



May 31, 2017

Julianne Jolley
31787 5th Avenue
Laguna Beach, CA 92651

Dear Ms. Jolley,

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.

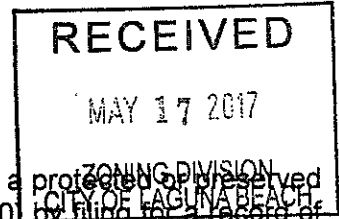
Please contact me should you have any questions related to the attached documents.

Regards,

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



Date Filed:	5/17/2017
Application No.	VPP 17-1068



**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: JILLIANNE JOLEY
 Address: 31787 5th AVE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-1068**

Visit Date: **May 22, 2017**

Applicant: **Julianne Jolley
31787 5th Avenue**

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, Guest bedroom 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 the ocean horizon.

2. RECORD OF VIEWS

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

Date: 5/31/2017 By: Tony Farr

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

Date: 5/31/2017 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2017-1068



31787 5th Avenue

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

Visual scene description: ocean horizon.

Date of photograph: 5/22/17 Photographed by: *W. Jarr* Submitted to property file: *5/31/2017*

Document

1 of 5



RECORD OF VIEW

VPP 2017-1068



31787 5th Avenue

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

Visual scene description: ocean horizon.

Date of photograph: 5/22/17 Photographed by: *W. Jan* Submitted to property file: 5/31/2017

Document
2 of 5



RECORD OF VIEW

VPP 2017-1068



31787 5th Avenue

The photograph above was taken from the Guest bedroom on the ground level of the single story primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 5/22/17 Photographed by: [Signature] Submitted to property file: 5/31/2017

Document
3 of 5



RECORD OF VIEW

VPP 2017-1068



31787 5th Avenue

The photograph above was taken from the Guest bedroom on the ground level of the single story primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 5/22/17 Photographed by: *[Signature]* Submitted to property file: 5/31/2017

Document
4 of 5



RECORD OF VIEW

VPP 2017-1068



31787 5th Avenue

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

Visual scene description: ocean horizon.

Date of photograph: 5/22/17 Photographed by: *[Signature]* Submitted to property file: 5/31/2017

Document

5 of 5



May 31, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-1068
31787 5th 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 **31787 5TH 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.

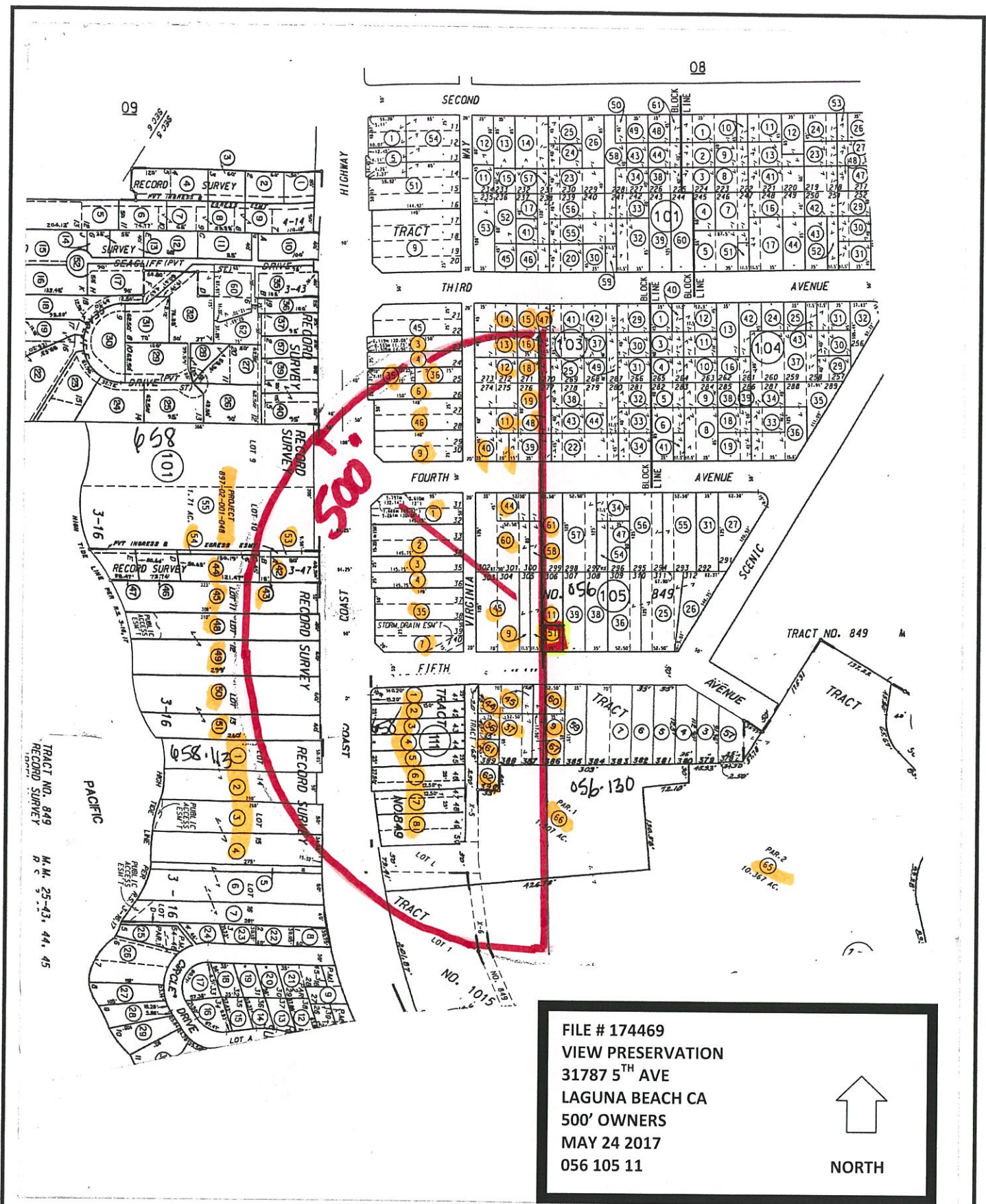
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under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

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



FILE # 174469
 VIEW PRESERVATION
 31787 5TH AVE
 LAGUNA BEACH CA
 500' OWNERS
 MAY 24 2017
 056 105 11


 NORTH

SUSAN W. CASE, INC.

949.464.6105
 orders@susancaseinc.com
 917 Gleneyre St. #7
 Laguna Beach, CA 92651

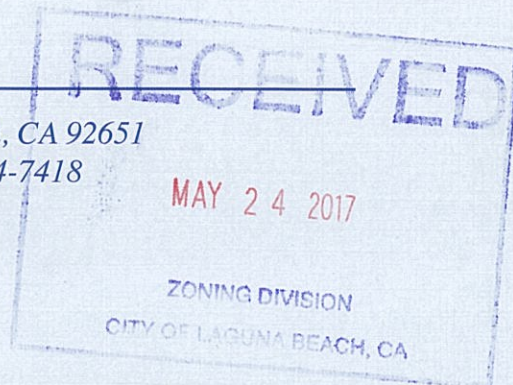
OWNERSHIP MAP

SUSAN W. CASE, INC.

orders@susancaseinc.com

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651

PHONE (949) 494-6105 • FAX (949) 494-7418



FILE # 174469
VIEW PRESERVATION
31787 5TH AVE
LAGUNA BEACH CA
500' OWNERS
MAY 24 2017
056 105 11

056 103 03
Clifford Bianchine
2210 Neal Springs Rd
Templeton CA 93465

056 103 04
Helen Jane Meyer
31726 Coast Hwy
Laguna Beach CA 92651

056 103 06
31732 Coast Highway LLC
31732 Coast Hwy
Laguna Beach CA 92651

056 103 09
4th Avenue Laguna LLC
44-547 Kaneohe Bay Dr #A
Kaneohe HI 96744

056 103 11
Shirley Dixon
9700 48th Pl N
Saint Petersburg FL 33708

056 103 12
Mark R M & K Lewis
11 Cherry Hills Dr
Coto De Caza CA 92679

056 103 13
Robert Hagopian
31871 8th Ave
Laguna Beach CA 92651

056 103 14
Harry Bithell
33 S La Senda Dr
Laguna Beach CA 92651

056 103 15
Christopher Talley
160 Via Verde #250
San Dimas CA 91773

056 103 16
Carolyn Keatinge
31701 Florence Ave
Laguna Beach CA 92651

056 103 18
David Kutscher
31711 Florence Ave
Laguna Beach CA 92651

056 103 19
Carl F C F Goodwin
31735 Florence Ave
Laguna Beach CA 92651

056 103 35
Ulysses Grant Meyer
31955 Coast Hwy
Laguna Beach CA 92651

056 103 36
Abbe McClenahan
31725 Virginia Way
Laguna Beach CA 92651

056 103 39
Lee I L C Cambria
24512 Jeremiah Dr
Dana Point CA 92629

056 103 40
Steve A S A Malterud
31745 4th Ave
Laguna Beach CA 92651

056 103 46
31742 South Coast Highway
218 Monarch Bay Dr
Monarch Beach CA 92629

056 103 47
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 103 48
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 105 01
Coast Water South
31592 West St
Laguna Beach CA 92651

056 105 02
Coast Water South
31592 West St
Laguna Beach CA 92651

056 105 03
Agazio Gugliotta
31792 Coast Hwy
Laguna Beach CA 92651

056 105 04
John Mazza
6613 Zumirez Dr
Malibu CA 90265

056 105 07
John Mazza
6613 Zumirez Dr
Malibu CA 90265

056 105 09
Ldm
32091 Point Pl
Laguna Beach CA 92651

056 105 11
Donald Douglas Jolley
31785 5th Ave
Laguna Beach CA 92651

056 105 35
John Mazza
6613 Zumirez Dr
Malibu CA 90265

056 105 44
Kolda Florence Estate
937 Vista Dale Valle
La Canada CA 91011

056 105 45
Ldm
32091 Point Pl
Laguna Beach CA 92651

056 105 51
Ali Ehsan
2 Pacific Vis
Laguna Beach CA 92651

056 105 58
Suzanne Van Dyke
937 Vista Dale Valle
La Canada CA 91011

056 105 60
Tod Henrichsen
306 W Avenida De Los Lobos Marin
San Clemente CA 92672

056 105 61
Suzanne Van Dyke
937 Vista Dale Valle
La Canada CA 91011

056 130 09
Pamela Harold Ellis
10401 Orkiney Dr
Las Vegas NV 89144

056 130 36
Frank Arellano
1376 Dunning Dr
Laguna Beach CA 92651

056 130 37
Brian John Benham
26631 Via Sacramento
Dana Point CA 92624

056 130 44
Sierra Madre Re Holdings LLC
1640 Sierra Madre Cir
Placentia CA 92870

056 130 45
David Vermilya
35 S La Senda Dr
Laguna Beach CA 92651

056 130 60
Sarah Nix Coffey
31788 5th Ave
Laguna Beach CA 92651

056 130 61
David Liu
31838 Virginia Way
Laguna Beach CA 92651

056 130 62
David Liu
31838 Virginia Way
Laguna Beach CA 92651

056 130 65
Hospial Regional Mission
26732 Crown Valley Pkwy #261
Mission Viejo CA 92691

056 130 66
Hospial Regional Mission
27800 Medical Center Rd #354
Mission Viejo CA 92691

056 130 67
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

658 101 42
Diane Farrell
31781 Coast Hwy
Laguna Beach CA 92651

658 101 43
Kirk Osborne
5455 Irwindale Ave
Irwindale CA 91706

658 101 44
Kirk Osborne
5455 Irwindale Ave
Irwindale CA 91706

658 101 45
Stanley Okon
31791 Coast Hwy
Laguna Beach CA 92651

658 101 48
Kobeco LLC
136 Monarch Bay Dr
Monarch Beach CA 92629

658 101 49
Stephen Elmore Jordan
1280 Main St
Brawley CA 92227

658 101 50
Karen Ward Brief
2 Golf Ridge Dr
Dove Canyon CA 92679

658 101 51
Karen Ward Brief
2 Golf Ridge Dr
Dove Canyon CA 92679

658 101 53
Glenetta Farrell
31781 Coast Hwy
Laguna Beach CA 92651

658 101 54
M Perry Osborne
5455 Irwindale Ave
Irwindale CA 91706

658 111 01
Berndt Lohr-Schmidt
Po Box 3824
Hollywood CA 90078

658 111 02
Berndt Lohr-Schmidt
Po Box 3824
Hollywood CA 90078

658 111 03
Berndt Lohr-Schmidt
Po Box 3824
Hollywood CA 90078

658 111 04
Berndt Lohr-Schmidt
Po Box 3824
Hollywood CA 90078

658 111 05
Berndt Lohr-Schmidt
Po Box 3824
Hollywood CA 90078

658 111 06
Berndt Lohr-Schmidt
Po Box 3824
Hollywood CA 90078

658 111 07
Janette Munoz
31844 Coast Hwy
Laguna Beach CA 92651

658 111 08
Hospital Regional Mission
27800 Medical Center Rd #354
Mission Viejo CA 92691

658 113 01
Daniel Allied Mills
31833 Coast Hwy
Laguna Beach CA 92651

658 113 02
Smacky LP
34262 Blue Lantern St #A
Dana Point CA 92629

658 113 03
Nesbro Laguna LLC
1875 Century Park E #2300
Los Angeles CA 90067

658 113 04
Twyla Matsumoto
31851 Coast Hwy
Laguna Beach CA 92651

897 020 01
H M & S M Moustafa
2354 Buckingham Ln
Los Angeles CA 90077

897 020 02
Robert Samuelian
1 Whitecliff
Laguna Niguel CA 92677

897 020 03
Michael DeYoung
31755 Coast Hwy #103
Laguna Beach CA 92651

897 020 04
Judy Holliday
4610 Forman Ave
Toluca Lake CA 91602

897 020 05
Eric Donsky
4 Denia
Laguna Niguel CA 92677

897 020 06
Stanley Okon
31755 Coast Hwy #107
Laguna Beach CA 92651

897 020 07
Lawrence Goodman
27075 Hidden Trail Rd
Laguna Hills CA 92653

897 020 08
Katherine Bulger-Salter
350 E Las Palmas Dr
Fullerton CA 92835

897 020 09
Lee Blevins
5867 Pine Ave
Chino Hills CA 91709

897 020 10
Matthew Getz
31755 Coast Hwy #201
Laguna Beach CA 92651

897 020 11
Stephen Samuelian
31755 Coast Hwy #202
Laguna Beach CA 92651

897 020 12
Daniel Arthur Barton
31755 Coast Hwy #203
Laguna Beach CA 92651

897 020 13
Micha Invest Corp
31755 Coast Hwy #204
Laguna Beach CA 92651

897 020 14
Alex Gelbard
16575 Ensign Cir
Huntington Beach CA 92649

897 020 15
Ian Alphen Slome
9663 Santa Monica Blvd #939
Beverly Hills CA 90210

897 020 16
Spencer E S E Olsen
30832 Hunt Club Dr
San Juan Capistrano CA 92675

897 020 17
David Flores
31755 Coast Hwy #208
Laguna Beach CA 92651

897 020 18
George Botros
275 Canterbury Ct
Upland CA 91784

897 020 19
Lee Blevins
5867 Pine Ave
Chino Hills CA 91709

897 020 20
Tait Thomas Family
795 S Dove Tree Ln
Anaheim CA 92808

897 020 21
Warren Grant
602 Walden Dr
Beverly Hills CA 90210

897 020 22
Robert & S Samuelian
1 Whitecliff
Laguna Niguel CA 92677

897 020 23
Gillian S G S Menter
5909 Luther Ln #1801
Dallas TX 75225

897 020 24
Ali Reza Pazouki Mehr
31755 Coast Hwy #304
Laguna Beach CA 92651

897 020 25
Investors
1 Upper Newport Plz
Newport Beach CA 92660

897 020 26
Warren Grant
602 Walden Dr
Beverly Hills CA 90210

897 020 27
Daniela Beshay
38044 Augusta Dr
Murrieta CA 92563

897 020 28
Timothy & Concetta Ryan
30 Corporate Park #310
Irvine CA 92606

897 020 29
Harry Lumer
345 S Las Palmas Ave
Los Angeles CA 90020

897 020 30
Laguna Marquardt
42 E Knightsbridge Ln
Salt Lake City UT 84103

897 020 31
Louis Horwitz
3332 E Romelle Ave
Orange CA 92869

897 020 32
Richard Ritter
31755 Coast Hwy #401
Laguna Beach CA 92651

897 020 33
Robert Scott Marquardt
Po Box 10
Centerville UT 84014

897 020 34
Margaret Halvorson
11138 Valley Mall #200
El Monte CA 91731

897 020 35
R Douglas & Jayme Rasmussen
31755 Coast Hwy #404
Laguna Beach CA 92651

897 020 36
Michael Mackie
25 Chatham
Manhattan Beach CA 90266

897 020 37
Iwalani Harris
1726 8th St
Manhattan Beach CA 90266

897 020 38
Andrew Hammel
490 Diamond St
Laguna Beach CA 92651

897 020 39
Keith Lindsey
932 Flanders Rd
La Canada CA 91011

897 020 40
Ricardo Echeverria
822 New Orleans Ct
Claremont CA 91711

897 020 41
Stanley Okon
31791 Coast Hwy
Laguna Beach CA 92651

897 020 42
Sheldon Goldflam
718 Walden Dr
Beverly Hills CA 90210

897 020 43
Jane Marquardt
500 N Market Place Dr #10
Centerville UT 84014

897 020 44
Charles Brewer III
2565 Altamar Dr
Laguna Beach CA 92651

897 020 45
Christopher Brewer
205 Calle Tinaja
San Clemente CA 92672

897 020 46
Alan Wolf
31755 Coast Hwy #508
Laguna Beach CA 92651

897 020 47
Residential Realty Fund
222 Avondale Ave
Los Angeles CA 90049

897 020 48
Residential Realty Fund
2803 Forrester Dr
Los Angeles CA 90064