



November 2, 2016

Philip and Luisa Taylor
825 La Mirada St.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Taylor,

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. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at www.lagunabeachcity.net on the View Preservation and Restoration web page.

As we discussed, 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



Date Filed:	10-17-2016
Application No.	VPP 16-2302

RECORD OF VIEWS

(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS: Applicant's must provide a certified mailing list, from an approved ownership listing service, of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: PHILIP AND LUISA TAYLOR

Address: 825 LA MIRADA ST, LAGUNA BEACH CA 92651

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-2302**

Visit Date: **October 20, 2016**

Applicant: **Philip & Luisa Taylor
825 La Mirada St.**

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

1. VIEW LOCATION / VISUAL SCENE

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

Living room and Master bedroom

- b. 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, Woods Cove, Lover's Beach, Palos Verdes peninsula, coastline, whitewater and ocean horizon.

2. RECORD OF VIEWS

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

Date: 11/2/2016 By: T. Farr

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

Date: 11/2/2016 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 16-2302



825 La Mirada St.

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

Visual scene description: Palos Verdes peninsula, coastline, whitewater and ocean horizon.

Date of photograph: 10/20/16 Photographed by: *[Signature]* Submitted to property file: *11/2/2016*

Document
1 of 8



RECORD OF VIEW

VPP 16-2302



825 La Mirada St.

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

Visual scene description: Catalina Island, Woods Cove, Lover's Beach, whitewater and ocean horizon.

Date of photograph: 10/20/16 Photographed by: *[Signature]* Submitted to property file: *11/2/2016*



RECORD OF VIEW

VPP 16-2302



825 La Mirada St.

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

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

Date of photograph: 10/20/16 Photographed by: *[signature]* Submitted to property file: *11/2/2016*

Document
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RECORD OF VIEW

VPP 16-2302



825 La Mirada St.

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

Visual scene description: Catalina and San Clemente Islands, Woods Cove, Lover's Beach, Palos Verdes peninsula, coastline, whitewater and ocean horizon.

Date of photograph: 10/20/16 Photographed by: *[Signature]* Submitted to property file: 11/2/2016

Document
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RECORD OF VIEW

VPP 16-2302



825 La Mirada St.

The photograph above was taken from the Master bedroom on the lower level of the primary residential structure.

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

Date of photograph: 10/20/16 Photographed by: *[Signature]* Submitted to property file: 11/2/2016

Document
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RECORD OF VIEW

VPP 16-2302



825 La Mirada St.

The photograph above was taken from the Master bedroom on the lower level of the primary residential structure.

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

Date of photograph: 10/20/16 Photographed by: *[Signature]* Submitted to property file: *11/2/2016*



RECORD OF VIEW

VPP 16-2302



825 La Mirada St.

The photograph above was taken from the Master bedroom on the lower level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/20/16 Photographed by: [Signature] Submitted to property file: 11/2/2016

Document
7 of 8



RECORD OF VIEW

VPP 16-2302



825 La Mirada St.

The photograph above was taken from the Master bedroom on the lower level of the primary residential structure.

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

Date of photograph: 10/20/16 Photographed by: [Signature] Submitted to property file: 11/2/2016

Document
8 of 8



November 2, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-2302
825 LA MIRADA, 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 **825 La Mirada**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, 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.

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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

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.

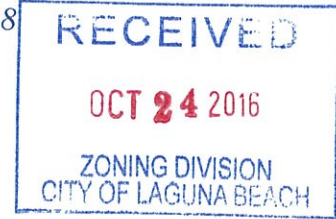
Regards,

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

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

File# 163620
825 La Mirada St
Laguna Beach CA
APN(s) 644 433 06
500' View Preservation
October 24 2016

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418



644 425 08
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644 425 09
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644 425 19
Enshan Zhao
1759 Alisos Ave
Laguna Beach CA 92651

644 425 20
Enshan Zhao
1759 Alisos Ave
Laguna Beach CA 92651

644 426 01
Nikolas Kolintzas
895 Baja St
Laguna Beach CA 92651

644 426 02
Douglas Duplisea
Po Box 707
Saratoga WY 82331

644 426 03
Michael Hodges
2 Midnight Ct
Aliso Viejo CA 92656

644 426 04
Dallas Irwin
12003 Los Reyes Ave
La Mirada CA 90638

644 426 05
Kumars Ghodrati
Po Box 2995
Palos Verdes Estates CA 90274

644 426 06
Kumars Ghodrati
Po Box 2995
Palos Verdes Estates CA 90274

644 426 07
George Loggins
355 3rd St
Laguna Beach CA 92651

644 426 08
Karen Estrada
Po Box 337
Blue Jay CA 92317

644 426 09
Flamingo Investments Inc
18653 Ventura Blvd #750
Tarzana CA 91356

644 426 10
Flamingo Investments Inc
18653 Ventura Blvd #750
Tarzana CA 91356

644 426 12
Nikolas Kolintzas
895 Baja St
Laguna Beach CA 92651

644 426 13
Douglas Duplisea
Po Box 707
Saratoga WY 82331

644 433 09
Gary Gauthier
814 Katella St
Laguna Beach CA 92651

644 433 11
Karen Monday
22632 Auburn Dale Dr
Lake Forest CA 92630

644 433 12
Walter Pemper
874 Katella St
Laguna Beach CA 92651

644 433 13
Phillip Daigle
884 Katella St
Laguna Beach CA 92651

644 433 14
Nancy Caron
894 Katella St
Laguna Beach CA 92651

644 433 15
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 433 16
Sherry Monahan
834 Katella St
Laguna Beach CA 92651

644 434 16
Mark Pugh
1270 Temple Ter
Laguna Beach CA 92651

644 434 17
John Loftus
924 Katella St
Laguna Beach CA 92651

644 434 18
Thor Erickson
934 Katella St
Laguna Beach CA 92651

644 434 19
Joan Buckner
944 Katella St
Laguna Beach CA 92651

644 434 20
John Roppo
Po Box 160
Sewickley PA 15143

644 434 21
Peter Edberg
Po Box 7982
Newport Beach CA 92658

644 434 22
Edward James Pisa
976 Katella St
Laguna Beach CA 92651

644 437 03
Ryen Caenn
965 Katella St
Laguna Beach CA 92651

644 437 04
Walton Montegut
955 Katella St
Laguna Beach CA 92651

644 437 05
Katella 945
Po Box 876
Tustin CA 92781

644 437 06
Dirk Hallett
925 Katella St
Laguna Beach CA 92651

644 437 07
Arline Walker
9390 Copper Mountain Cir
Reno NV 89523

644 437 08
James Broersma
1088 Cortez
Laguna Beach CA 92651

644 437 10
David Hou
1507 Fergus Fls
Claremont CA 91711

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 16
Glenn Etow
930 Baja St
Laguna Beach CA 92651

644 437 18
Frederick Collings
906 Baja St
Laguna Beach CA 92651

644 437 21
Albert Joseph Rodriguez
910 Baja St
Laguna Beach CA 92651

644 438 01
Mitchell Trust
1089 Cortez
Laguna Beach CA 92651

644 438 02
Aston Trust
883 Katella St
Laguna Beach CA 92651

644 438 03
Kenneth Ovens Jr.
875 Katella St
Laguna Beach CA 92651

644 438 04
Oswald Steward
855 Katella St
Laguna Beach CA 92651

644 438 05
Oswald Steward
855 Katella St
Laguna Beach CA 92651

644 438 06
John Maldonado
375 Gran Via
Palm Desert CA 92260

644 438 07
Anthony Carlson
835 Katella St
Laguna Beach CA 92651

644 438 08
Hassan & Jocelyne Dairi
825 Katella St
Laguna Beach CA 92651

644 438 10
Farrokh Shokooh
17 Goodyear #100
Irvine CA 92618

644 438 11
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 438 12
Michael Hodges
2 Midnight Ct
Aliso Viejo CA 92656

644 438 13
Donna Olsen Ballard
870 Baja St
Laguna Beach CA 92651

644 438 14
Donna Olsen Ballard
870 Baja St
Laguna Beach CA 92651

644 438 15
Hae Hirdler
1025 Cortez
Laguna Beach CA 92651

644 438 16
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 438 17
Jimmie David Smith
815 Katella St
Laguna Beach CA 92651

656 132 01
Bonita General
2701 Harbor Blvd #E2-114
Costa Mesa CA 92626

656 132 02
Jerald Krichmar
790 Hermosa Way
Laguna Beach CA 92651

656 132 03
Ross Conner
2490 Iris Way
Laguna Beach CA 92651

656 132 04
Tim & Bonnie
2480 Iris Way
Laguna Beach CA 92651

656 132 05
Thomas Davis
2480 Iris Way
Laguna Beach CA 92651

656 132 06
Marwa Chinder Obeid
3310 Laviana St
Tustin CA 92782

656 132 07
Laguna Beach County
306 3rd St
Laguna Beach CA 92651

656 133 01
Laura Parisi
780 Alta Vista Way
Laguna Beach CA 92651

656 133 02
David Hannah
1637 Torcida Dr
La Canada Flintridge CA 91011

656 133 03
Andrew Bailey
760 Alta Vista Way
Laguna Beach CA 92651

656 133 04
Matthew Getz
750 Alta Vista Way
Laguna Beach CA 92651

656 133 05
David Metz
26 Penarth Rd
Bala Cynwyd PA 19004

656 133 07
Barry Michaels
2560 Iris Way
Laguna Beach CA 92651

656 133 08
Mark Danforth
49772 Rancho San Francisquito
La Quinta CA 92253

656 133 09
Victoria Foley
2540 Iris Way
Laguna Beach CA 92651

656 133 10
W Charlene Kallas
1374 Branden Ln
Gardnerville NV 89410

656 134 02
Bruce Scherer
Po Box 961
Laguna Beach CA 92652

656 134 10
Harry Brittenham
9229 W Sunset Blvd #607
Los Angeles CA 90069

656 134 12
Lynn Barclay
2501 Duarte Way
Laguna Beach CA 92651

656 135 01
David Scott Nale
124 Fillmore St
San Francisco CA 94117

656 135 02
Linda Jean Jay Young
2514 Corona Way
Laguna Beach CA 92651

656 135 07
Steven Kern
2524 Duarte Way
Laguna Beach CA 92651

656 135 08
Ronald Duby
2516 Duarte Way
Laguna Beach CA 92651

656 135 09
Richard & Carolyn Lafferty
2506 Duarte Way
Laguna Beach CA 92651

656 135 11
Glenn Bianchi
30 Emerald Bay
Laguna Beach CA 92651

656 136 01
Jerald Krichmar
790 Hermosa Way
Laguna Beach CA 92651

656 136 02
Anvari Assoc Corp
Po Box 6935
Laguna Niguel CA 92607

656 136 03
Laura Parisi
780 Alta Vista Way
Laguna Beach CA 92651

656 136 11
Jonathan Williams
2540 Bonita Way
Laguna Beach CA 92651

