



January 14, 2020

Brian Jacobs
1065 Katella Street
Laguna Beach, CA 92651

Dear Mr. Jacobs,

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 19-5491**

Visit Date: **December 31, 2019**
Applicant: **Brian Jacobs**
View Address: **1065 Katella Street**
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, dining room, kitchen
Lower level: 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 Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, whitewater and 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: 1/14/2020 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 19-5491



1065 Katella Street

The photograph above was taken from the living room on the upper level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/31/19 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*

Document
1 of 8



RECORD OF VIEW

VPP 19-5491



1065 Katella Street

The photograph above was taken from the living room on the upper level of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/31/19 Photographed by: *W. J. [Signature]* Submitted to property file: *4/14/2020*



RECORD OF VIEW

VPP 19-5491



1065 Katella Street

The photograph above was taken from the living room on the upper level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/31/19 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*



RECORD OF VIEW

VPP 19-5491



1065 Katella Street

The photograph above was taken from the living room on the upper level of the primary residential structure. Visual scene description:
San Clemente Island and ocean horizon.

Date of photograph: 12/31/19 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*

Document
4 of 8



RECORD OF VIEW

VPP 19-5491



1065 Katella Street

The photograph above was taken from the lower level master bedroom of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/31/19 Photographed by: *mjan* Submitted to property file: *1/24/2020*

Document
5 of 8



RECORD OF VIEW

VPP 19-5491



1065 Katella Street

The photograph above was taken from the lower level master bedroom of the primary residential structure. Visual scene description: city lights.

Date of photograph: 12/31/19 Photographed by: *[Signature]* Submitted to property file: *1/14/2020*



RECORD OF VIEW

VPP 19-5491



1065 Katella Street

The photograph above was taken from the lower level master bedroom of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, whitewater and ocean horizon.

Date of photograph: 12/31/19 Photographed by: [Signature] Submitted to property file: 1/14/2020

Document
7 of 8



RECORD OF VIEW

VPP 19-5491



1065 Katella Street

The photograph above was taken from the lower level master bedroom of the primary residential structure. Visual scene description:
San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/31/19 Photographed by: [Signature] Submitted to property file: 1/14/2020

Document
8 of 8



January 14, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-5491
1065 KATELLA STREET, 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 **1065 Katella Street**. 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 L.B.M.C. Section 12.16.030.

As an affected property owner within 500 feet of the subject property you are 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 black ink, appearing to read "Tony Farr".

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

01/06/2020 File # 208168

1065 Katella Ave
Laguna Beach CA
APN(s) 644 436 05
500' View Preservation

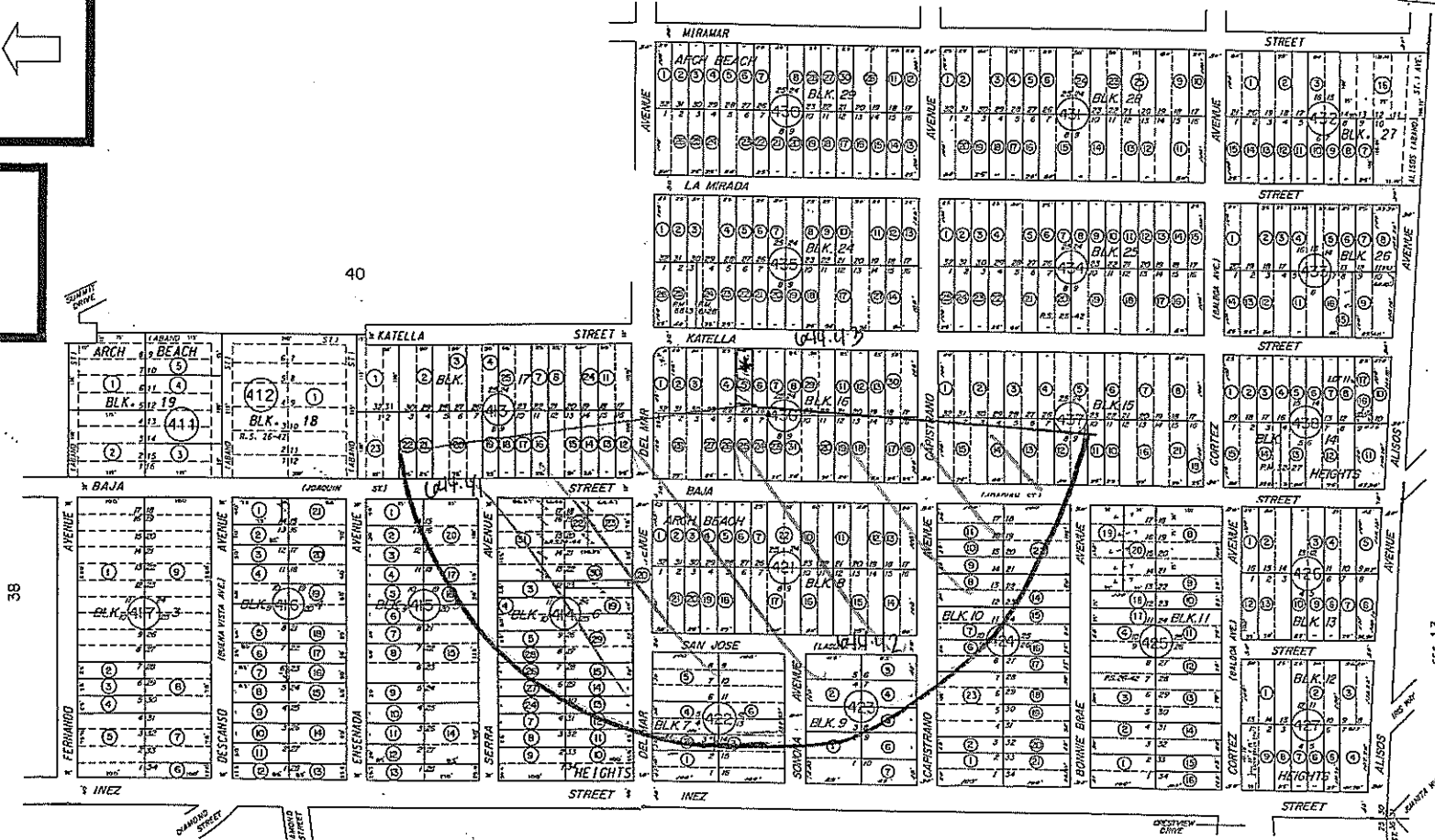


Map Preparer:
Laura Emerson
SUSAN W. CASE, INC.
917 GLENNEYRE ST #7
LAGUNA BEACH CA 92651
949 494 6105
orders@susancaseinc.com

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44

1" = 100'



40

38

30

29

29

656-13

656-13

MARCH 1976

ARCH BEACH HEIGHTS

M.M. 7-9,10

NOTE - ASSESSOR'S BLOCK
PARCEL NUMBERS
SHOWN IN CIRCLES

ARCH BEACH HEIGHTS

M.M. 7-9, 10

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

ASSESSOR'S MAP
BOOK 644 PAGE 42
COUNTY OF ORANGE

1700.000 Feet

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

File# 208168
1065 Katella Ave
Laguna Beach CA
APN 644 436 05
500' View Preservation
January 6 2020

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



644 413 12
Katherine Kyle Averill
1104 Baja St
Laguna Beach CA 92651

644 413 13
Frederick Chan
420 Independence Dr
Claremont CA 91711

644 413 14
Chad Filiault
1116 Baja St
Laguna Beach CA 92651

644 413 15
Ronald Joseph Thomas Jr.
1124 Baja St
Laguna Beach CA 92651

644 413 16
I Simpson
1135 Katella St
Laguna Beach CA 92651

644 413 17
Nikki Duplisea
1135 Katella St
Laguna Beach CA 92651

644 413 18
Nikki Duplisea
1135 Katella St
Laguna Beach CA 92651

644 413 19
Nikki Duplisea
1135 Katella St
Laguna Beach CA 92651

644 413 20
Hamid Al-Hakeem
1162 Baja St
Laguna Beach CA 92651

644 413 21
Albert Roberts
1179 Katella St
Laguna Beach CA 92651

644 413 22
Craig Jorgensen
13 Mela Ln
Rancho Palos Verdes CA 90275

644 413 23
Wesley Ray Hall
7521 Edinger Ave #3000
Huntington Beach CA 92647

644 414 03
Alan Safari
609 Bay Hill Dr
Newport Beach CA 92660

644 414 04
Alan Safari
609 Bay Hill Dr
Newport Beach CA 92660

644 414 05
Alan Safari
609 Bay Hill Dr
Newport Beach CA 92660

644 414 11
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 414 12
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 414 13
Fei Weng
17951 Nearbank Dr
Rowland Heights CA 91748

644 414 14
Fei Weng
17951 Nearbank Dr
Rowland Heights CA 91748

644 414 15
David Armstrong
6761 SE Harbor Cir
Stuart FL 34996

644 414 19
Kris Rittenhouse
962 Del Mar Ave
Laguna Beach CA 92651

644 414 20
Alan Safari
609 Bay Hill Dr
Newport Beach CA 92660

644 414 22
Ronald Tarbell
26 Calle De Princesa
Coto De Caza CA 92679

644 414 23
Pintano LLC
445 S Peralta Hills Dr
Anaheim CA 92807

644 414 24
Ilse Wilke
Po Box 1151
Costa Mesa CA 92628

644 414 26
Ilse Wilke
Po Box 1151
Costa Mesa CA 92628

644 414 27
Loh Investment Ltd
4747 Executive Dr #9TH
San Diego CA 92121

644 414 28
Loh Investment Ltd
4747 Executive Dr #9TH
San Diego CA 92121

644 414 29
David Armstrong
6761 SE Harbor Cir
Stuart FL 34996

644 414 30
Sivoush Nayyeri
974 Del Mar Ave
Laguna Beach CA 92651

644 414 31
Mohammad Homayoun Osmani
12241 Reseda Dr
Yucaipa CA 92399

644 415 01
Eric Michael Schantz
2031 S Eileen Dr
Anaheim CA 92802

644 415 02
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 415 03
Joseph Inge
5608 Great Divide Dr
Bee Cave TX 78738

644 415 15
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 415 16
Ronald Davies
71 Princeville Ln
Las Vegas NV 89113

644 415 17
Ronald Davies
71 Princeville Ln
Las Vegas NV 89113

644 415 20
Ronald Davies
1165 Baja St
Laguna Beach CA 92651

644 421 01
Scott Dunkleman
1095 Baja St
Laguna Beach CA 92651

644 421 02
Lindon & K Thomas
3965 Myrtle Ave
Long Beach CA 90807

644 421 03
Kambiz Karimi
2 Mandalay
Laguna Niguel CA 92677

644 421 04
Larry Dunn
621 Las Lomas Ave
Pacific Palisades CA 90272

644 421 05
Michael Weissman
4223 San Joaquin Plz
Newport Beach CA 92660

644 421 06
Joseph Ziomek
Po Box 368
Laguna Beach CA 92652

644 421 07
Armstrong Trust
1059 Baja St
Laguna Beach CA 92651

644 421 10
James Brian Sheldon
1039 Baja St
Laguna Beach CA 92651

644 421 11
Nelson Trust
1029 Baja St
Laguna Beach CA 92651

644 421 12
Emad Hakim
1019 Baja St
Laguna Beach CA 92651

644 421 13
David Thomas Austin
990 Capistrano Ave
Laguna Beach CA 92651

644 421 14
Rosalie Marsh-Boinus
966 Capistrano Ave
Laguna Beach CA 92651

644 421 15
Reza Jozi
1352 La Mirada St
Laguna Beach CA 92651

644 421 16
James Sheldon
1039 Baja St
Laguna Beach CA 92651

644 421 17
Joseph Sanders
200 Pacific Coast Hwy #406
Huntington Beach CA 92648

644 421 18
Roberto Viggayan
102 Ocean Harbour Ln
Las Vegas NV 89148

644 421 19
Roberto Viggayan
102 Ocean Harbour Ln
Las Vegas NV 89148

644 421 20
Kambiz Karimi
2 Mandalay
Laguna Niguel CA 92677

644 421 21
Edward Daniel Fitzgerald
965 Del Mar Ave
Laguna Beach CA 92651

644 421 22
Joseph Sanders
200 Pacific Coast Hwy #406
Huntington Beach CA 92648

644 422 01
Edward Daniel Fitzgerald
965 Del Mar Ave
Laguna Beach CA 92651

644 422 02
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 422 03
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 422 04
Harry G B F John
222 E Olive Ave #3
Redlands CA 92373

644 422 05
Edward Daniel Fitzgerald
965 Del Mar Ave
Laguna Beach CA 92651

644 422 06
Gilbert Bezar
2615 Marin Ave
Berkeley CA 94708

644 423 01
Thomas Francis Doherty
1510 Buttercup Ln
Kingwood TX 77339

644 423 02
Thomas Doherty
1510 Buttercup Ln
Kingwood TX 77339

644 423 03
Janice Hobbs
1 City West Blvd #1125
Orange CA 92868

644 423 04
Janice Hobbs
1 City West Blvd #1125
Orange CA 92868

644 423 05
Janice Hobbs
1 City West Blvd #1125
Orange CA 92868

644 423 06
Janice Hobbs
1 City West Blvd #1125
Orange CA 92868

644 424 06
Richard Schnyder
945 Capistrano Ave
Laguna Beach CA 92651

644 424 07
Darryl Korn
955 Capistrano Ave
Laguna Beach CA 92651

644 424 08
Caroline Starner
965 Capistrano Ave
Laguna Beach CA 92651

644 424 09
Darryl Korn
955 Capistrano Ave
Laguna Beach CA 92651

644 424 10
Wiley Langford
24362 Baxter Dr
Malibu CA 90265

644 424 11
Jesa Kreiner
Po Box 3075
Fullerton CA 92834

644 424 14
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 424 15
Timothy The Graber
1018 N Cambria Pl
Anaheim CA 92801

644 424 22
Denise Roberson
996 Bonnie Brae Ave
Laguna Beach CA 92651

644 424 23
Lloyd B L B Mote
935 Capistrano Ave
Laguna Beach CA 92651

644 436 01
Brian Rhee
1095 Katella St
Laguna Beach CA 92651

644 436 02
Judy Oneal
1089 Katella St
Laguna Beach CA 92651

644 436 03
David Glenn Duckworth
9090 Irvine Center Dr #200
Irvine CA 92618

644 436 04
Stephen Simpson
1071 Katella St
Laguna Beach CA 92651

644 436 05
Brian Jacobs
1065 Katella St
Laguna Beach CA 92651

644 436 06
Stephen Gary
1634 Pinehurst Dr
Los Altos CA 94024

644 436 07
Dustin Ramsay
11140 Lynwood Palm Way
Palm Beach Gardens FL 33412

644 436 08
Catherine Caporaso
22922 Pocetas
Mission Viejo CA 92692

644 436 11
Erik Johnson
1029 Katella St
Laguna Beach CA 92651

644 436 12
Marc Gottschalk
1023 Katella St
Laguna Beach CA 92651

644 436 13
Tamela Henderson
1015 Katella St
Laguna Beach CA 92651

644 436 16
Catalina Trust
1026 Capistrano Ave
Laguna Beach CA 92651

644 436 17
Jerry Leikwold
9273 Star Pass Loop
Reno NV 89523

644 436 18
Sunrise III LLC
23890 Copperhill Dr #205
Valencia CA 91354

644 436 19
Sunrise III LLC
23890 Copperhill Dr #205
Valencia CA 91354

644 436 20
Ida Theodor
1034 Baja St
Laguna Beach CA 92651

644 436 23
Ruth Of Smith
8346 Beverly Dr
San Gabriel CA 91775

644 436 24
Manfred Lietz
3005 Via Del Cielo
Fallbrook CA 92028

644 436 25
Frank Pearce Jr.
1064 Baja St
Laguna Beach CA 92651

644 436 26
Douglas Duplisea
Po Box 707
Saratoga WY 82331

644 436 27
McS Trust
1076 Baja St
Laguna Beach CA 92651

644 436 28
Paul Butler
16114 E Powderhorn Dr
Fountain Hills AZ 85268

644 436 29
Michelle Lauren Tom
1039 Katella St
Laguna Beach CA 92651

644 436 30
Warren Cannon
1007 Katella St
Laguna Beach CA 92651

644 436 31
Ida Theodor
1034 Baja St
Laguna Beach CA 92651

644 437 01
Melinda Joy Flannery
1085 Capistrano Ave
Laguna Beach CA 92651

644 437 11
Paige Lyall
940 Baja St
Laguna Beach CA 92651

644 437 12
Dina Caron Bissonnette
412 Prospect St
Newport Beach CA 92663

644 437 13
Paolo Sassone-Corsi
960 Baja St
Laguna Beach CA 92651

644 437 14
Lisa Dauffenbach
970 Baja St
Laguna Beach CA 92651

644 437 15
Redcay
316 W Avenida Gaviota
San Clemente CA 92672