



November 1, 2017

Larry and Kathleen Luby
929 La Mirada St.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Luby,

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

SCANNED

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-2292**

Visit Date: **October 26, 2017**

Applicant: **Larry and Kathleen Luby
929 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, Dining Room and Office on the upper lever of the primary residential structure. Bedroom on the lower level of the primary residential structure.

- b. ***Visual scene for each location noted above.***

The visual scene from the selected viewing location noted above consists of, but is not limited to, San Clemente and Catalina Islands, Laguna coastline northward, sandy beaches, whitewater, hillside terrain and ocean horizon.

2. RECORD OF VIEWS

- a. ***Written notice sent to affected vegetation owners within 500 feet.***

Date: 11/1/2017 By: T. Farr

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

Date: 11/1/2017 By: T. Farr

End of Checklist

SCANNED



RECORD OF VIEW

VPP 17-2292



929 La Mirada St.

The photograph above was taken from the Living room/Dining /room area on the upper level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 10/26/17 Photographed by: *[Signature]* Submitted to property file: 11/1/2017

Document

1 of 8



RECORD OF VIEW

VPP 17-2292



929 La Mirada St.

The photograph above was taken from the Living room/Dining room area on the upper level of the primary residential structure.
Visual scene description: Catalina Island, Laguna coastline northward, sandy beaches, whitewater, hillside terrain and ocean horizon.

Date of photograph: 10/26/17 Photographed by: *[Signature]* Submitted to property file: 11/1/2017

Document
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RECORD OF VIEW

VPP 17-2292



929 La Mirada St.

The photograph above was taken from the Dining room area on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/26/17 Photographed by: *W. J. [Signature]* Submitted to property file: *10/26/2017*

Document

3 of 8



RECORD OF VIEW

VPP 17-2292



929 La Mirada St.

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

Visual scene description: Ocean horizon.

Date of photograph: 10/26/17 Photographed by: *[Signature]* Submitted to property file: 11/1/2017

Document
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RECORD OF VIEW

VPP 17-2292



929 La Mirada St.

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

Visual scene description: hillside terrain.

Date of photograph: 10/26/17 Photographed by: *W. J. [Signature]* Submitted to property file: 11/1/2017

Document
5 of 8



RECORD OF VIEW

VPP 17-2292



929 La Mirada St.

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

Visual scene description: Ocean horizon.

Date of photograph: 10/26/17 Photographed by: *W. J. [Signature]* Submitted to property file: *11/1/2017*

Document
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RECORD OF VIEW

VPP 17-2292



929 La Mirada St.

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

Visual scene description: Ocean horizon.

Date of photograph: 10/26/17 Photographed by: *[Signature]* Submitted to property file: 11/1/2017

Document

7 of 8



RECORD OF VIEW

VPP 17-2292



929 La Mirada St.

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

Visual scene description: Ocean horizon.

Date of photograph: 10/26/17 Photographed by: *mfarr* Submitted to property file: *11/1/2017*

Document
8 of 8



November 1, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-2292
929 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 **929 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.

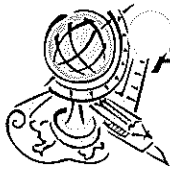
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under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

SCANNED



Advanced Listing Services Inc

Ownership Listings & Radius Maps

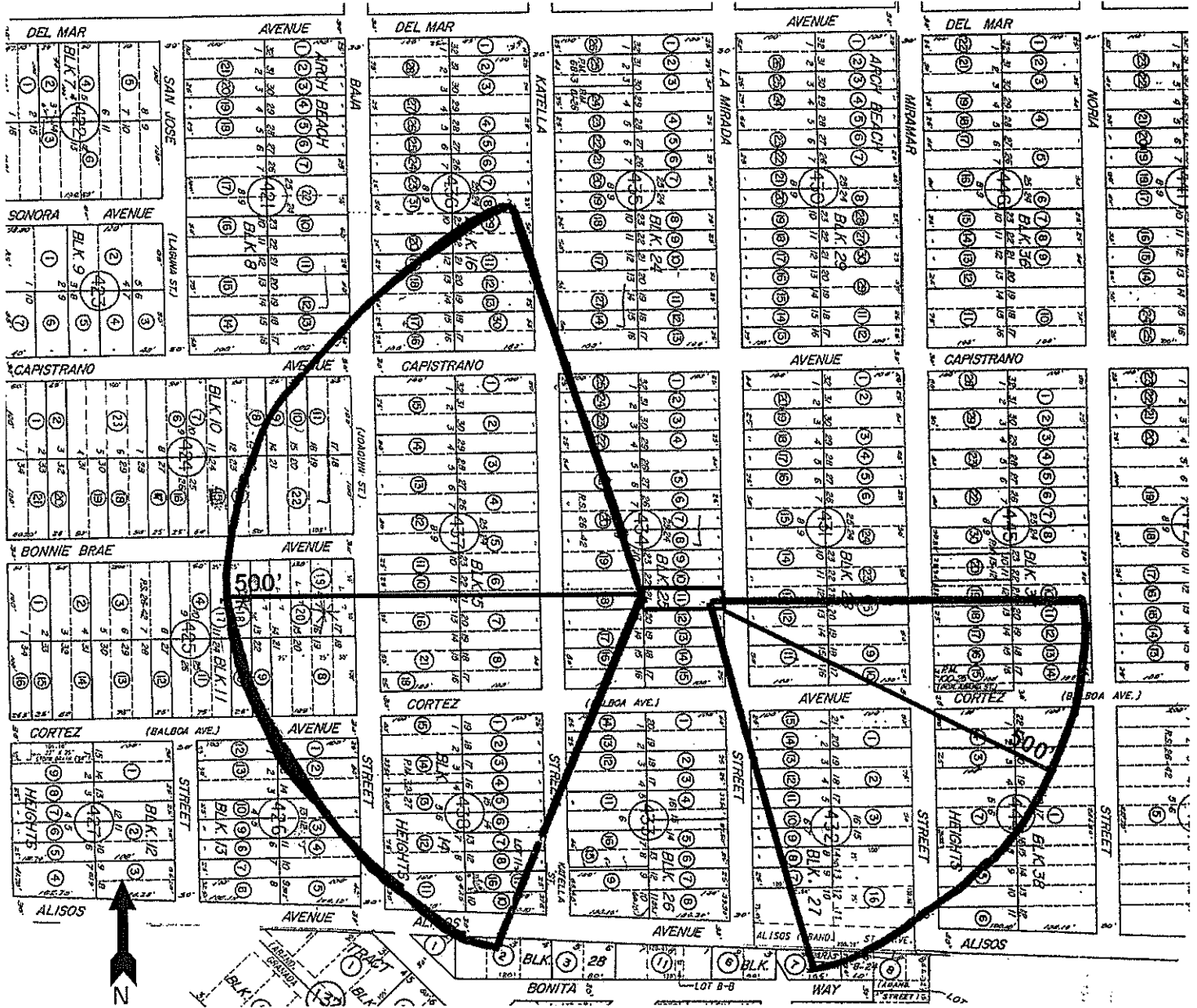
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-434-11
500' Radius (View Preservation)

Address: 929 LA MIRADA
LAGUNA BEACH CA 92651



#8363
10/17/2017



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

500' OWNERSHIP LISTING FOR VIEW PRESERVATION

Prepared for:

644-434-11
LARRY W LUBY
929 LA MIRADA
LAGUNA BEACH CA 92651



644-421-13
DAVID THOMAS AUSTIN
990 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-424-08
CAROLINE STARNER
965 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-424-09
DARRYL K KORN
955 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-424-10
WILEY H LANGFORD
24362 BAXTER DR
MALIBU CA 90265

644-424-11
JESA H & YAEL KREINER
PO BOX 3075
FULLERTON CA 92834

644-424-14
JOHN R POTULNY
6368 BUCKSKIN LN
ROSEVILLE CA 95747

644-424-22
DENISE A ROBERSON
996 BONNIE BRAE AVE
LAGUNA BEACH CA 92651

644-425-08, 09
RAYMOND GLENN REDFERN
915 BAJA ST
LAGUNA BEACH CA 92651

644-425-10
SALES WOODVALE
911 N BRIAR RD
MUNCIE IN 47304

644-425-17, 18
ERIC E JOHNSTONE
3721 MT SANDY DR
SAN DIEGO CA 92117

644-425-19
ENSHAN ZHAO
1759 ALISOS AVE
LAGUNA BEACH CA 92651

644-426-01, 12
NIKOLAS KOLINTZAS
895 BAJA ST
LAGUNA BEACH CA 92651

644-426-02, 13
DOUGLAS C DUPLISEA
PO BOX 707
SARATOGA WY 82331

644-426-03 644-438-12
MICHAEL J & LISA A HODGES
2 MIDNIGHT CT
ALISO VIEJO CA 92656

644-426-04
DALLAS E & GLORIA IRWIN
12003 LOS REYES
LA MIRADA CA 90638

644-431-09
RUSSELL T GIVENS
31221 CEANOTHUS DR
LAGUNA BEACH CA 92651

644-431-10
STEVEN C & TURAE RUIZ FAZIO
1260 CORTEZ ST
LAGUNA BEACH CA 92651

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

644-431-12
LAURENCE N TREVINO
924 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-13
PETER A DE BARBER
934 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-25
GEORGE F CHAMP
929 MIRAMAR ST
LAGUNA BEACH CA 92651

644-432-01, 02
KEITH & MELISSA HOCKING
1285 CORTEZ AVE
LAGUNA BEACH CA 92651

644-432-03
MAHENDRA B AMIN
15928 E PROMONTORY PL
LA MIRADA CA 90638

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

SCANNED

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 J 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 J PATEL
860 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-13
STREET LA MIRADA
2519 LEHIGH PL
COSTA MESA CA 92626

644-432-14
DONALD STEWART LATHROP
880 LA MIRADA ST
LAGUNA BEACH CA 92651

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

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

644-433-11
KAREN W MONDAY
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
LAGUNA BEACH CA 92651

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

644-434-11
LARRY W LUBY
P O BOX 9551
LAGUNA BEACH CA 92652

644-434-12
DENNIS B & JENNIFER L
GRZESKOWIAK
923 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-13
BRUCE H MC KEON
917 LA MIRADA ST
LAGUNA BEACH CA 92651

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

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

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

644-434-17
JOHN M LOFTUS
924 KATELLA ST
LAGUNA BEACH CA 92651

644-434-18
THOR N & JENNIFER A ERICKSON
934 KATELLA ST
LAGUNA BEACH CA 92651

644-434-19
JOAN KATHERINE J K BUCKNER
BUCKNER
944 KATELLA ST
LAGUNA BEACH CA 92651

644-434-20
JOHN J ROPPO
PO BOX 160
SEWICKLEY PA 15143

644-434-21
PETER L EDBERG
P O BOX 7982
NEWPORT BEACH CA 92658

644-434-22
EDWARD JAMES PISA
976 KATELLA ST
LAGUNA BEACH CA 92651

644-434-23
LAURENCE A CAFARELLA
984 KATELLA ST
LAGUNA BEACH CA 92651

644-434-24
BRADLEY M BUCHHOLZ
988 KATELLA ST
LAGUNA BEACH CA 92651

644-434-25
JACQADYMIC INVESTMENT
9947 MUIRLANDS BLVD
IRVINE CA 92618

644-435-14
PETER JAMES DOLAS
1004 KATELLA ST
LAGUNA BEACH CA 92651

644-436-08
CATHERINE J CAPORASO
22922 POCETAS
MISSION VIEJO CA 92692

644-436-11
JENNIFER MC CAHAN
1029 KATELLA ST
LAGUNA BEACH CA 92651

644-436-12
MARC & DEVORA L GOTTSCHALK
1023 KATELLA ST
LAGUNA BEACH CA 92651

644-436-13
TAMELA HENDERSON
1015 KATELLA ST
LAGUNA BEACH CA 92651

644-436-16
RUBIN.CO
400 N MAIN AVE
SIOUX FALLS SD 57104

644-436-17
KAY E LEIKWOLD
9273 STAR PASS LOOP
RENO NV 89523

644-436-18, 19
SUNRISE 111
23890 COPPER HILL DR 205
VALENCIA CA 91354

644-436-20, 31
IDA THEODOR
1034 BAJA ST
LAGUNA BEACH CA 92651

644-436-29
DIANA M DAVIS
1039 KATELLA ST
LAGUNA BEACH CA 92651

644-436-30
WARREN W CANNON
1007 KATELLA ST
LAGUNA BEACH CA 92651

644-437-01
MELINDA JOY FLANNERY
1085 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-437-02
RAY A BRYSON
975 KATELLA ST
LAGUNA BEACH CA 92651

644-437-03
RYEN CAENN
965 KATELLA ST
LAGUNA BEACH CA 92651

644-437-04
WALTON J MONTEGUT
955 KATELLA ST
LAGUNA BEACH CA 92651

644-437-05
VECCHIO REAL ESTATE
PO BOX 876
TUSTIN CA 92781

644-437-06
DIRK A HALLETT
925 KATELLA ST
LAGUNA BEACH CA 92651

644-437-07
ARLINE S WALKER
9390 COPPER MOUNTAIN CIR
RENO NV 89523

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

644-437-10
DAVID S HOU
PO BOX 1897
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

644-437-14
LISA M DAUFFENBACH
970 BAJA ST
LAGUNA BEACH CA 92651

644-437-15
STEVEN F & TANIA L CASSILL
1025 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-437-16
GLENN ETOW
930 BAJA ST
LAGUNA BEACH CA 92651

644-437-18
FREDERICK WILLIAM COLLINGS
906 BAJA ST
LAGUNA BEACH CA 92651

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

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

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

644-438-03
KENNETH H & KARIN E OVENS
875 KATELLA ST
LAGUNA BEACH CA 92651

644-438-04, 5
OSWALD STEWARD
855 KATELLA
LAGUNA BEACH CA 92651

644-438-06
JOHN A MALDONADO
375 GRAN VIA
PALM DESERT CA 92660

644-438-07
ANTHONY & MELIA CARLSON
835 KATELLA
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, 16, 644-444-01
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-438-13
DONNA OLSEN BALLARD
870 BAJA
LAGUNA BEACH CA 92651

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

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

644-444-03
MANIZHEH YOMTOUBIAN
P O BOX 3595
NEWPORT BEACH CA 92659

644-444-04
KLEE EDGAR GERARD
1138 AUGUSTA CT
ASHLAND OR 97520

644-444-05, 06, 07
GEORGE WHEELAN MC KAY
P O BOX 272
ASHLAND OR 97520

644-445-10, 19
GRANT LATIMER
928 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-11
ROUBEN V ROUBINIAN
1941 N MANNING ST
BURBANK CA 91505

644-445-12
HORMOZ MOSTOFI
1267 SHEPPARD DR
FULLERTON CA 92831

644-445-13, 14
ANTHONY C GEACH
2000 ESTAMPIDA
SAN CLEMENTE CA 92673

644-445-15
ROB RONALD SCHNIDER
904 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-16
KATHRYN CHENAULT FORD
910 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-17
GARY OLSHAN
916 MIRAMAR ST
LAGUNA BEACH CA 92651

644-445-18
ZINOVY PORETSKY
2318 CRESTVIEW DR
LAGUNA BEACH CA 92651

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

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

656-136-07
WILLIAM R BARNETT
2568 BONITA WAY
LAGUNA BEACH CA 92651

656-136-08
SAMANTHA THOMPSON
6153 S LIMA WAY
ENGLEWOOD CO 80111