA 92663

053 153 19
Longo Limited
9665 Wilshire Blvd #895
Beverly Hills CA 90212

053 154 10
Elshenawi Inc
34283 Pacific Coast Hwy
Dana Point CA 92629

053 154 17
Shirley Wang
48 Coronado Pointe
Laguna Niguel CA 92677