



July 24, 2019

Brian and Sommy Rhee
1095 Katella St.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Rhee,

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 19-3666**

Visit Date: **July 18, 2019**
Applicant: **Brian and Sommy Rhee**
View Address: **1095 Katella St.**

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.

Main floor: Living room, dining room, kitchen
Middle floor: Master bedroom
Lower floor: Guest bedroom/entertainment room

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, Cresecent Bay Park, 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: 7/24/2019 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the living room/dining room/kitchen on the main floor of the primary residential structure.
Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Document
1 of 11

Date of photograph: 7/18/19 Photographed by: *mjan* Submitted to property file: *7/24/2019*



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *[Signature]* Submitted to property file: 7/24/2019



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *myan* Submitted to property file: *7/24/2019*

Document
3 of 11



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the living room/dining room/kitchen of the main floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *[Signature]*

Submitted to property file: 7/24/2019



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the master bedroom of the middle floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *myan* Submitted to property file: *7/24/2019*

Document
5 of 11



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the master bedroom of the middle floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *[Signature]* Submitted to property file: 7/24/2019

Document
6 of 11



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the master bedroom of the middle floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *[Signature]* Submitted to property file: *7/24/2019*

Document
7 of 11



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the master bedroom of the middle floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *myarr* Submitted to property file: *7/24/2019*

Document
8 of 11



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the guest bedroom/entertainment room of the lower floor of the primary residential structure.

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

Date of photograph: 7/18/19 Photographed by: *[Signature]* Submitted to property file: 7/24/2019

Document
9 of 11



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the guest bedroom/entertainment room of the lower floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *M. J. Jarr* Submitted to property file: *7/24/2019*

Document
10 of 11



RECORD OF VIEW

VPP 19-3666



1095 Katella St.

The photograph above was taken from the guest bedroom/entertainment room of the lower floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 7/18/19 Photographed by: *[Signature]* Submitted to property file: 7/24/2019

Document
11 of 11



July 24, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-3666
1095 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 **1095 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 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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

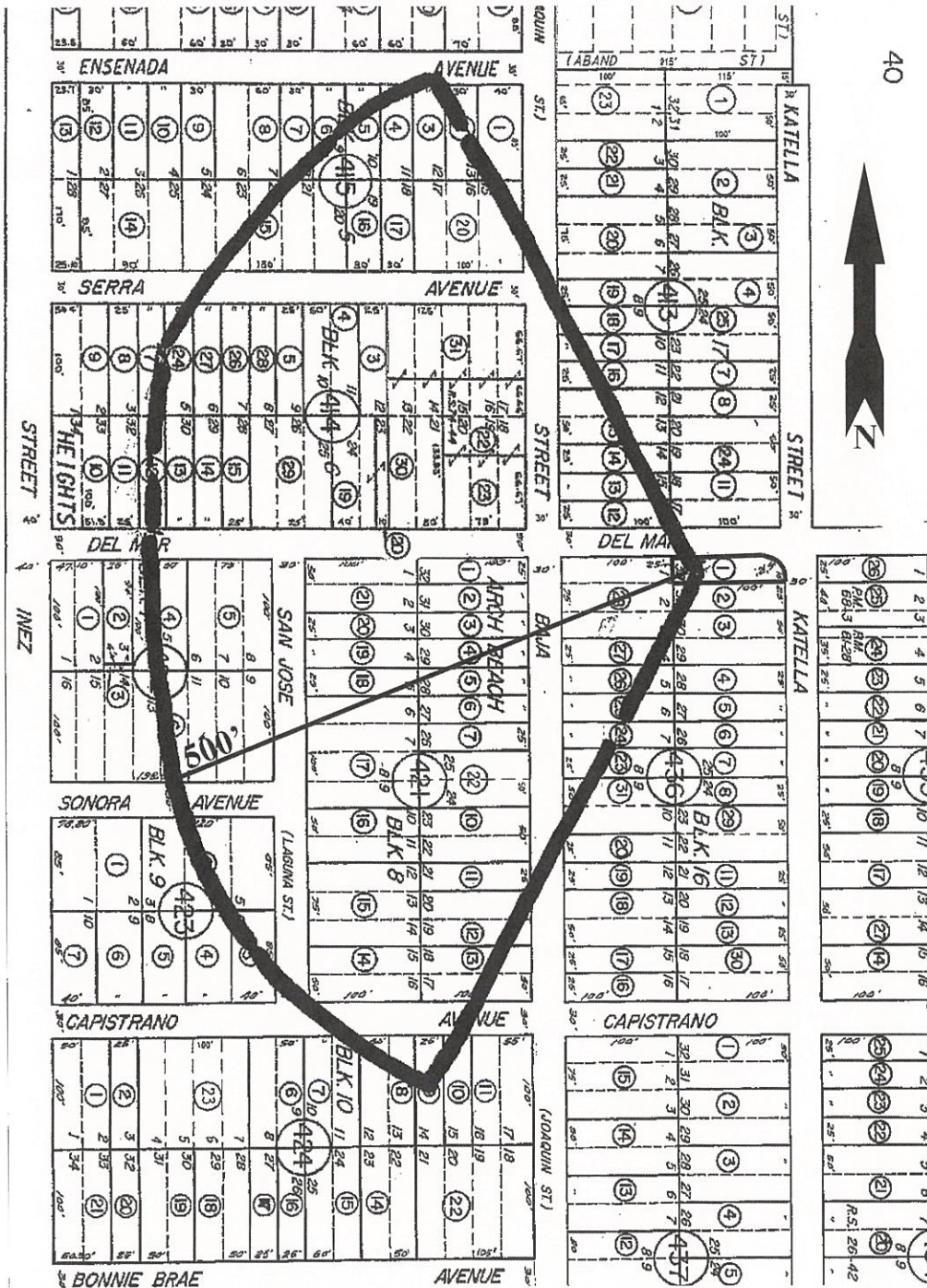
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-436-01
500' Radius for View Preservation

Address: 1095 KATELLA ST
LAGUNA BEACH CA 92651



#9628
7/22/2019



Advanced Listing Services Inc

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

**500' Ownership Listing
For View Preservation
Prepared for:**

**644-436-01
BRIAN & SOMMY RHEE
1095 KATELLA ST
LAGUNA BEACH CA 92651**

RECEIVED

JUL 23 2019

ZONING DIVISION
CITY OF LAGUNA BEACH

644-413-11
PAPPANO FRANK J & MARGARET
TRUST
1088 DEL MAR AVE
LAGUNA BEACH CA 92651

644-413-12
KATHERINE KYLE AVERILL
1104 BAJA ST
LAGUNA BEACH CA 92651

644-413-13
FREDERICK T CHAN
420 INDEPENDANCE DR
CLAREMONT CA 91711

644-413-14
CHAD & ERICA FILIAULT
1116 BAJA ST
LAGUNA BEACH CA 92651

644-413-15
RONALD JOSEPH & SARAH MARIE
THOMAS
1124 BAJA
LAGUNA BEACH CA 92651

644-413-16, 17, 18, 19
NIKKI R DUPLISEA
1135 KATELLA ST
LAGUNA BEACH CA 92651

644-414-03, 04, 05
ALAN SAFARI
609 BAY HILL DR
NEWPORT BEACH CA 92660

644-414-07
EAY LLC-SERIES VII
PO BOX 231894
LAS VEGAS NV 89105

644-414-11, 12, 644-415-02, 07, 15
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-414-13, 14
FEI WENG
17951 NEARBANK DR
ROWLAND HEIGHTS CA 91748

644-414-15, 29
DAVID & YVONNE ARMSTRONG
6761 SE HARBOR CIR
STUART FL 34996

644-414-19
KRIS RITTENHOUSE
962 DEL MAR AVE
LAGUNA BEACH CA 92651

644-414-22
RONALD M TARBELL
26 CALLE DE PRINCESA
COTO DE CAZA CA 92679

644-414-23
VEENA CHARU
445 S PERALTA HILLS DR
ANAHEIM CA 92807

644-414-24, 26
ILSE D WILKE
P O BOX 1151
COSTA MESA CA 92628

644-414-27, 28
LOH INVESTMENT LTD
4747 EXECUTIVE DR 9TH FL
SAN DIEGO CA 92121

644-414-30
SIVOUSH & ZAHRA NAYYERI
2152 ALTON PKWY I
IRVINE CA 92606

644-414-31
MOHAMMAD HOMAYOUN & MAGDA
ROBINSON OSMANI
12241 RESEDA DR
YUCAIPA CA 92399

644-415-01
ERIC MICHAEL SCHANTZ
2031 S EILEEN
ANAHEIM CA 92802

644-415-03, 06
JOSEPH B INGE
5608 GREAT DIVIDE DR
AUSTIN TX 78738

644-415-04
SHERYL A CAVERLY
553 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-415-05
JOSEPH H LIVERNASH
12672 SENDA ACANTILADA
SAN DIEGO CA 92128

644-415-16, 17
RONALD W DAVIES
71 PRINCEVILLE LN
LAS VEGAS NV 89113

644-415-20
RONALD W DAVIES
1165 BAJA ST
LAGUNA BEACH CA 92651

644-421-01
SCOTT DUNKLEMAN
3419 E CHAPMAN 310
ORANGE CA 92869

644-421-02
LINDON THOMAS
3965 MYRTLE AVE
LONG BEACH CA 90274

644-421-03, 20
KARIMI KAMBIZ
2 MANDALAY
LAGUNA NIGUEL CA 92677

644-421-04
LARRY & KRISTI DUNN
1077 BAJA ST
LAGUNA BEACH CA 92651

644-421-05
MICHAEL D WEISSMAN
4223 SAN JOAQUIN PLZ
NEWPORT BEACH CA 92660

644-421-06
JOSEPH J ZIOMEK
PO BOX 368
LAGUNA BEACH CA 92652

644-421-07
WILLIAM C ARMSTRONG
318 W AVENIDA GAVIOTA
SAN CLEMENTE CA 92672

644-421-10
JAMES BRIAN SHELDON
1039 BAJA ST
LAGUNA BEACH CA 92651

644-421-11
JAMES G NELSON
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 S MARSH-BOINUS
966 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-421-15
JOZI REZA
1352 LA MIRADA ST
LAGUNA BEACH CA 92651

644-421-16
JAMES B SHELDON
1039 BAJA ST
LAGUNA BEACH CA 92651

644-421-17, 22
JOSEPH L SANDERS
200 PACIFIC COAST HWY 406
HUNTINGTN BCH CA 92648

644-421-18, 19
ROBERTO A VIGGAYAN
102 OCEAN HARBOUR LN
LAS VEGAS NV 89148

644-421-21 644-422-05
EDWARD DANIEL FITZGERALD
965 DEL MAR AVE
LAGUNA BEACH CA 92651

644-422-04
HARRY G JOHN
222 E OLIVE #3
REDLANDS CA 92373

644-422-06
GILBERT E BEZAR.
4 SAGITTA WAY
COTO DE CAZA CA 92679

644-423-02
THOMAS F & LOUISE J DOHERTY
1510 BUTTERCUP LN
KINGWOOD TX 77339

644-423-03, 04
JANICE K HOBBS
1 CITY WEST BLVD 1125
ORANGE CA 92868

644-424-07, 09
DARRYL K KORN
955 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-424-08
CAROLINE STARNER
965 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-424-10
WILEY H LANGFORD
24362 BAXTER DR
MALIBU CA 90265

644-436-01
BRIAN & SOMMY RHEE
1095 KATELLA ST
LAGUNA BEACH CA 92651

644-436-02
JUDITH K ONEAL
1089 KATELLA ST
LAGUNA BEACH CA 92651

644-436-03
DAVID GLENN DUCKWORTH
9090 IRVINE CENTER DR 200
IRVINE CA 92618

644-436-20, 31
IDA THEODOR
1034 BAJA ST
LAGUNA BEACH CA 92651

644-436-23
RUTH K SMITH
8346 BEVERLY DR
SAN GABRIEL CA 91775

644-436-24
MANFRED K LIETZ
3005 VIA DEL CIELO
FALLBROOK CA 92028

644-436-25
FRANK G PEARCE
1064 BAJA ST
LAGUNA BEACH CA 92651

644-436-26
DOUGLAS DUPLISEA
PO BOX 707
SARATOGA WY 82331

644-436-27
MEUY SAETEURN
1076 BAJA ST
LAGUNA BEACH CA 92651

644-436-28
PAUL BUTLER
16114 E POWDERHORN DR
FOUNTAIN HILLS AZ 85268