



November 5, 2019

Barry and Debra Kamel
890 La Mirada Street
Laguna Beach, CA 92651

Dear Mr. and Mrs. Kamel,

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 19-4977**

Visit Date: **October 31, 2019**

Applicant: **Barry and Debra Kamel**
View Address: **890 La Mirada 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.

Upper level/Front:	Living room, dining room
Upper level/Rear:	Room
Lower level:	Guest 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, hillside terrain 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: 11/5/2019 By: ryan

End of Checklist



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/31/19 Photographed by: *[Signature]* Submitted to property file: 11/5/2019

Document
1 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/31/19 Photographed by: *mfarr* Submitted to property file: *4/5/2019*

Document
2 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/31/19 Photographed by: *[Signature]* Submitted to property file: 11/5/2019



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/31/19 Photographed by: *[Signature]* Submitted to property file: *11/5/2019*

Document
4 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/31/19 Photographed by: ryan Submitted to property file: 11/5/2019

Document
5 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: hillside terrain.

Date of photograph: 10/31/19 Photographed by: *[Signature]* Submitted to property file: 11/5/2019

Document
6 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: hillside terrain and ocean horizon.

Date of photograph: 10/31/19 Photographed by: *M. J. [Signature]* Submitted to property file: *11/5/2019*

Document
7 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: hillside terrain.

Date of photograph: 10/31/19 Photographed by: Man Submitted to property file: 11/5/2019

Document
8 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: hillside terrain.

Date of photograph: 10/31/19 Photographed by: *[signature]* Submitted to property file: *11/5/2019*

Document
9 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: hillside terrain.

Date of photograph: 10/31/19 Photographed by: *M. J. [Signature]* Submitted to property file: *11/5/2019*

Document
10 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/31/19 Photographed by: *[Signature]* Submitted to property file: 11/5/2019

Document
11 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: ocean horizon.

Date of photograph: 10/31/19 Photographed by: *M. Jara* Submitted to property file: *11/5/2019*

Document
12 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/31/19 Photographed by: *[Signature]* Submitted to property file: 11/5/2019

Document
13 of 14



RECORD OF VIEW

VPP 19-4977



890 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/31/19 Photographed by: *[Signature]* Submitted to property file: 11/5/2019



November 5, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-4977
890 LA MIRADA ST., 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 **890 La Mirada St.** 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".

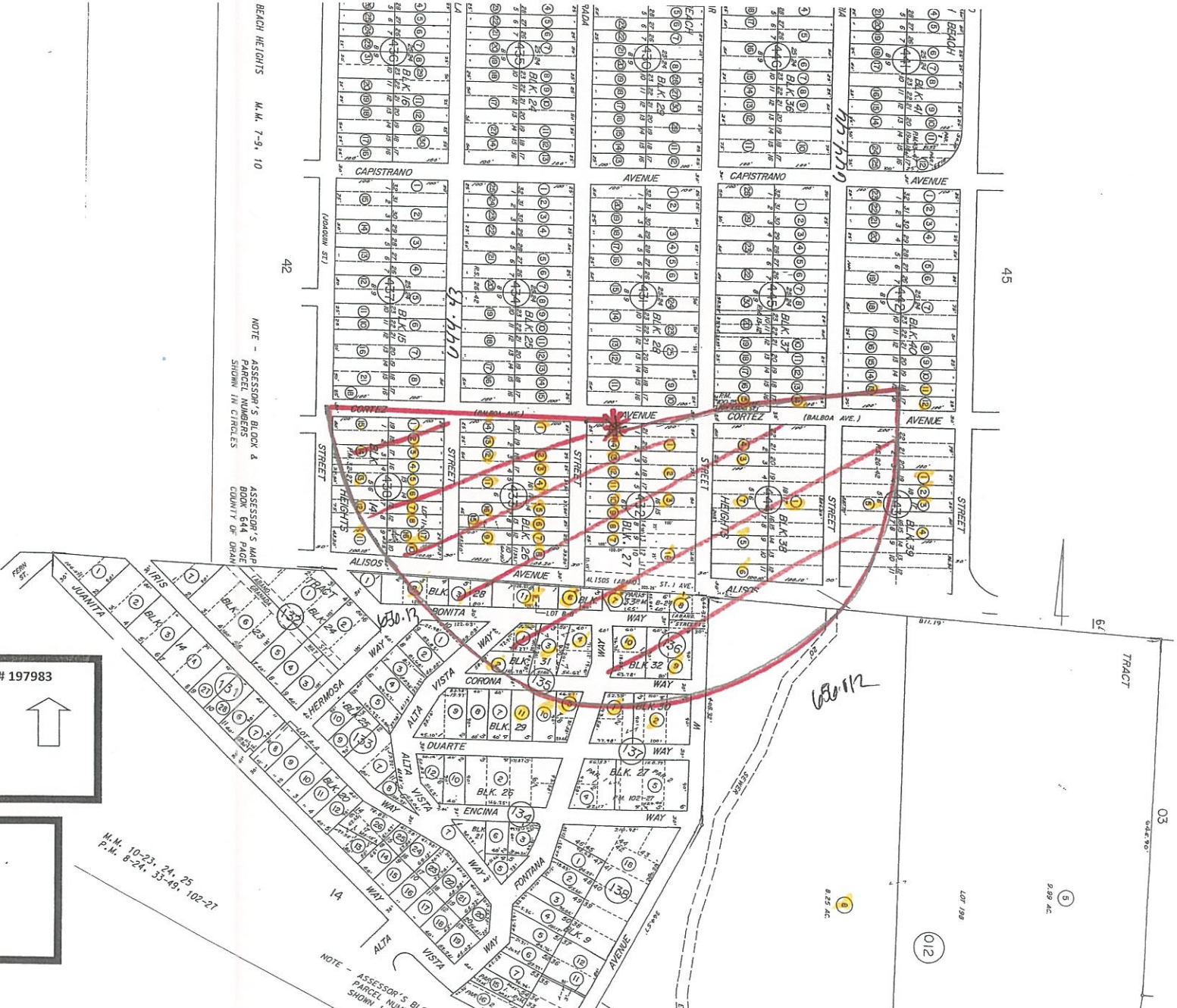
Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net

11/01/2019 File # 197983

890 La Mirada St
Laguna Beach CA
APN(s) 644 432 15
500' Owner
View Preservation



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



M.M. 10-21, 24, 25
P.N. 8-24, 33-49, 102-27

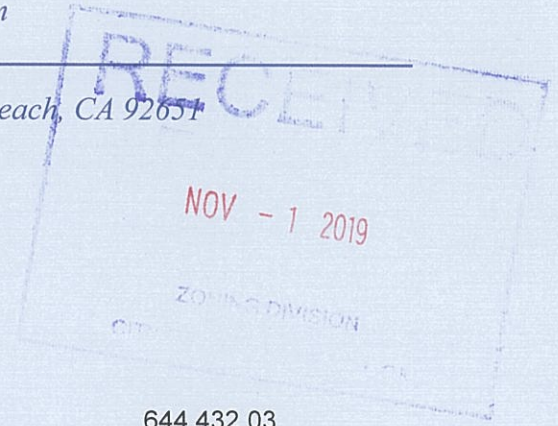
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 197983
890 La Mirada St
Laguna Beach CA
APN 644 432 15
500' View Preservation
November 1 2019

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



644 432 01
Keith Hocking
1285 Cortez
Laguna Beach CA 92651

644 432 02
Keith Hocking
1285 Cortez
Laguna Beach CA 92651

644 432 03
Mahendra Amin
18644 Arline Ave
Artesia CA 90701

644 432 07
Matthew Bond
810 La Mirada St
Laguna Beach CA 92651

644 432 08
Kevin Walsh
820 La Mirada St
Laguna Beach CA 92651

644 432 09
William Alex Shubin
830 La Mirada St
Laguna Beach CA 92651

644 432 10
Christopher Wood
446 Hilledge Dr
Laguna Beach CA 92651

644 432 11
Clarence Edward Clark
850 La Mirada St
Laguna Beach CA 92651

644 432 12
Jayesh Patel
860 La Mirada St
Laguna Beach CA 92651

644 432 13
La Mirada Street LLC
2519 Lehigh Pl
Costa Mesa CA 92626

644 432 14
William Lee
880 La Mirada St
Laguna Beach CA 92651

644 432 15
Barry Kamel
890 La Mirada St
Laguna Beach CA 92651

644 432 16
Steven Fayne
800 La Mirada St
Laguna Beach CA 92651

644 433 01
Emmet Sargeant
895 La Mirada St
Laguna Beach CA 92651

644 433 02
Emmet Sargeant
895 La Mirada St
Laguna Beach CA 92651

644 433 03
Gerald Casas
487 Toucan Ridge Ct
Henderson NV 89012

644 433 04
John Disanto
855 La Mirada St
Laguna Beach CA 92651

644 433 05
Frank Ultimo Jr.
1529 Maxwell Way
Costa Mesa CA 92627

644 433 06
Philip Taylor
825 La Mirada St
Laguna Beach CA 92651

644 433 07
Eric Marason
815 La Mirada St
Laguna Beach CA 92651

644 433 08
Beck & Stamstad
1049 Havenhurst Dr #209
West Hollywood CA 90046

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

644 433 11
Karen Adams K A Smith
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
242 E 19th St #9F
New York NY 10003

644 438 01
Mitchell Trust
1089 Cortez
Laguna Beach CA 92651

644 438 02
Diana Lynn Aston
883 Katella St
Laguna Beach CA 92651

644 438 03
Ovens Karin 2018
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
Katella View LLC
845 Katella St
Laguna Beach CA 92651

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

644 438 08
Hassan 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
Richard Sprague
1025 Cortez
Laguna Beach CA 92651

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

644 438 17
Jonathan Mcbain Marble
815 Katella St
Laguna Beach CA 92651

644 442 11
Ruby Messman
753 Avonglen Ter
Glendale CA 91206

644 442 12
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 442 13
Olen Properties Corp
20 Corporate Park
Irvine CA 92606

644 443 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 443 02
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 443 03
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 443 04
John Lantz
16203 Chapman Ln
Brookings OR 97415

644 443 05
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 444 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 444 03
Manizheh Yomtoubian
Po Box 3595
Newport Beach CA 92659

644 444 04
Klee Edgar Gerard
1138 Augusta Ct
Ashland OR 97520

644 444 05
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505 Forest Ave
Laguna Beach CA 92651

644 444 06
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505 Forest Ave
Laguna Beach CA 92651

644 444 07
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 445 14
Anthony Geach
2000 Estampida
San Clemente CA 92673

644 445 15
Joseph & Berkley Carson
904 Miramar St
Laguna Beach CA 92651

656 012 08
Merrick Leckey
2152 Dupont Dr #290
Irvine CA 92612

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 03
Tjm Trust
2549 Bonita Way
Laguna Beach CA 92651

656 135 04
Stephen Shirley
2559 Bonita Way
Laguna Beach CA 92651

656 135 05
Michael & Jung Kopernik
730 Fontana Way
Laguna Beach CA 92651

656 135 10
James Robert Dunne
2545 Corona Way
Laguna Beach CA 92651

656 135 11
Glenn Bianchi
30 Emerald Bay
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 06
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

656 136 07
Marcia Barnett
2568 Bonita Way
Laguna Beach CA 92651

656 136 08
Samantha Thompson
6153 S Lima Way
Englewood CO 80111

656 136 09
Richard Joseph Maag
1761 Ladera Vista Dr
Fullerton CA 92831

656 136 10
Igor Khazanovich
2569 Bonita Way
Laguna Beach CA 92651

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

656 137 01
Frank Daccone
725 Fontana Way
Laguna Beach CA 92651

656 137 02
Frank D'Accone
725 Fontana Way
Laguna Beach CA 92651