



September 16, 2015

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 15-1657
145 LA BREA ST., LAGUNA BEACH, CA**

Dear Property Owner:

The City of Laguna Beach enacted the View Preservation and Restoration ordinance, Chapter 12.16, in December 2014. It is a purpose of Chapter 12.16 to establish a right for property owners to determine and to preserve views, from selected viewing locations within their primary residential structure, from significant view impairment by the growth of trees or other vegetation. Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), 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.

A View Preservation claim has been filed with the city for the property located at **145 La Brea St.** 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.**

A copy of Municipal Code section 12.16.040, View Preservation, is printed on the back of this notice. If you have any questions regarding this notice or the Municipal Code, please do not hesitate to contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2015-1657**

Visit Date: **August 25, 2015**

Applicant: **Jeffery Randolph & Diane Koch
145 La Brea St.**

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

1. VIEW LOCATION / VISUAL SCENE

a. Indicate location in principal residential structure view impacted.

Kitchen and sitting room

b. Describe visual scene for each location noted above.

The visual scene is consistent from the selected viewing areas which includes the Kitchen and the Sitting room in the primary residential structure

Visual Scene: Ocean horizon, hillside terrain, San Clemente Island and central Laguna coastline southward to Dana Point.

2. RECORD OF VIEWS

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

Date: 8/16/2015 By: Tony Farr

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

Date: 8/16/2015 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2015-1657



145 La Brea St.

The photograph above was taken from the property owners' Kitchen and Sitting room on the ground level of the primary residential structure.

Visual scene description: Ocean horizon, hillside terrain, San Clemente Island and central Laguna coastline southward to Dana Point.

Date of photograph: 8/25/15 Photographed by: Abby Farr Submitted to property file: 2/16/2015



RECORD OF VIEW

VPP 2015-1657



145 La Brea St.

The photograph above was taken from the property owners' Kitchen and Sitting room on the ground level of the primary residential structure.
Visual scene description: Ocean horizon, hillside terrain, San Clemente Island and central Laguna coastline southward to Dana Point.

Date of photograph: 8/25/15 Photographed by: *Amy Jarr* Submitted to property file: *9/16/2015*



RECORD OF VIEW

VPP 2015-1657



145 La Brea St.

The photograph above was taken from the property owners' Kitchen and Sitting room on the ground level of the primary residential structure.

Visual scene description: Ocean horizon, hillside terrain, San Clemente Island and central Laguna coastline southward to Dana Point.

Date of photograph: 8/25/15 Photographed by: Romy Farn Submitted to property file: 9/16/2015



RECORD OF VIEW

VPP 2015-1657



145 La Brea St.

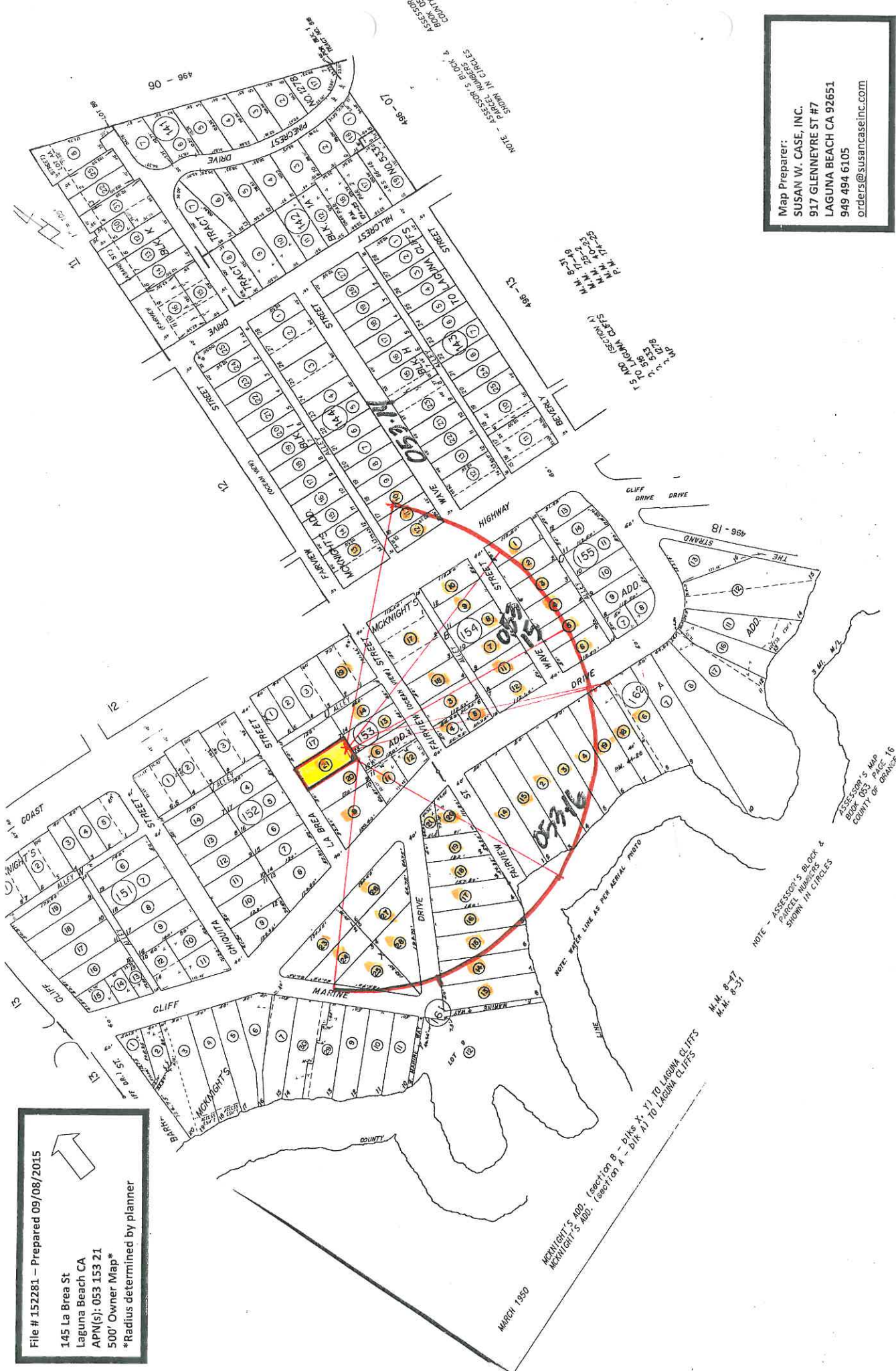
The photograph above was taken from the property owners' Kitchen and Sitting room on the ground level of the primary residential structure.

Visual scene description: Ocean horizon, hillside terrain, San Clemente Island and central Laguna coastline southward to Dana Point.

Date of photograph: 8/25/15 Photographed by: *Cory Jarr* Submitted to property file: *9/16/2015*

File # 152281 - Prepared 09/08/2015

145 La Brea St
Laguna Beach CA
APN(s): 053 153 21
500' Owner Map
*Radius determined by planner



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

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

MCKNIGHT'S ADD (SECTION 8 - BKS X, Y) TO LAGUNA CLIFFS
 MCKNIGHT'S ADD (SECTION A - BKS A) TO LAGUNA CLIFFS

M.M. 8-77
 M.M. 8-31

ASSESSOR'S MAP
 BOOK 053 PAGE 16
 COUNTY OF ORANGE

TO LAGUNA CLIFFS
 M.M. 8-53
 M.M. 8-22-78
 M.M. 8-27-18
 M.M. 17-10-23

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES
 ASSESSOR'S MAP BOOK 053 PAGE 16 COUNTY OF ORANGE

496 - 06

498 - 07

498 - 13

496 - 18

12

13

MARCH 1950