



March 2, 2020

Larry Zeman
475 Los Robles
Laguna Beach, CA 92651

Dear Mr. Zeman,

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 that reads "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 20-5771**

Visit Date: **February 26, 2020**

Applicant: **Larry Zeman**
View Address: **475 Los Robles**

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.


Lower level: Living room, kitchen, office
Upper 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 Island, Hotel Laguna, Seal Rock, Main Beach, Heisler 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: 3/2/2020 By: 

End of Checklist



RECORD OF VIEW

VPP 20-5771



475 Los Robles

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

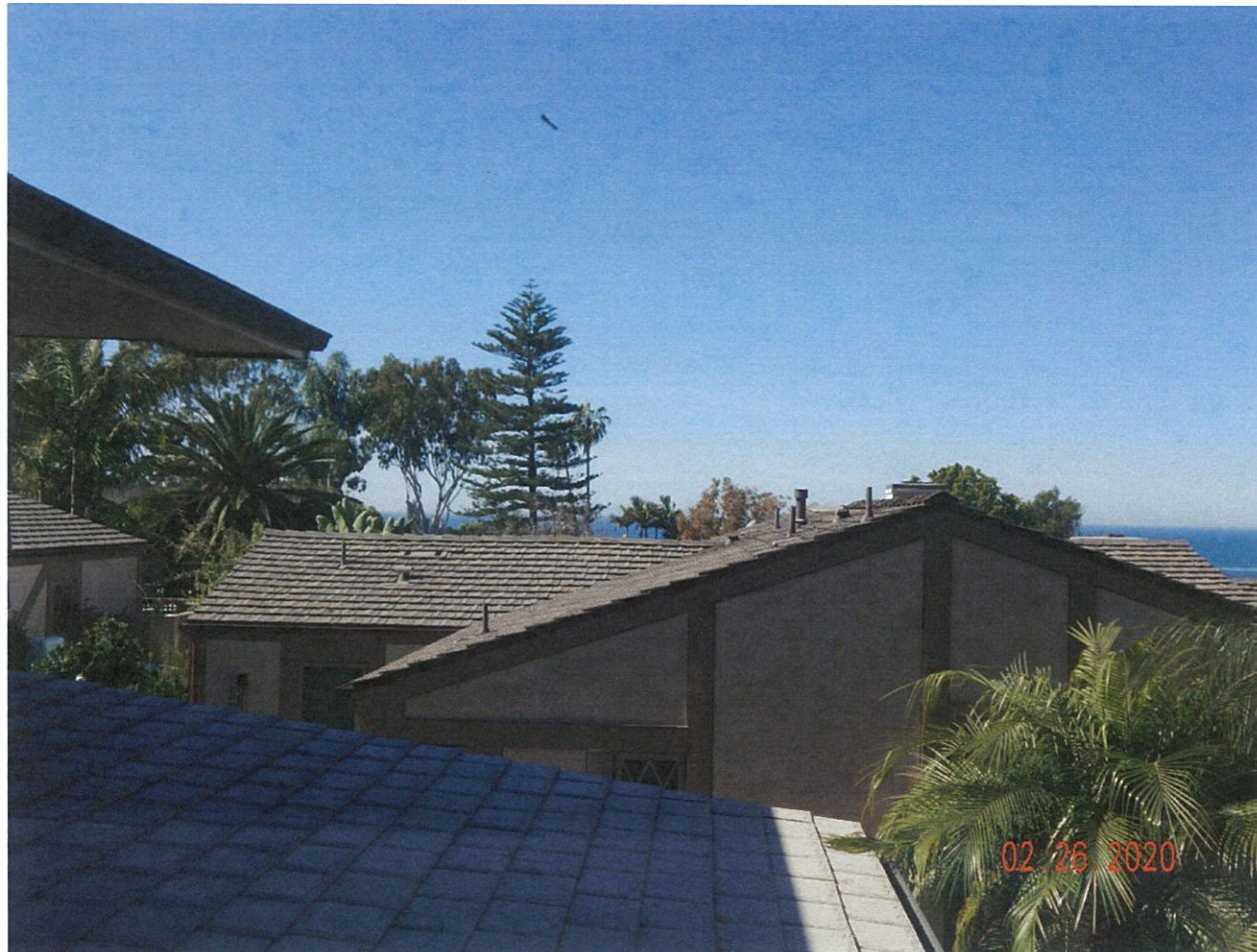
Date of photograph: 2/26/2020 Photographed by: *[Signature]* Submitted to property file: 3/2/2020

Document
1 of 11



RECORD OF VIEW

VPP 20-5771



475 Los Robles

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *W. J. [Signature]* Submitted to property file: *3/8/2020*



RECORD OF VIEW

VPP 20-5771



475 Los Robles

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *W. Jarr* Submitted to property file: *3/2/2020*



RECORD OF VIEW

VPP 20-5771



475 Los Robles

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *[Signature]* Submitted to property file: 3/2/2020

Document
4 of 11



RECORD OF VIEW

VPP 20-5771



475 Los Robles

The photograph above was taken from the office on the main level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *W. Farr* Submitted to property file: *3/2/2020*

Document
5 of 11



RECORD OF VIEW

VPP 20-5771



475 Los Robles

The photograph above was taken from the office on the main level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *[Signature]* Submitted to property file: *3/2/2020*

Document
6 of 11



RECORD OF VIEW

VPP 20-5771



475 Los Robles

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *M. Foran* Submitted to property file: *3/2/2020*

Document
7 of 11



RECORD OF VIEW

VPP 20-5771



475 Los Robles

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.
Date of photograph: 2/26/2020 Photographed by: M. J. Mason Submitted to property file: 3/2/2020

Document
8 of 11



RECORD OF VIEW

VPP 20-5771



475 Los Robles

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *N. Jan* Submitted to property file: *3/2/2020*

Document
9 of 11



RECORD OF VIEW

VPP 20-5771



475 Los Robles

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *mfarr* Submitted to property file: *3/2/2020*



RECORD OF VIEW

VPP 20-5771



475 Los Robles

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *3/2/2020*

Document
11 of 11



March 2, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 20-5771
475 LOS ROBLES, 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 **475 Los Robles**. 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 Municipal Code Section 12.16.030.

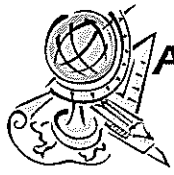
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

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

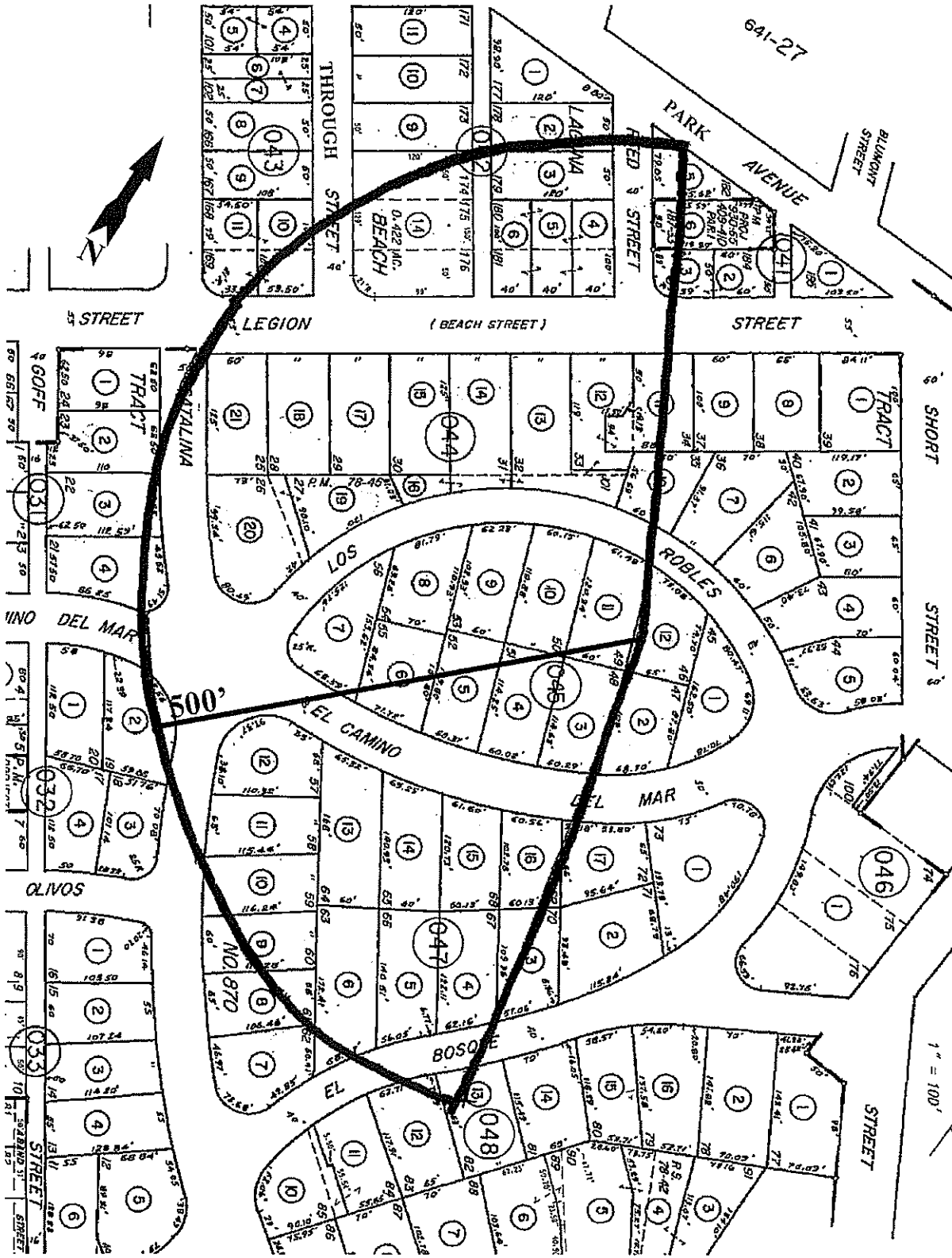
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-045-12
500' RADIUS (for View Preservation)

Address: 475 LOS ROBLES
LAGUNA BEACH CA 92651





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

RECEIVED

MAR - 2 2020

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

#10030
3/1/2020

500' Ownership Listing
(for View Preservation)
Prepared for:

644-045-12
LARRY STEPHEN ZEMAN
475 LOS ROBLES
LAGUNA BEACH CA 92651

644-031-02
TYLER REYNARD
613 CATALINA ST
LAGUNA BEACH CA 92651

644-031-03
SCOTT DINEEN
615 CATALINA ST
LAGUNA BEACH CA 92651

644-031-04
JOAN CERNICH
625 CATALINA ST
LAGUNA BEACH CA 92651

644-032-02
URVI SHETH
2875 BERNARD CT
LAGUNA BEACH CA 92651

644-032-03
LOIS A ZELLER
655 CATALINA ST
LAGUNA BEACH CA 92651

644-041-03
ALBAN M MORENO
28175 MANCHUCA
MISSION VIEJO CA 92692

644-041-05
NANCY A RICKER
PO BOX 1014
LAGUNA BEACH CA 92652

644-042-02
515-17 LLC
1594 CHARITON RD
SAN MARINO CA 91108

644-042-03
RONNIE ROGERS
539 REED ST
LAGUNA BEACH CA 92651

644-042-04
PHYLLIS P RITNER
PO BOX 26
LAGUNA BEACH CA 92652

644-042-05
ANNE E WILD
518 LEGION ST
LAGUNA BEACH CA 92651

644-042-06
JOSE LEANDRO PEREZ
510 LEGION ST
LAGUNA BEACH CA 92651

644-042-09
NATAL H LUIS
556 THROUGH ST
LAGUNA BEACH CA 92651

644-042-14
CHURCH CALVARY EVANGELICAL
FREE OF
468 LEGION ST
LAGUNA BEACH CA 92651

644-043-10
LAGUNA INVESTMENT
302 GLENNEYRE ST
LAGUNA BEACH CA 92651

644-043-11
RENEE DAY
3024 E CHAPMAN AVE 234
ORANGE CA 92869

644-044-10
LYLE ROGER & MARCI LORRAINE
HUTSON
464 LOS ROBLES
LAGUNA BEACH CA 92651

644-044-11
LAURA L MENKES
545 LEGION ST
LAGUNA BEACH CA 92651

644-044-12
JANICE SCHWARTZ
3939 BEE CAVES RD BLDG C-100
AUSTIN TX 78746

644-044-13
LOIS C WILCOXEN
499 LEGION ST
LAGUNA BEACH CA 92651

644-044-14
KENT WEED
10880 WILSHIRE BLVD 1000
LOS ANGELES CA 90024

644-044-15
MICHAEL MANUEL & CARINE
GARCIA-JURADO
475 LEGION ST
LAGUNA BEACH CA 92651

644-044-16
VIRGINIA V MASON
424 LOS ROBLES
LAGUNA BEACH CA 92651

644-044-17
BEACH COTTAGES MAIN
155 OAK ST
LAGUNA BEACH CA 92651

644-044-18
RAEL PHILLIP MERSON
435 LEGION ST
LAGUNA BEACH CA 92651

644-044-19
VIRGINIA V MASON
424 LOS ROBLES
LAGUNA BEACH CA 92651

644-044-20
MARIA TESTA PRICE
32430 COLE GRADE RD
VALLEY CENTER CA 92082

644-044-21
BRUCE E HAMPTON
604 CATALINA ST
LAGUNA BEACH CA 92651

644-045-02
JULIE HOPE SANDLER
303 BROADWAY ST 106
LAGUNA BEACH CA 92651

644-045-03
CHRISTOPHER T VANLEY
460 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-045-04
DENNIS C FORSYTH
448 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-045-05
JANE ANDERSEN
430 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-045-06
JOHN J ISAZA
420 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-045-07
FRANCINE M L LUDWIG
400 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-045-08
KEVIN M HAMPTON
425 LOS ROBLES
LAGUNA BEACH CA 92651

644-045-09
PHILIP C MCCARTY
439 LOS ROBLES
LAGUNA BEACH CA 92651

644-045-10
RICHARD G PLAVETICH
455 LOS ROBLES
LAGUNA BEACH CA 92651

644-045-11
STEPHEN P MILNER
19 N STONINGTON RD
LAGUNA BEACH CA 92651

644-045-12
LARRY STEPHEN ZEMAN
PO BOX 477
LAGUNA BEACH CA 92652

644-047-03
THEODORE C BALLOU
309 EMERALD BAY
LAGUNA BEACH CA 92651

644-047-04
RICHARD E JOHNSON
444 EL BOSQUE
LAGUNA BEACH CA 92651

644-047-05
VICTOR T BELLERUE
72 S HERMOSA ACRES DR
DURANGO CO 81301

644-047-06
DAVINCIBNB LLC
PO BOX 8653
NEWPORT BEACH CA 92658

644-047-07
REALTY GROUP SCANDIA
1155 S ROCK BLVD 41001
RENO NV 89502

644-047-08
WILLIAM B & MARY R HOLLAND
P O BOX 4820
LAGUNA BEACH CA 92652

644-047-09
OBRIEN PATRICIA A TRUST
670 CATALINA
LAGUNA BEACH CA 92651

644-047-10
KURT R & ANNE G WIESE
666 CATALINA ST
LAGUNA BEACH CA 92651

644-047-11
654 CATALINA
WEST CONSHOCKEN PA
UNITED STATES 19428

644-047-12
TODD & HEATHER KESSLER
405 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-047-13
GERALDINE PROBER
417 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-047-14
JOHN A HOVANESIAN
425 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-047-15
ASHLEY H WHITE
975 AMARA WAY
HENDERSON NV 89052

644-047-16
JANE W GOLDEN
455 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-047-17
DURO EDWARD & MALINDA F TRUST
475 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-048-12
RICHARD J SCHWARZSTEIN
441 EL BOSQUE ST
LAGUNA BEACH CA 92651

644-048-13
ELIZABETH G REINHOLD
455 EL BOSQUE
LAGUNA BEACH CA 92651

930-65-409
CATHERINE A MAXFIELD
786 SNOWBIRD LN
LAFAYETTE CO 80026

930-65-410
FENTON BUTLER INGHAM
560 REED ST
LAGUNA BEACH CA 92651