



October 15, 2018

Stewart Andre Shields
908 La Mirada Street
Laguna Beach, CA 92651

Dear Mr. Shields,

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 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 18-1674**

Visit Date: **August 10, 2018**
Applicant: **Stewart Shields**
View Address: **908 La Mirada Street**

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 level: Living 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 San Clemente and Catalina Islands and the 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: 10/15/2018 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 18-1674



908 La Mirada Street

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

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

Date of photograph: 08/10/18 Photographed by: *[Signature]* Submitted to property file: 10/15/2018

Document
1 of 5



RECORD OF VIEW

VPP 18-1674



908 La Mirada Street

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

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

Date of photograph: 08/10/18 Photographed by: *refar* Submitted to property file: 10/15/2018

Document

2 of 5



RECORD OF VIEW

VPP 18-1674



908 La Mirada Street

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

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

Date of photograph: 08/10/18 Photographed by: *ryan* Submitted to property file: 10/15/2018

Document

3 of 5



RECORD OF VIEW

VPP 18-1674



908 La Mirada Street

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

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

Date of photograph: 08/10/18 Photographed by: *span* Submitted to property file: 10/15/2018

Document

4 of 5



RECORD OF VIEW

VPP 18-1674



908 La Mirada Street

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

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

Date of photograph: 08/10/18 Photographed by: *[Signature]* Submitted to property file: 10/15/2018

Document
5 of 5



October 15, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-1674
908 LA MIRADA 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 **908 La Mirada Street**. 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.

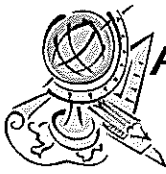
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an 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

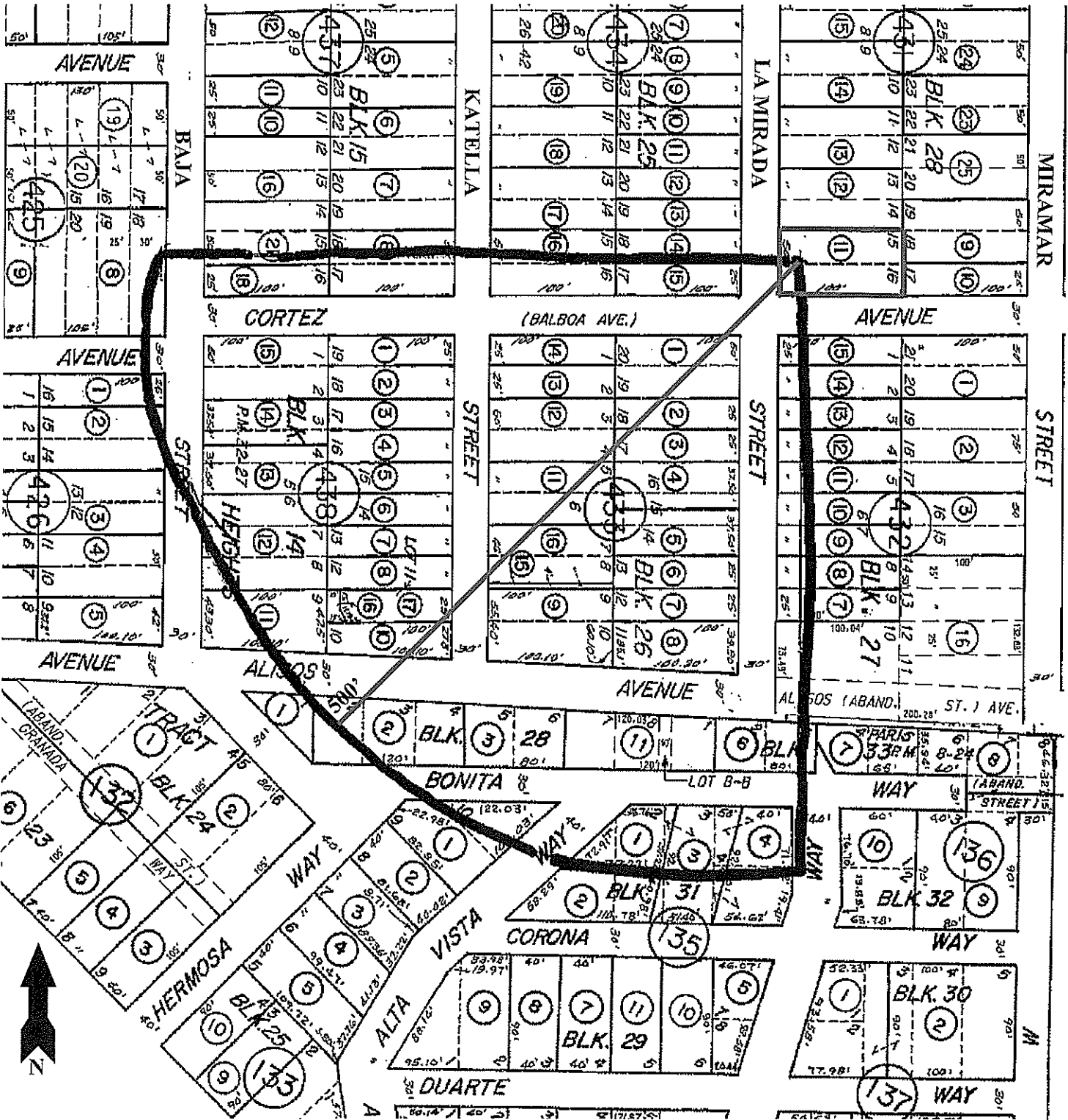


Advanced Listing Services Inc

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: 644-431-11
 500' Radius for View Preservation

Address: 908 LA MIRADA ST
 LAGUNA BEACH CA 92651



#9106
10/1/2018

**500' Ownership Listing
for View Preservation**

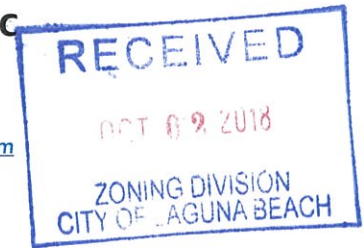
Prepared for:

644-431-11
STEWART A SHIELDS
908 LA MIRADA ST
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



644-425-08
RAYMOND REDFERN
915 BAJA ST
LAGUNA BEACH CA 92651

644-426-01
KOLINTZAS NIKOLAS
895 BAJA ST
LAGUNA BEACH CA 92651

644-426-02
DOUGLAS C DUPLISEA
PO BOX 707
SARATOGA WY 82331

644-431-11
STEWART A SHIELDS
908 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-07
MATTHEW R BOND
810 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-08
KEVIN J WALSH
820 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-09
MORRIS YIP
830 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-10
CHRISTOPHER A & PHYLLIS WOOD
446 HILLEDGE DR
LAGUNA BEACH CA 92651

644-432-11
CLARENCE CLARK
850 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-12
JAYESH J 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 J LEE
880 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-15
BARRY J KAMEL
22051 OAK GRV
MISSION VIEJO CA 92692

644-432-16
STEVEN E FAYNE
600 MORENO AVE
LOS ANGELES CA 90049

644-433-01, 02
EMMET R 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
EDWARD BOUC
29 456 CHIN CHUCK ROD
HAKALAU HI 96710

644-433-06
PHILIP R TAYLOR
825 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-07
ERIC G MARASON
815 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-08
JOHN & CAROLYN BENUSA
805 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-09
GARY L GAUTHIER
814 KATELLA ST
LAGUNA BEACH CA 92651

644-433-11
KAREN A SMITH
22632 AUBURN DALE DR
LAKE FOREST CA 92630

644-433-12
WALTER C PEMPER
874 KATELLA ST
LAGUNA BEACH CA 92651

644-433-13
PHILLIP & GISELA DAIGLE
884 KATELLA ST
LAGUNA BEACH CA 92651

644-433-14
NANCY CARON
894 KATELLA ST
LAGUNA BEACH CA 92651

644-433-15 644-438-11, 16
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-433-16
SHERRY A MONAHAN
242 E 19TH ST 9F
NEW YORK NY 10003

644-434-14
JULIE SHAHAN
911 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-15
SUZANNE & DAVID SPENCER
668 N COAST HWY 241
LAGUNA BEACH CA 92651

644-434-16
MARK D PUGH
1270 TEMPLE TER
LAGUNA BEACH CA 92651

644-437-08
JAMES R BROERSMA
1088 CORTEZ
LAGUNA BEACH CA 92651

644-437-18
FREDERICK W & DEBORAH
COLLINGS
906 BAJA ST
LAGUNA BEACH CA 92651

644-437-21
ALBERT RODRIGUEZ
910 BAJA ST
LAGUNA BEACH CA 92651

644-438-01
CHRISTOPHER P MITCHELL
1089 CORTEZ
LAGUNA BEACH CA 92651

644-438-02
DIANA ASTON
883 KATELLA ST
LAGUNA BEACH CA 92651

644-438-03
KARIN OVENS
875 KATELLA ST
LAGUNA BEACH CA 92651

644-438-04, 05
OSWALD STEWARD
855 KATELLA ST
LAGUNA BEACH CA 92651

644-438-06
RICH S CLAIR
4916 TILDEN DR
SAN JOSE CA 95124

644-438-07
ANTHONY & MELIA 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

644-438-12
MICHAEL J & LISA HODGES
2 MIDNIGHT CT
ALISO VIEJO CA 92656

644-438-13, 14
DONNA BALLARD
870 BAJA ST
LAGUNA BEACH CA 92651

644-438-15
RICHARD & ALLISON SPRAGUE
1025 CORTEZ
LAGUNA BEACH CA 92651

644-438-17
JIMMIE SMITH
815 KATELLA ST
LAGUNA BEACH CA 92651

656-133-01, 03
LAURA M PARISI
780 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-135-01
DAVID NALE
124 FILLMORE ST
SAN FRANCISCO CA 94117

656-135-02
LINDA YOUNG
2514 CORONA WAY
LAGUNA BEACH CA 92651

656-135-03
TJM
2549 BONITA WAY
LAGUNA BEACH CA 92651

656-135-04
STEPHEN L SHIRLEY
2559 BONITA WAY
LAGUNA BEACH CA 92651

656-136-01
KRICHMAR 2012
790 HERMOSA WAY
LAGUNA BEACH CA 92651

656-136-02
ANVARI ASSOC CORP
PO BOX 6935
LAGUNA NIGUEL CA 92607

656-136-06
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

656-136-11
JONATHAN WILLIAMS
2540 BONITA WAY
LAGUNA BEACH CA 92651