



June 17, 2020

Danielle and Robert Hagopian
31871 8th Avenue
Laguna Beach, CA 92651

Dear Mr. and Mrs. Hagopian,

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. The documented Record of Views they may be located on the city's website via the link www.lagunabeachcity.net/viewpreservation.

As we discussed, the ordinance allows a property owner to document their view once unless there is a subsequent remodel or physical change to the selected viewing locations in the primary residential structure. 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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-1777**

Visit Date: **June 10, 2020**

Applicant: **Danielle & Robert Hagopian**
View Address: **31871 8th Avenue**

Visit Conducted by: **Tony Farr, Associate Planner**

VIEW LOCATION / VISUAL SCENE

Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.

Upper level: Living room/kitchen, dining room master bedroom

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.

RECORD OF VIEWS DOCUMENTED AND AFFECTED PARCELS NOTICED

Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.

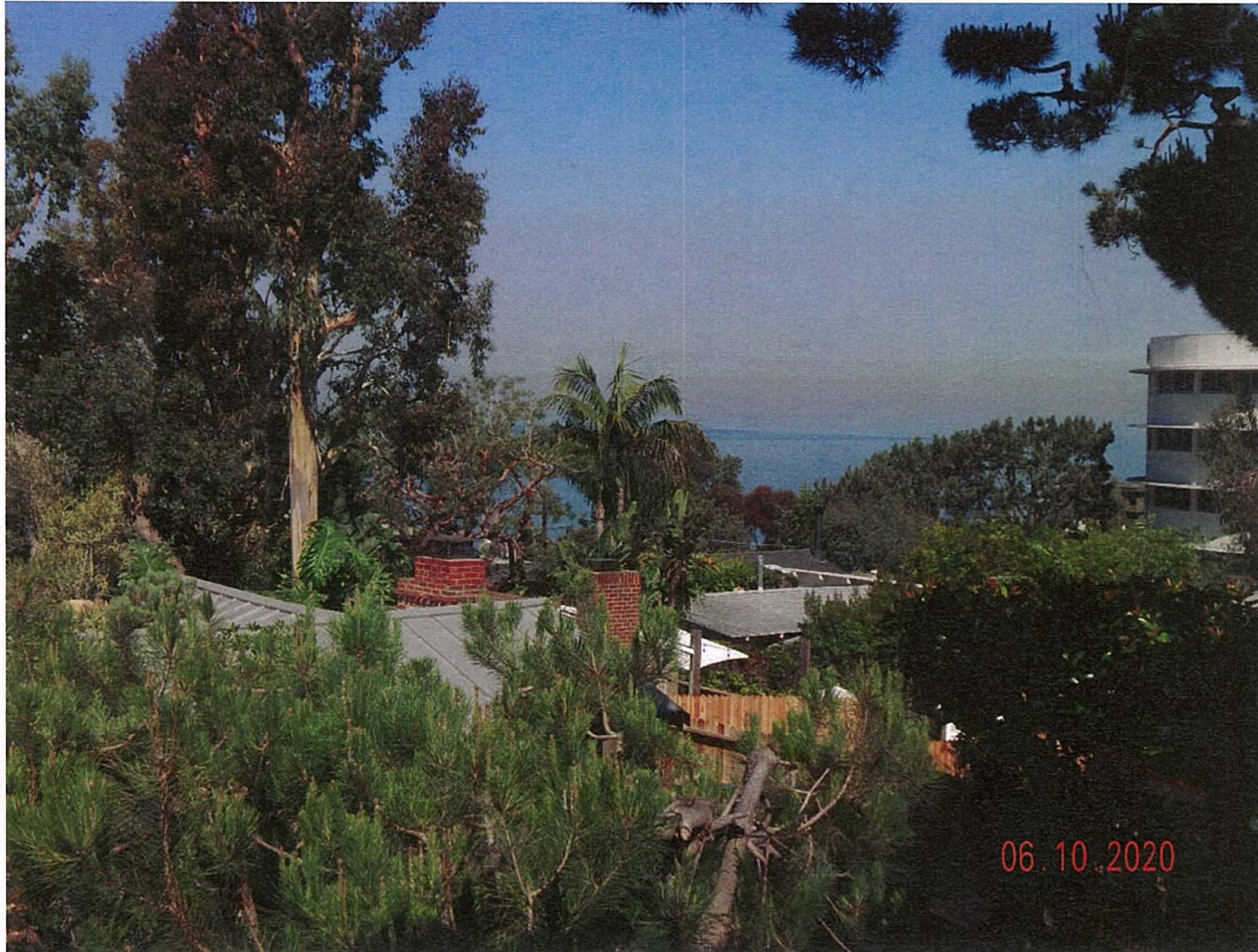
Date: 6/17/20 By: 

End of Checklist



RECORD OF VIEW

VPP 18-1777



31871 8th Avenue

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

Visual scene description: ocean horizon.

Date of photograph: 6/10/2020 Photographed by: *ryan* Submitted to property file: *6/17/20*

Document
1 of 6



RECORD OF VIEW

VPP 18-1777



31871 8th Avenue

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

Visual scene description: ocean horizon.

Date of photograph: 6/10/2020 Photographed by: *mparr* Submitted to property file: 6/17/20

Document
2 of 6



RECORD OF VIEW

VPP 18-1777



31871 8th Avenue

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

Visual scene description: ocean horizon.

Date of photograph: 6/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: 6/17/20

Document
3 of 6



RECORD OF VIEW

VPP 18-1777



31871 8th Avenue

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

Visual scene description: ocean horizon.

Date of photograph: 6/10/2020 Photographed by: M. Jarr Submitted to property file: 6/17/20

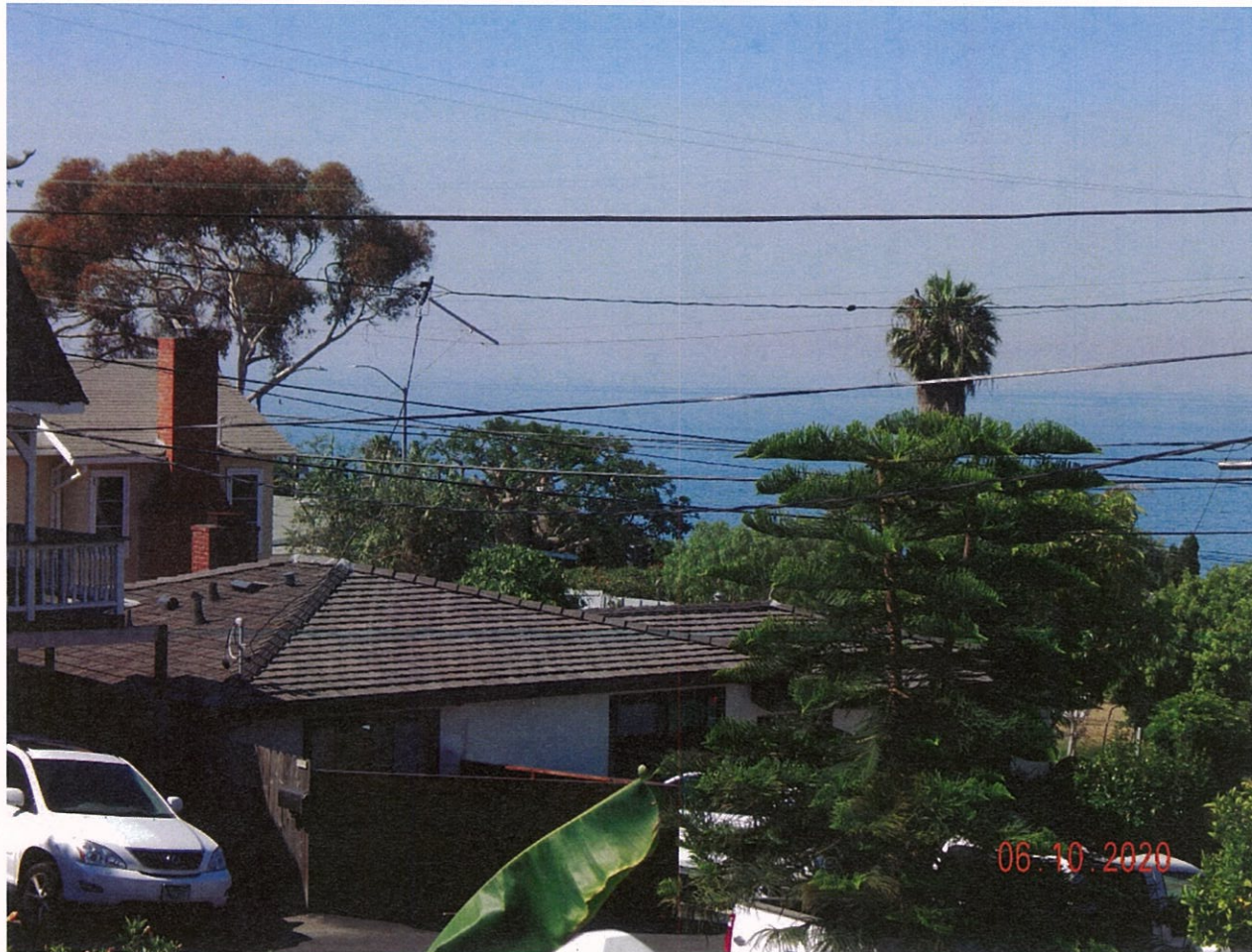
Document

4 of 6



RECORD OF VIEW

VPP 18-1777



31871 8th Avenue

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

Visual scene description: ocean horizon.

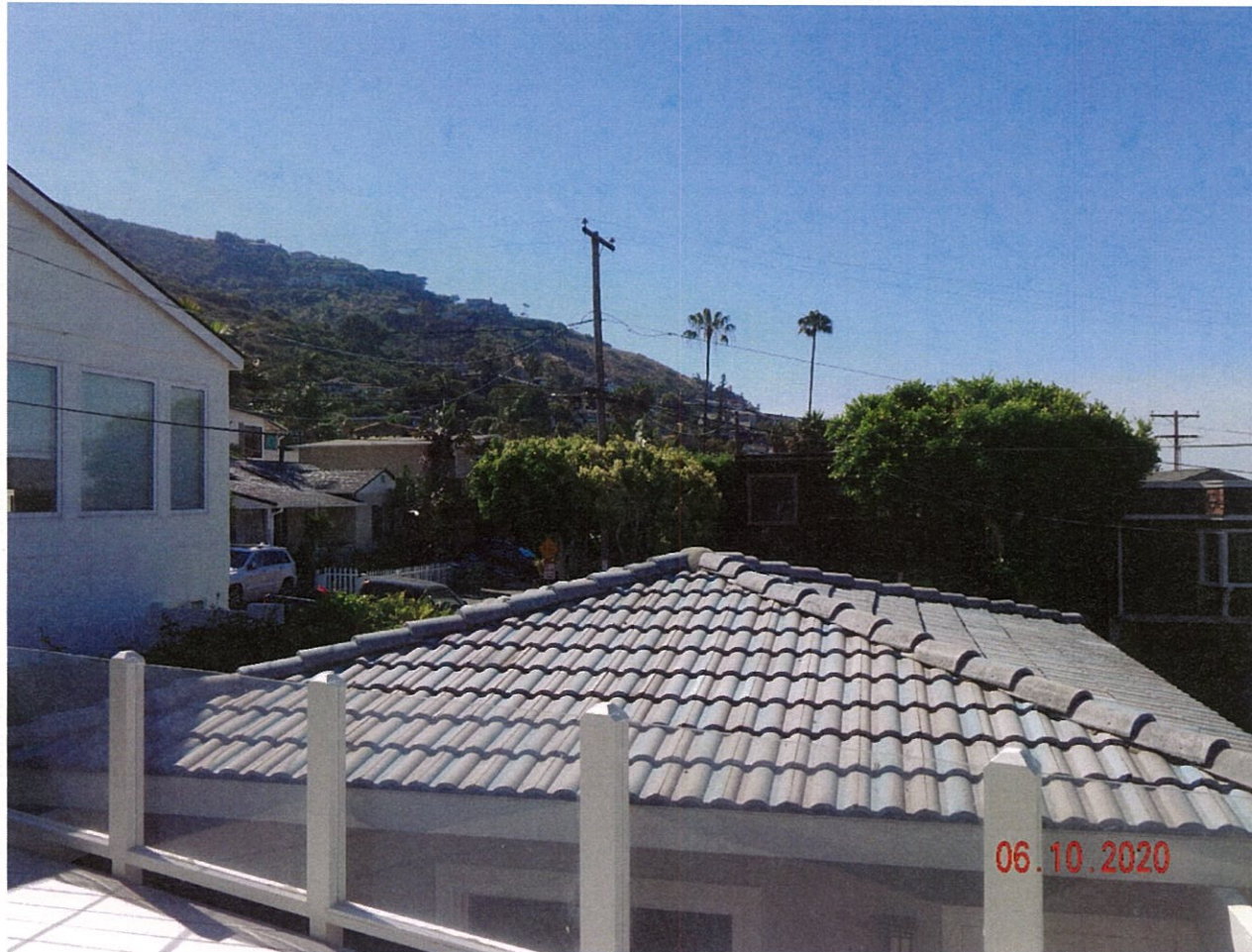
Date of photograph: 6/10/2020 Photographed by: *Myan* Submitted to property file: *6/17/20*

Document
5 of 6



RECORD OF VIEW

VPP 18-1777



31871 8th Avenue

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 6/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: 6/17/20

Document
6 of 6



June 17, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-1777
31871 8th 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 **31871 8th Avenue**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark for determining significant view impairment in the future. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment as defined in LBMC Section 12.16.030.

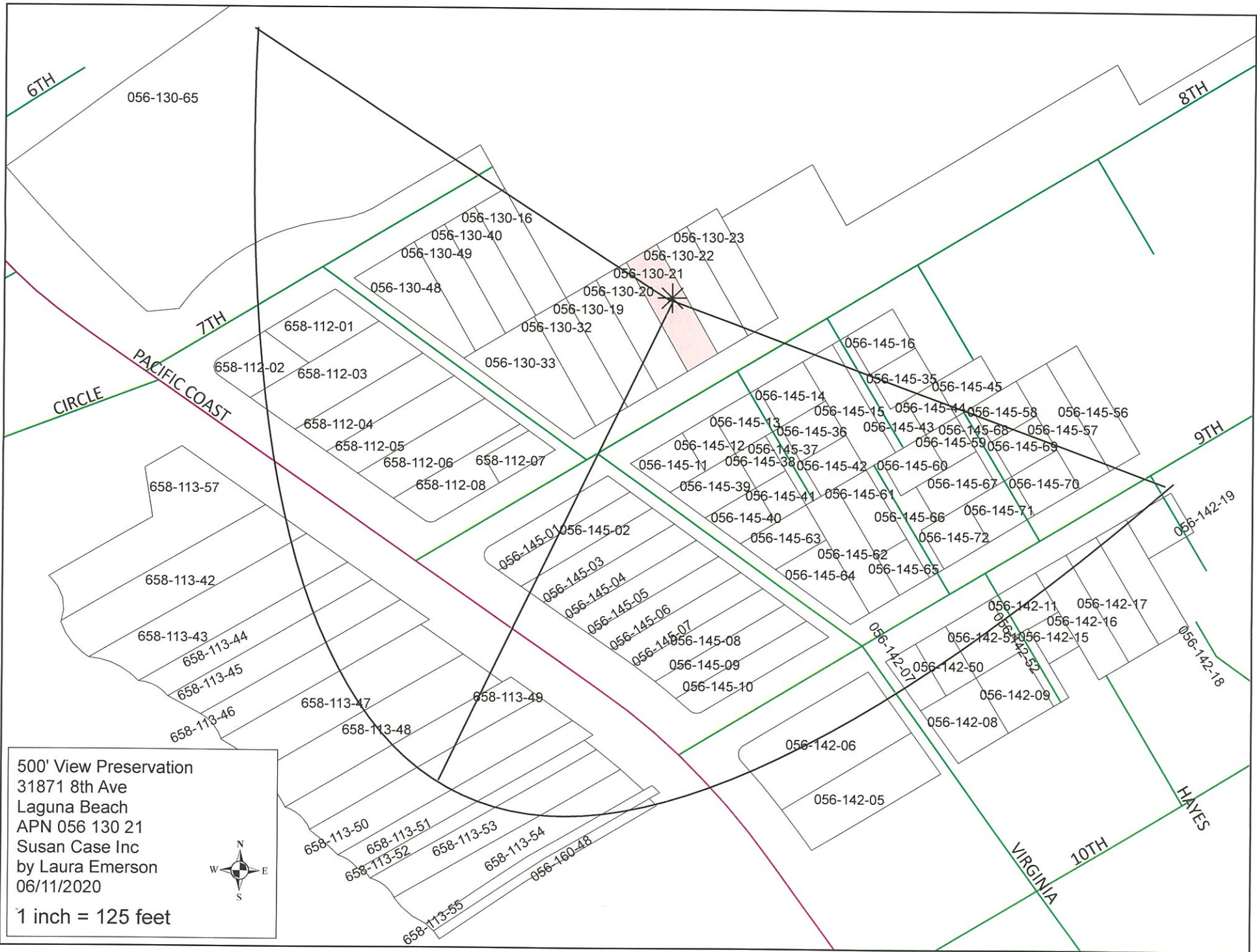
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. From the webpage, click on the address to view the recorded view from the subject property. 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 cursive script, appearing to read "Tony Farr".

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



500' View Preservation
 31871 8th Ave
 Laguna Beach
 APN 056 130 21
 Susan Case Inc
 by Laura Emerson
 06/11/2020
 1 inch = 125 feet



SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 06112020-1
31871 8th Ave
Laguna Beach CA
500' Owner View Preservation
APN 056 130 21
June 10 2020

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

056 130 16
Gexin & Assocs Med Corp 401
4892 Corkwood Ln
Irvine CA 92612

056 130 19
Steven Hayer
31875 8th Ave
Laguna Beach CA 92651

056 130 20
Ryan Gaylord
31873 8th Ave
Laguna Beach CA 92651

056 130 21
Robert Hagopian
31871 8th Ave
Laguna Beach CA 92651

056 130 22
James & Lisa Kretzschmar
31869 8th Ave
Laguna Beach CA 92651

056 130 23
Marc Acosta
620 1/2 Begonia Ave
Corona Del Mar CA 92625

056 130 32
Jorg Meyer
Po Box 1412
Laguna Beach CA 92652

056 130 33
Marco Mohajer
26382 Houston Trl
Laguna Hills CA 92653

056 130 40
Barbara Parsons
4187 Heritage Ave
Clovis CA 93619

056 130 48
Walter Metez
31834 7th Ave
Laguna Beach CA 92651

056 130 49
Halley Corbett
31918 Virinia Way
Laguna Beach CA 92651

056 130 65
Hospial Regional Mission
Po Box 25666
Anaheim CA 92825

056 142 05
Kristina Alvarez
21114 Paseo Vereda
Lake Forest CA 92630

056 142 06
Zuei-Hwa Chen
5 Turnberry Dr
Newport Beach CA 92660

056 142 07
Christopher John Arroyo
31914 9th Ave
Laguna Beach CA 92651

056 142 08
Dustin Huber
31972 Virginia Way
Laguna Beach CA 92651

056 142 09
Brent Allen Spangenberg
31935 Homewood Pl
Laguna Beach CA 92651

056 142 11
Rahul Sharma
31906 9th Ave
Laguna Beach CA 92651

056 142 15
H Bruce Deal
3113 Lake Hollywood Dr
Los Angeles CA 90068

056 142 16
Maria Mitchell
Po Box 9048
Laguna Beach CA 92652

056 142 17
Steven Dixon
31902 9th Ave
Laguna Beach CA 92651

056 142 18
Diane Grady
5 Charity
Irvine CA 92612

056 142 19
Kelly Mommas The
31898 9th Ave
Laguna Beach CA 92651

056 142 50
Jennifer Lynn Davison
31912 9th Ave
Laguna Beach CA 92651

056 142 51
Brian Mark Solo
31910 9th Ave
Laguna Beach CA 92651

056 142 52
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 01
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 02
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 03
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 04
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 05
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 06
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 07
Daryoush Yamtoobian
2510 Vista Baya
Newport Beach CA 92660

056 145 08
Manoucher Yomitoubian
2510 Vista Baya
Newport Beach CA 92660

056 145 09
Helen Yamtoobian
21 Rue Grand Ducal
Newport Beach CA 92660

056 145 10
Jack Yomtoubian
2510 Vista Baya
Newport Beach CA 92660

056 145 11
Marco Mohajer
26382 Houston Trl
Laguna Hills CA 92653

056 145 12
Jordan Gerberg
31874 8th Ave
Laguna Beach CA 92651

056 145 13
David Sobolewski
31872 8th Ave
Laguna Beach CA 92651

056 145 14
Mark Jeffrie Lyon
23872 Taranto Bay
Dana Point CA 92629

056 145 15
Walter The Knoff
31866 8th Ave
Laguna Beach CA 92651

056 145 16
Jacinthe Marie Paquette
2531 Bayshore Dr
Newport Beach CA 92663

056 145 35
Steven Richman
224 Conway Ave
Los Angeles CA 90024

056 145 36
Michael Freedman
1278 Glenneyre St #71
Laguna Beach CA 92651

056 145 37
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 38
Ben & Elaine Williams
31881 Ivy Ln
Laguna Beach CA 92651

056 145 39
Bohon
4571 Birdie Cir
Corona CA 92883

056 145 40
Marcus Iv M L Young
31956 Virginia Way
Laguna Beach CA 92651

056 145 41
Relph
Po Box 9018
Laguna Beach CA 92652

056 145 42
John Thurman Baker
32661 Caspian Sea Dr
Monarch Beach CA 92629

056 145 43
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 44
Howard Jacobson
31874 Seaview St
Laguna Beach CA 92651

056 145 45
Howard Jacobson
31874 Seaview St
Laguna Beach CA 92651

056 145 56
Michael John Mammone
920 Quivera St
Laguna Beach CA 92651

056 145 57
Jill Gamble
31899 9th Ave
Laguna Beach CA 92651

056 145 58
R Andrew Hawkins
85 Palm Beach Ct
Dana Point CA 92629

056 145 59
Mark Allister
19215 Beckwith Ter
Irvine CA 92603

056 145 60
Debra Carrillo
31910 Lupin Pl
Laguna Beach CA 92651

056 145 61
John Holcomb
751 Wildomar
Pacific Palisades CA 90272

056 145 62
Hooman Kashef Hamadani
638 Summerlea St
Pittsburgh PA 15232

056 145 63
Marcus Iv Young
31956 Virginia Way
Laguna Beach CA 92651

056 145 64
John Howard
18 Sikwood
Aliso Viejo CA 92656

056 145 65
William & Patricia Kommel
31911 9th Ave
Laguna Beach CA 92651

056 145 66
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 67
Bradley Smith
31914 Lupin Pl
Laguna Beach CA 92651

056 145 68
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 69
Anat Lyon
23872 Taranto Bay
Dana Point CA 92629

056 145 70
Sharon Davey
31901 9th Ave
Laguna Beach CA 92651

056 145 71
Jo Ann Holt Folsom
4024 Chapman Pl
Riverside CA 92506

056 145 72
Eric Trabert
31907 9th Ave
Laguna Beach CA 92651

056 160 48
James Graham
Po Box 1382
Laguna Beach CA 92652

658 112 01
Lena LLC
1555 W Saltsage Dr
Phoenix AZ 85045

658 112 02
James & Gina Laubham
1555 W Saltsage Dr
Phoenix AZ 85045

658 112 03
Anthony Sarris
31917 Virginia Way
Laguna Beach CA 92651

658 112 04
Michael Blanchard
31919 Virginia Way
Laguna Beach CA 92651

658 112 05
Christopher Todd Lambert
31921 Virginia Way
Laguna Beach CA 92651

658 112 06
Danny Shaoulian
828 Thayer Ave
Los Angeles CA 90024

658 112 07
Jorg Meyer
Po Box 1412
Laguna Beach CA 92652

658 112 08
Gary Finley
31932 Coast Hwy
Laguna Beach CA 92651

658 113 42
Lagunatyme LLC
3333 Allen Pkwy #2708
Houston TX 77019

658 113 43
Robert Truskowski
111 Arroqui Rd
Santa Barbara CA 93108

658 113 44
Ruth Smith
8346 Beverly Dr
San Gabriel CA 91775

658 113 45
Divo
32551 Azores Rd
Dana Point CA 92629

658 113 46
Brad Lions Pride Gold
132 E Delaware Pl #6102
Chicago IL 60611

658 113 47
Steven Goldman
31943 Coast Hwy
Laguna Beach CA 92651

658 113 48
Jason Liu
31945 Coast Hwy
Laguna Beach CA 92651

658 113 49
Greg MacGillivray
Po Box 205
Laguna Beach CA 92652

658 113 50
Surendra Machiraju
31951 Coast Hwy
Laguna Beach CA 92651

658 113 51
Ulysses Grant Meyer
31955 Pacific Coast Hwy
Laguna Beach CA 92651

658 113 52
Ulysses Grant Meyer
31955 Pacific Coast Hwy
Laguna Beach CA 92651

658 113 53
Ulysses Grant Meyer
31955 Pacific Coast Hwy
Laguna Beach CA 92651

658 113 54
David Zinke
832 S Easthills Dr
West Covina CA 91791

658 113 55
Orange County Harbors
Po Box 4048
Santa Ana CA 92702

658 113 57
Myron B M B Wacholder
31913 Coast Hwy
Laguna Beach CA 92651