



December 27, 2019

Whitney Miller
1214 Miramar Street
Laguna Beach, CA 92651

Dear Mr. Miller,

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, appearing to read "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 19-5455**

Visit Date: **December 19, 2019**

Applicant: **Whitney Miller**
View Address: **1214 Miramar 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, dining room, kitchen, 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, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, 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: 12/27/2019 By: mfarr

End of Checklist



RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: Catalina Island, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, hillside terrain and ocean horizon.

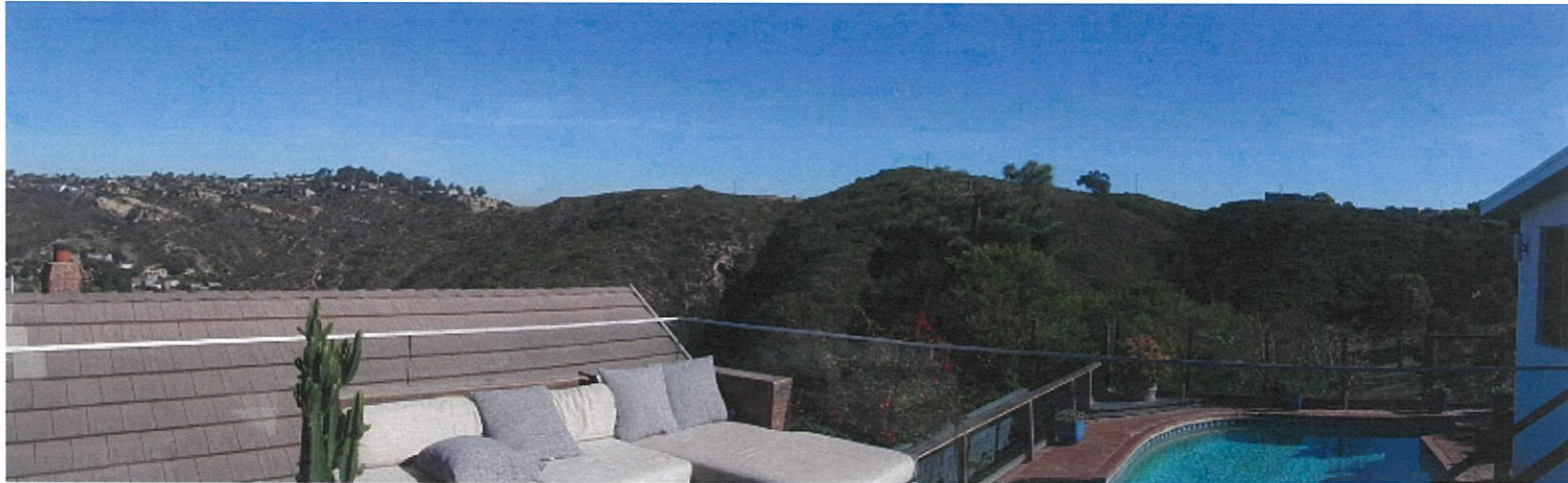
Document
1 of 13

Date of photograph: 12/19/19 Photographed by: *Marr* Submitted to property file: *12/27/2019*



RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 12/19/19 Photographed by: M. J. [Signature] Submitted to property file: 12/27/2019

Document
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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: Catalina Island, Crescent Bay, Emerald Bay, Newport Peninsula, Palos Verdes Peninsula, city lights, hillside terrain and ocean horizon.

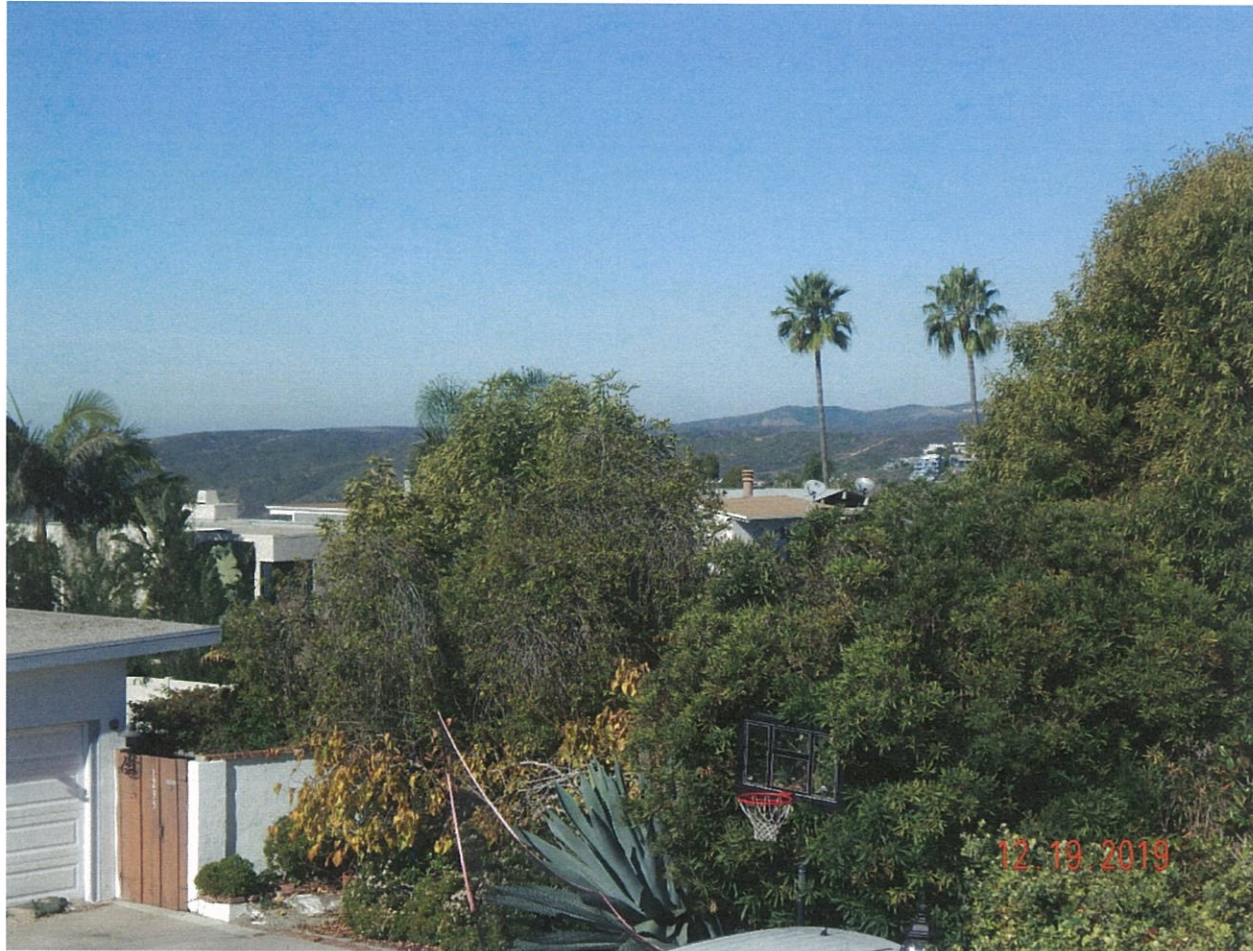
Date of photograph: 12/19/19 Photographed by: M. Farr Submitted to property file: 12/27/2019

Document
3 of 13



RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

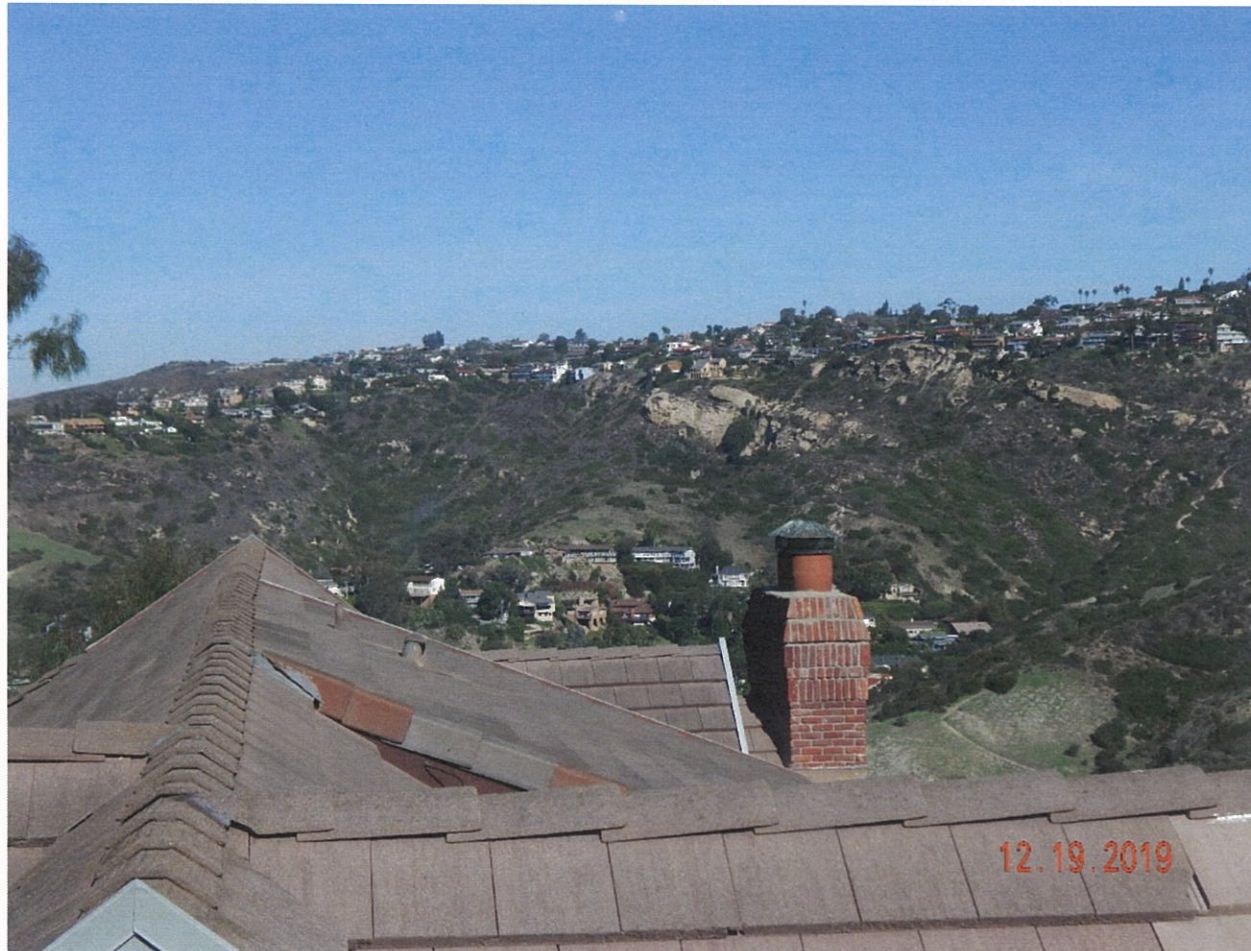
Visual scene description: city lights and hillside terrain.

Date of photograph: 12/19/19 Photographed by: *[Signature]* Submitted to property file: 12/27/2019



RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

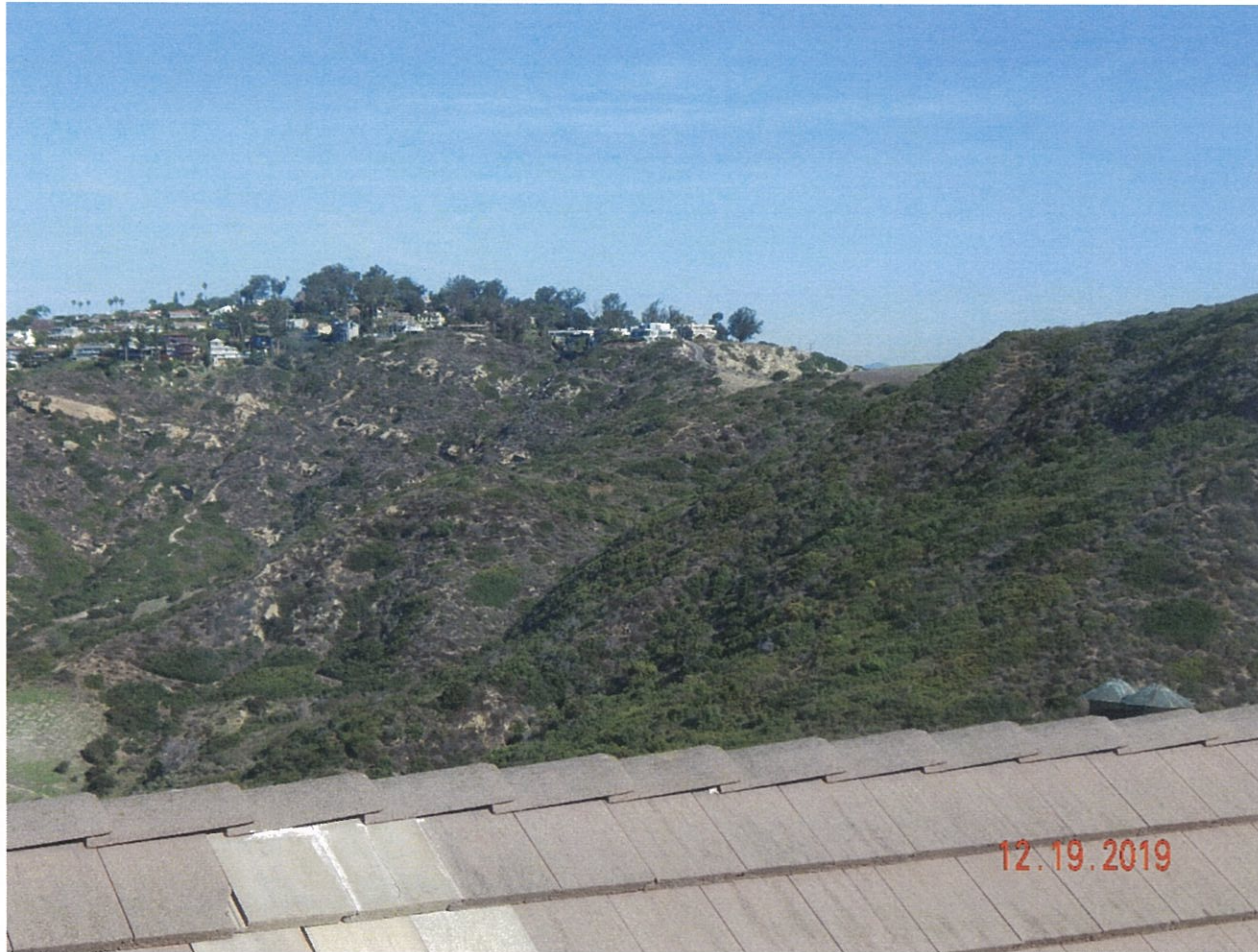
Date of photograph: 12/19/19 Photographed by: *mfar* Submitted to property file: *12/19/2019*

Document
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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 12/19/19 Photographed by: *M. J. Fair* Submitted to property file: *12/27/2019*

Document
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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 12/19/19 Photographed by: *M. J. [Signature]* Submitted to property file: 12/27/2019

Document

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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

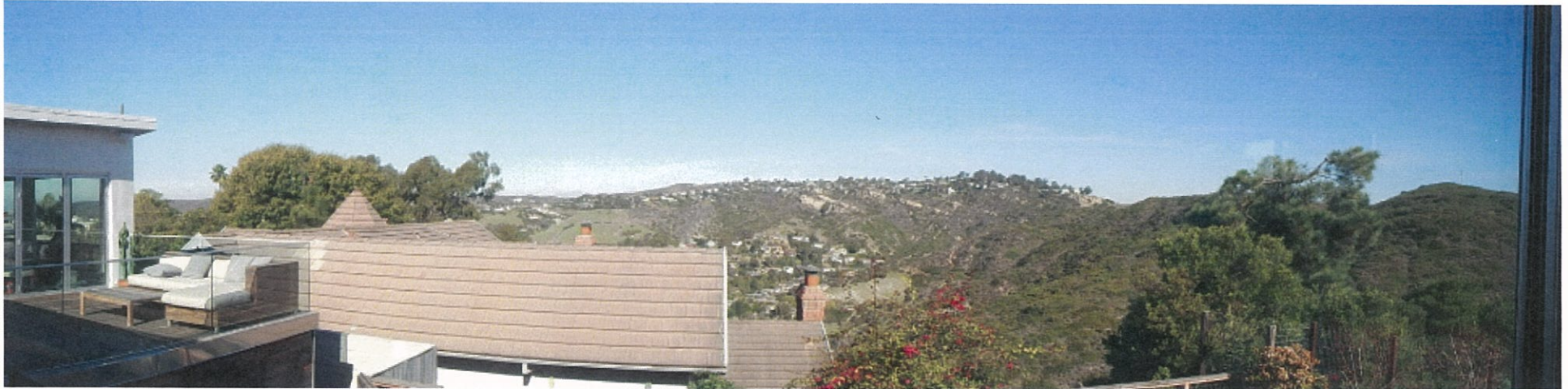
Date of photograph: 12/19/19 Photographed by: *Myer* Submitted to property file: *12/27/2019*

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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 12/19/19 Photographed by: *Mason* Submitted to property file: *12/27/2019*

Document

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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

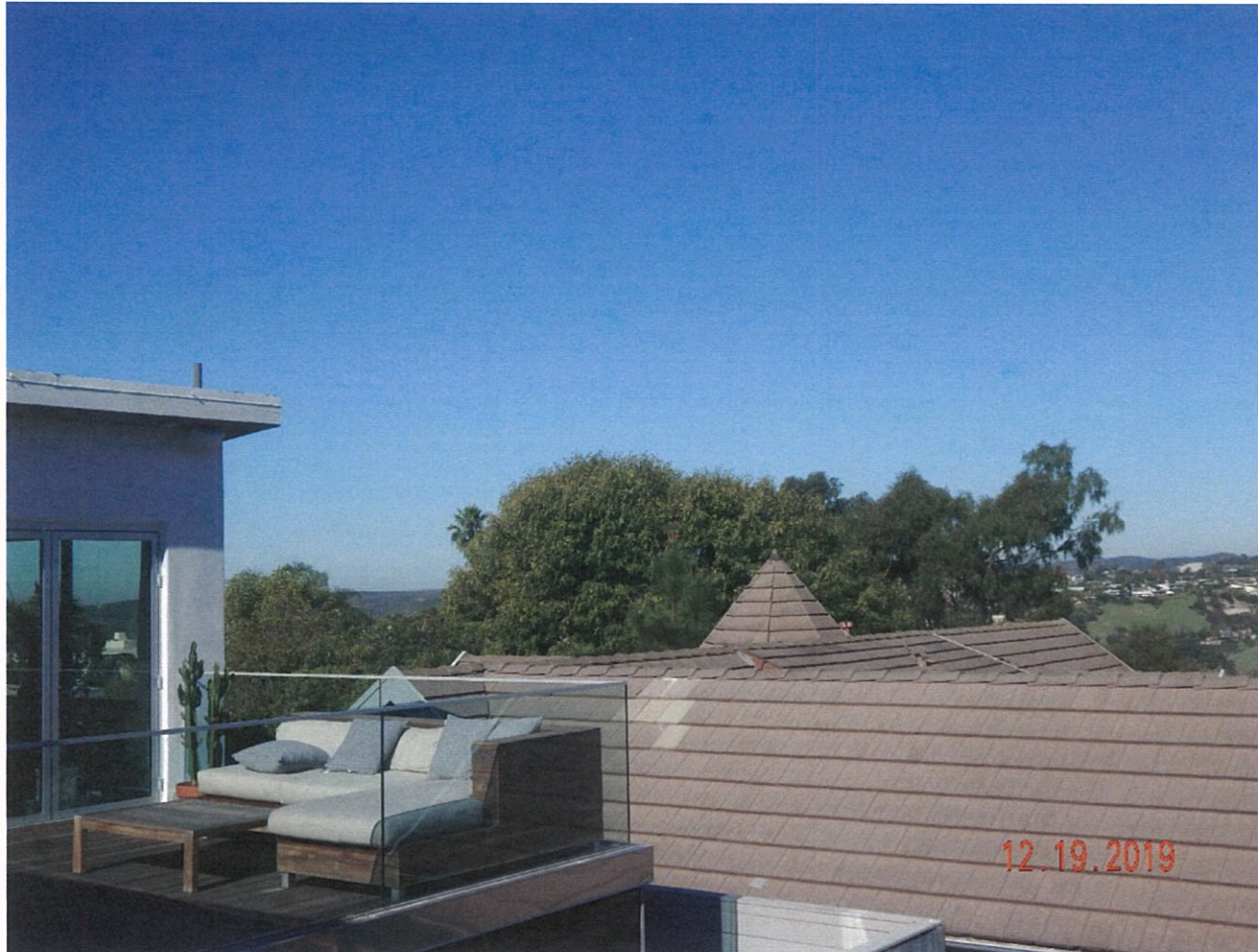
Date of photograph: 12/19/19 Photographed by: *[Signature]* Submitted to property file: 12/27/2019

Document
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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 12/19/19 Photographed by: *M. J. [Signature]* Submitted to property file: *12/27/2019*

Document
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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 12/19/19 Photographed by: *[Signature]* Submitted to property file: 12/27/2019

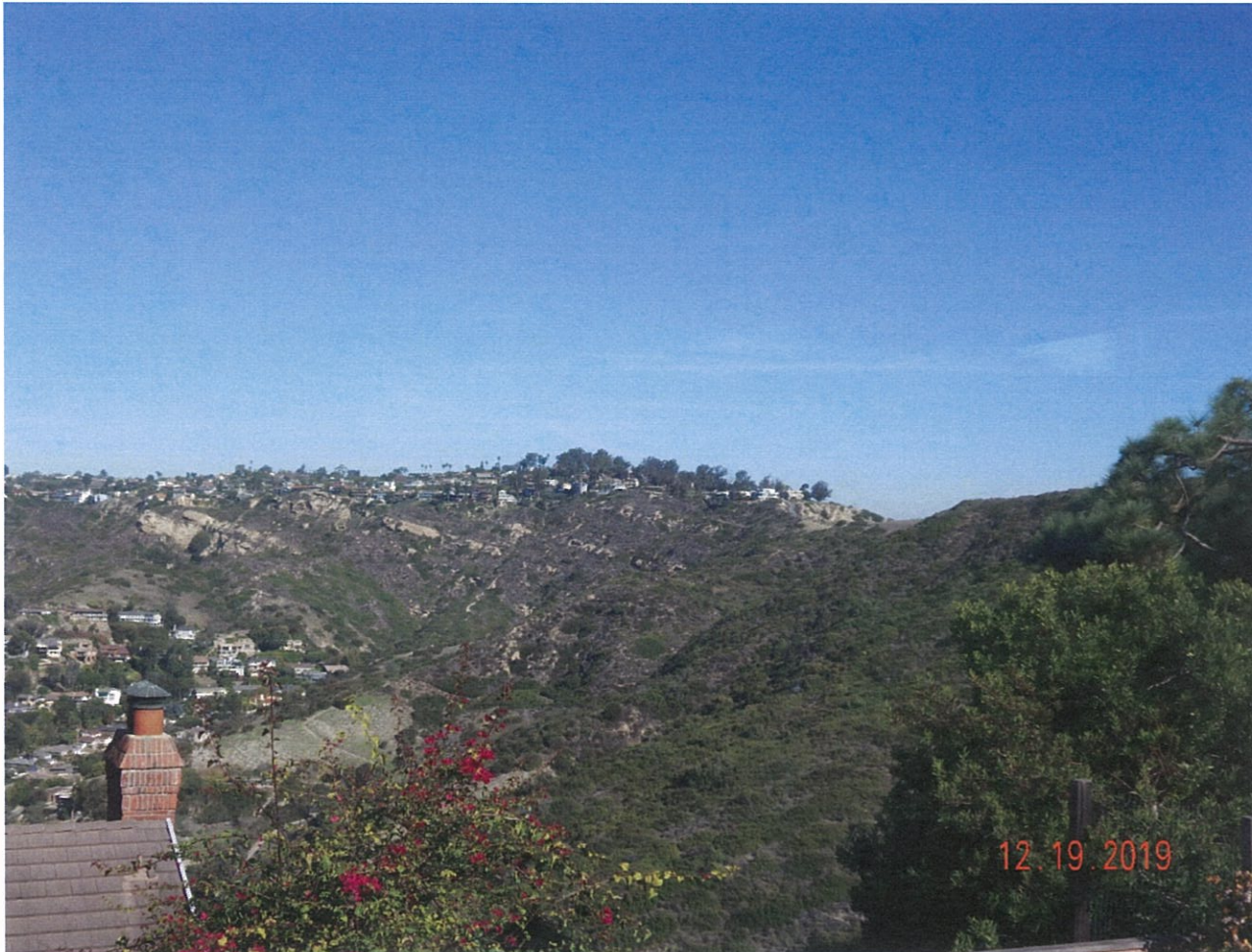
Document

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RECORD OF VIEW

VPP 19-5455



1214 Miramar Street

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 12/19/19 Photographed by: M. J. [Signature] Submitted to property file: 12/27/2019

Document
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December 27, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-5455
1214 MIRAMAR 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 **1214 Miramar Street**. 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 L.B.M.C. Section 12.16.030.

As an affected property owner within 500 feet of the subject property you are 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,

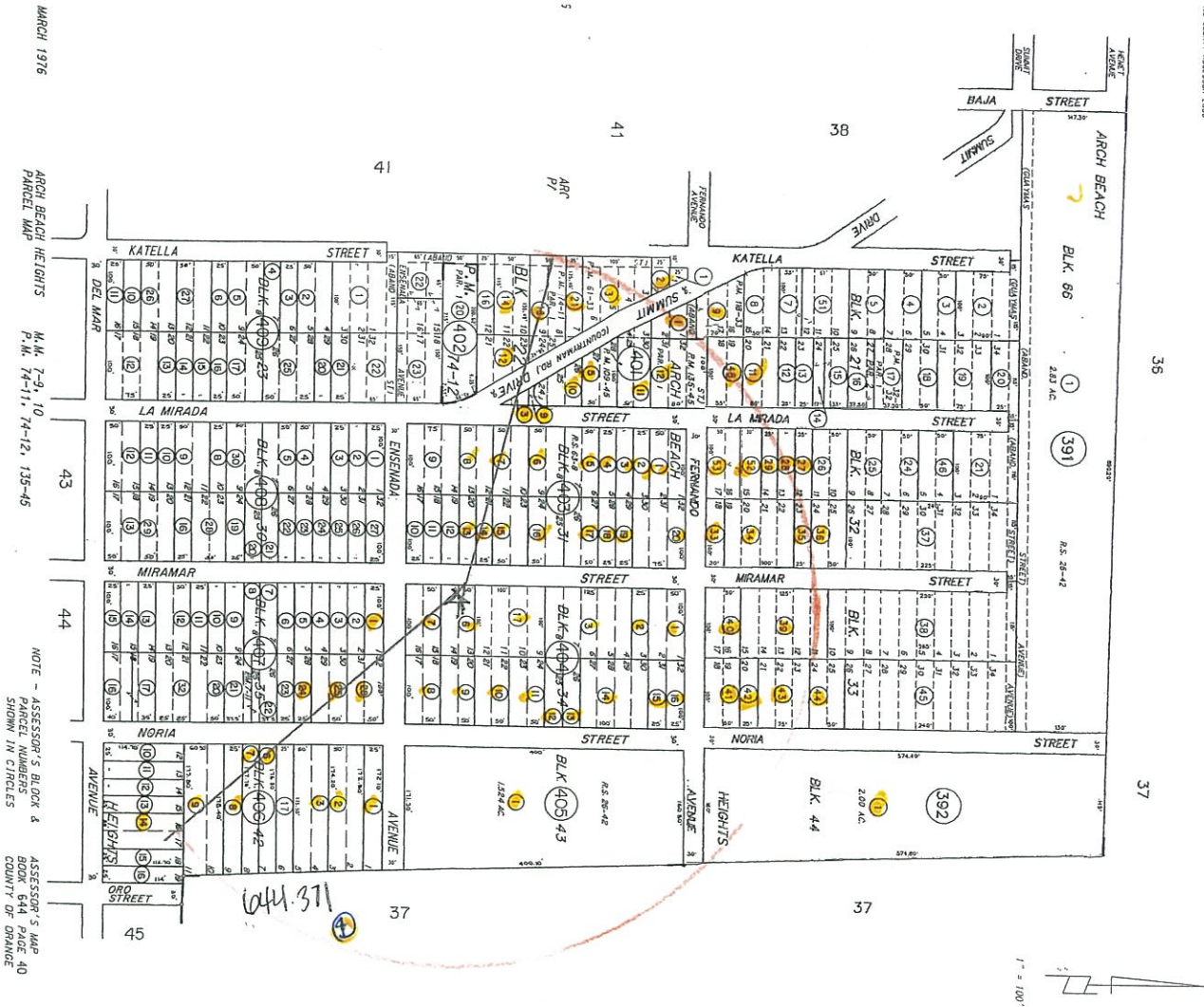
A handwritten signature in black ink, appearing to read "Tony Farr", is written over the typed name.

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

LAND FOR GRANT
 TO THE COUNTY OF ORANGE
 AS TO THE PART THEREOF
 NOT TO BE REPRODUCED
 BY THE COUNTY ASSESSOR 2008

PDR, SV 1/4, SEC. 30, T 7 S, R 8 W

644-39



MARCH 1976

ARCH BEACH HEIGHTS
 PARCEL MAP
 P.M. 7-9, 10
 P.M. 74-11, 74-12, 135-45

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

ASSESSOR'S MAP
 BOOK 644 PAGE 40
 COUNTY OF ORANGE

12/26/2019 File # 198161

1214 Miramar St
 Laguna Beach CA
 APN(s) 644 404 06
 500' View Preservation

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

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

File# 198161
1214 Miramar St
Laguna Beach CA
APNs 644 404 06
500' View Preservation
December 26 2019

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

RECEIVED

DEC 27 2019

PLANNING DIVISION
CITY OF LAGUNA BEACH

644 371 04
County Of Orange
Po Box 4106
Santa Ana CA 92702

644 391 09
Debbie Anker-Morris
1130 Summit Dr
Laguna Beach CA 92651

644 391 11
Earl Sandvigen
1315 La Mirada St
Laguna Beach CA 92651

644 391 27
Frances Heussenstamm
1330 La Mirada St
Laguna Beach CA 92651

644 391 28
Noel McMurray
1324 La Mirada St
Laguna Beach CA 92651

644 391 29
John Bonnin
1320 La Mirada St
Laguna Beach CA 92651

644 391 33
James Watkins
2617 Aldon Ave
La Verne CA 91750

644 391 34
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 391 35
Hilary Poochigian
531 W Mesa Way
Long Beach CA 90807

644 391 36
Harry G B F John
222 E Olive Ave #3
Redlands CA 92373

644 391 39
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 391 40
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 391 41
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 391 42
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 391 43
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 391 44
Cecelia Murphy
1300 Noria St
Laguna Beach CA 92651

644 391 48
Michelle Abogado
Po Box 842
Hoboken NJ 7030

644 391 52
Kenyon Sandvigen
Po Box 3064
Mammoth Lakes CA 93546

644 391 53
Robert Biddinger
1300 La Mirada St
Laguna Beach CA 92651

644 392 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 401 01
Debbie Anker-Morris
1130 Summit Dr
Laguna Beach CA 92651

644 401 03
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 401 05
Mark Kovacevich
1265 La Mirada St
Laguna Beach CA 92651

644 401 09
Stuart Baird
18432 Hillcrest Ave
Villa Park CA 92861

644 401 10
Richard McGrath
1255 La Mirada St
Laguna Beach CA 92651

644 401 11
Etk Legacy Investments
1279 La Mirada St
Laguna Beach CA 92651

644 401 12
Holdings Ocean
1289 La Mirada St
Laguna Beach CA 92651

644 402 02
Gerald Rizza
1151 Summit Dr
Laguna Beach CA 92651

644 402 03
Gerald Rizza
1151 Summit Dr
Laguna Beach CA 92651

644 402 12
Donald Davidson
1199 Summit Dr
Laguna Beach CA 92651

644 402 14
Donald Davidson
1199 Summit Dr
Laguna Beach CA 92651

644 402 18
Mc Innes John Mc
1175 Summit Dr
Laguna Beach CA 92651

644 402 21
John McInnes
1175 Summit Dr
Laguna Beach CA 92651

644 403 01
Robert Cockrell
1292 La Mirada St
Laguna Beach CA 92651

644 403 02
Shannon Johnson
Po Box 576
Snohomish WA 98291

644 403 03
Kimberly Brady
1276 La Mirada St
Laguna Beach CA 92651

644 403 04
John Poche
1274 La Mirada St
Laguna Beach CA 92651

644 403 05
Thomas Ryder
1264 La Mirada St
Laguna Beach CA 92651

644 403 06
Timothy Carl Aires
1244 La Mirada St
Laguna Beach CA 92651

644 403 07
David Drzymkowski
1234 La Mirada St
Laguna Beach CA 92651

644 403 08
Erik Block
23265 S Pointe Dr #100
Laguna Hills CA 92653

644 403 13
Thomas Dugan
1225 Miramar St
Laguna Beach CA 92651

644 403 14
Dena Rubin
1229 Miramar St
Laguna Beach CA 92651

644 403 15
James Crowell
3620 Pacific Coast Hwy #200
Torrance CA 90505

644 403 16
Timothy Carl Aires
1244 La Mirada St
Laguna Beach CA 92651

644 403 17
Timothy Carl Aires
1244 La Mirada St
Laguna Beach CA 92651

644 403 18
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 403 19
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 403 20
Virginia Martinson
1200 Miramar St
Laguna Beach CA 92651

644 404 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 404 02
Thomas Hoge
8494 Calendula Dr
Buena Park CA 90620

644 404 03
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 404 06
Whitney Miller
1214 Miramar St
Laguna Beach CA 92651

644 404 07
James Michael Harrod
33691 Marlinspike Dr
Dana Point CA 92629

644 404 08
Benjamin Tigner
1034 Oro St
Laguna Beach CA 92651

644 404 09
Benjamin Tigner
1034 Oro St
Laguna Beach CA 92651

644 404 10
Michael Pinto
Po Box 1809
Laguna Beach CA 92652

644 404 11
Michael Pinto
Po Box 1809
Laguna Beach CA 92652

644 404 12
Michael Pinto
Po Box 1809
Laguna Beach CA 92652

644 404 13
James Hynne
12381 Glacier Cir
Los Alamitos CA 90720

644 404 14
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 404 15
Esther Haster
1300 Ensenada Ave
Laguna Beach CA 92651

644 404 16
Harry G B F John
222 E Olive Ave #3
Redlands CA 92373

644 404 17
Michael Pinto
Po Box 1809
Laguna Beach CA 92652

644 405 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 406 01
Daniel D D Kopman
1198 Noria St
Laguna Beach CA 92651

644 406 02
Jeffery Liao
1188 Noria St
Laguna Beach CA 92651

644 406 03
Bridget Herdman
34042 La Serena Dr
Dana Point CA 92629

644 406 06
Byron Malcom Rabin
1160 Noria St
Laguna Beach CA 92651

644 406 07
Byron Malcom Rabin
1160 Noria St
Laguna Beach CA 92651

644 406 08
Adrienne Helitzer
1150 Noria St
Laguna Beach CA 92651

644 406 09
Deborah Suzanne Snyder
1140 Noria St
Laguna Beach CA 92651

644 406 14
Glaser
1464 Del Mar Ave
Laguna Beach CA 92651

644 407 01
Steven Singer
1325 Ensenada Ave
Laguna Beach CA 92651

644 407 24
Christopher Lenihan
1171 Noria St
Laguna Beach CA 92651

644 407 25
Victoria McGinnis
1185 Noria St
Laguna Beach CA 92651

644 407 28
Kelly A K A Cecutti
1375 Ensenada Ave
Laguna Beach CA 92651