



June 17, 2020

Brad Dunn  
2561 Park Avenue  
Laguna Beach, CA 92651

Dear Mr. Dunn,

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](http://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 "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 20-6224**

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Visit Date: **June 9, 2020**

Applicant: **Brad Dunn**  
View Address: **2561 Park Avenue**

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

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**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, Fireplace room, Master bedroom  
Lower level: Guest bedroom, TV room, 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, city lights, hillside terrain and ocean horizon.

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**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: 6/17/20 By: M. Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/9/20 Photographed by: *myare* Submitted to property file: 6/17/20

Document

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/9/20 Photographed by: *mjar* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/9/20 Photographed by: *ryan* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/9/20 Photographed by: *M. J. [Signature]* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/9/20 Photographed by: *mjar* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/9/20 Photographed by: *myan* Submitted to property file: 6/17/20

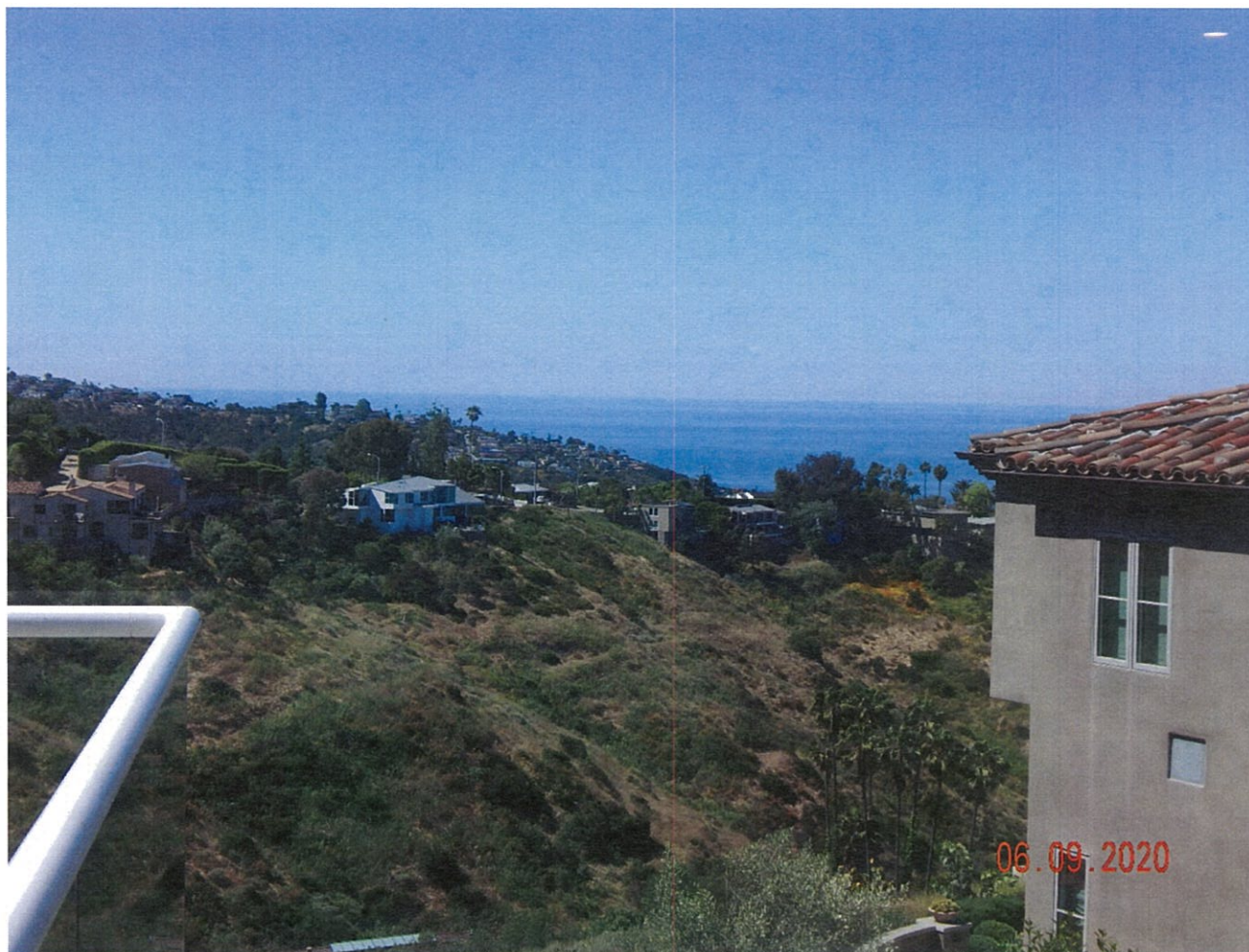
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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: ocean horizon.

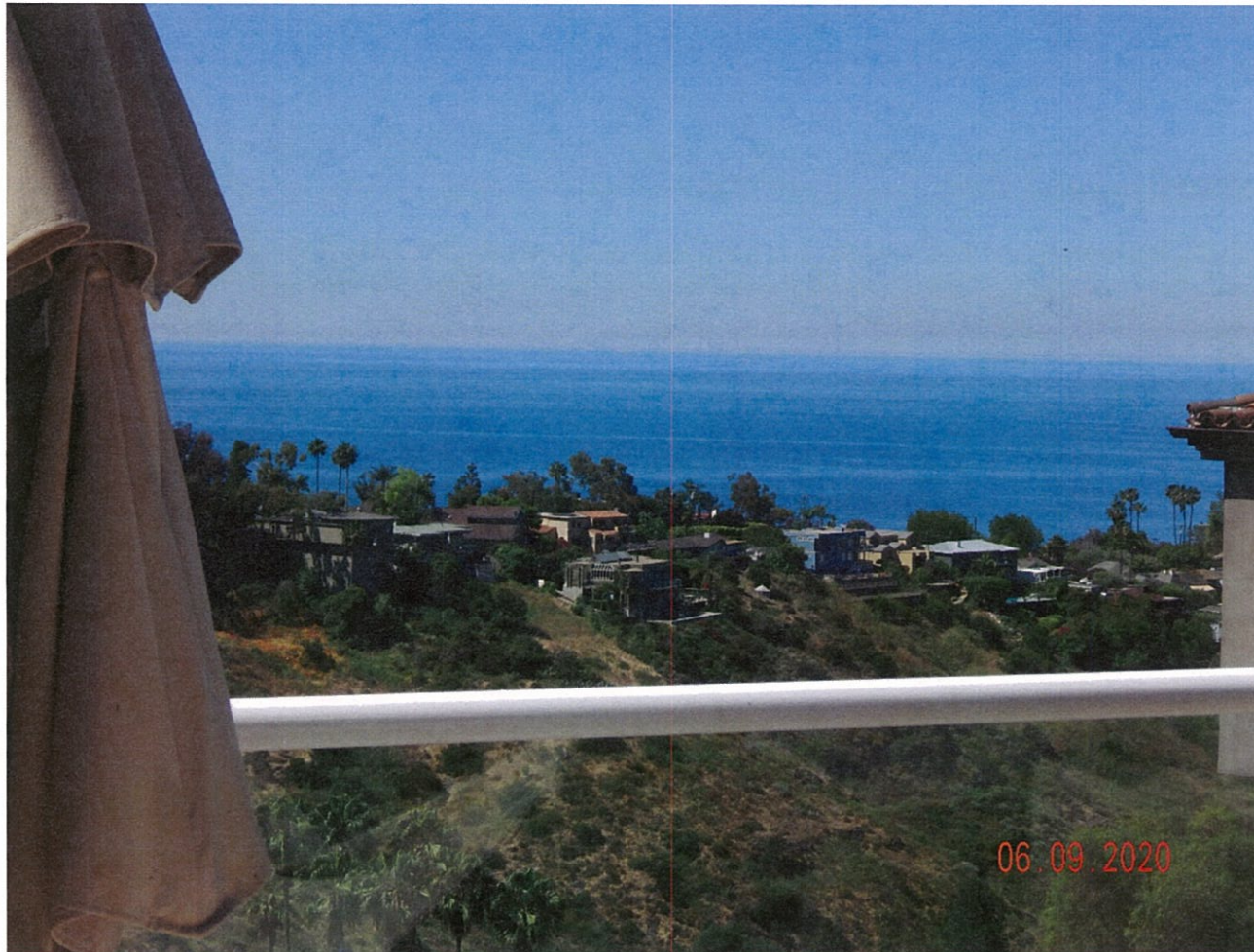
Date of photograph: 6/9/20 Photographed by: *myan* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 6/9/20 Photographed by: *myan* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 6/9/20 Photographed by: mfarr Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: ocean horizon.

Date of photograph: 6/9/20 Photographed by: *[Signature]* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: ocean horizon.

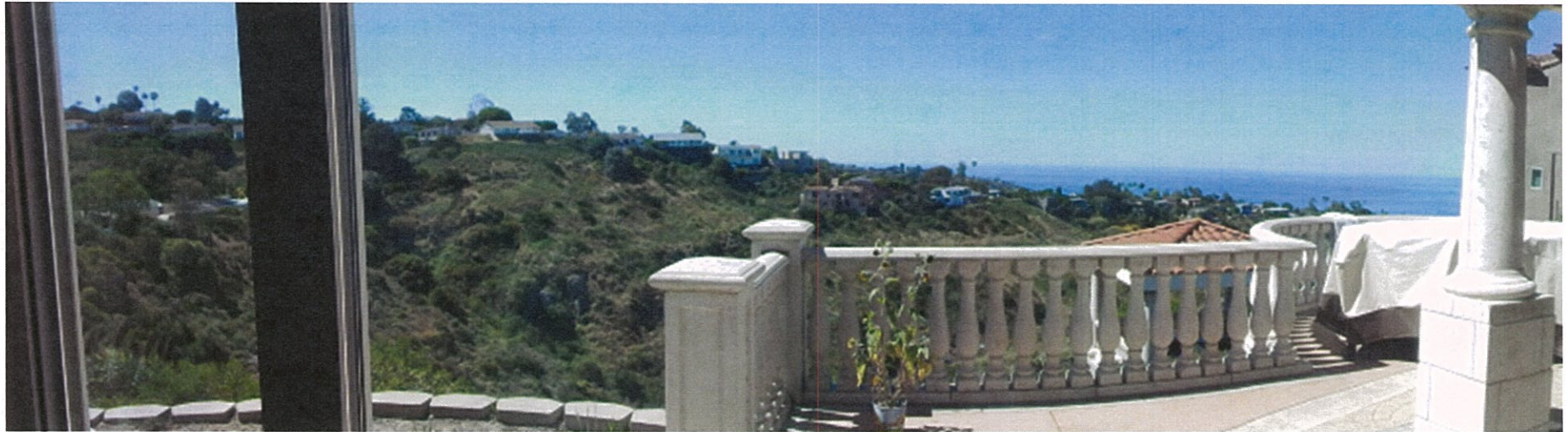
Date of photograph: 6/9/20 Photographed by: *M. J. [Signature]* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: ocean horizon.

Date of photograph: 6/9/20 Photographed by: *M. J. Farr* Submitted to property file: 6/17/20

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RECORD OF VIEW

VPP 20-6224



2561 Park Avenue

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

Visual scene description: ocean horizon.

Date of photograph: 6/9/20 Photographed by: *M. J. ...* Submitted to property file: 6/17/20

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**RECORD OF VIEW**

**VPP 20-6224**



**2561 Park Avenue**

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

Visual scene description: ocean horizon.

Date of photograph: 6/9/20 Photographed by: *mfarr* Submitted to property file: *6/17/20*

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June 17, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 20-6224  
2561 PARK AVENUE, 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 **2561 Park Avenue**. 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 LBMC 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.

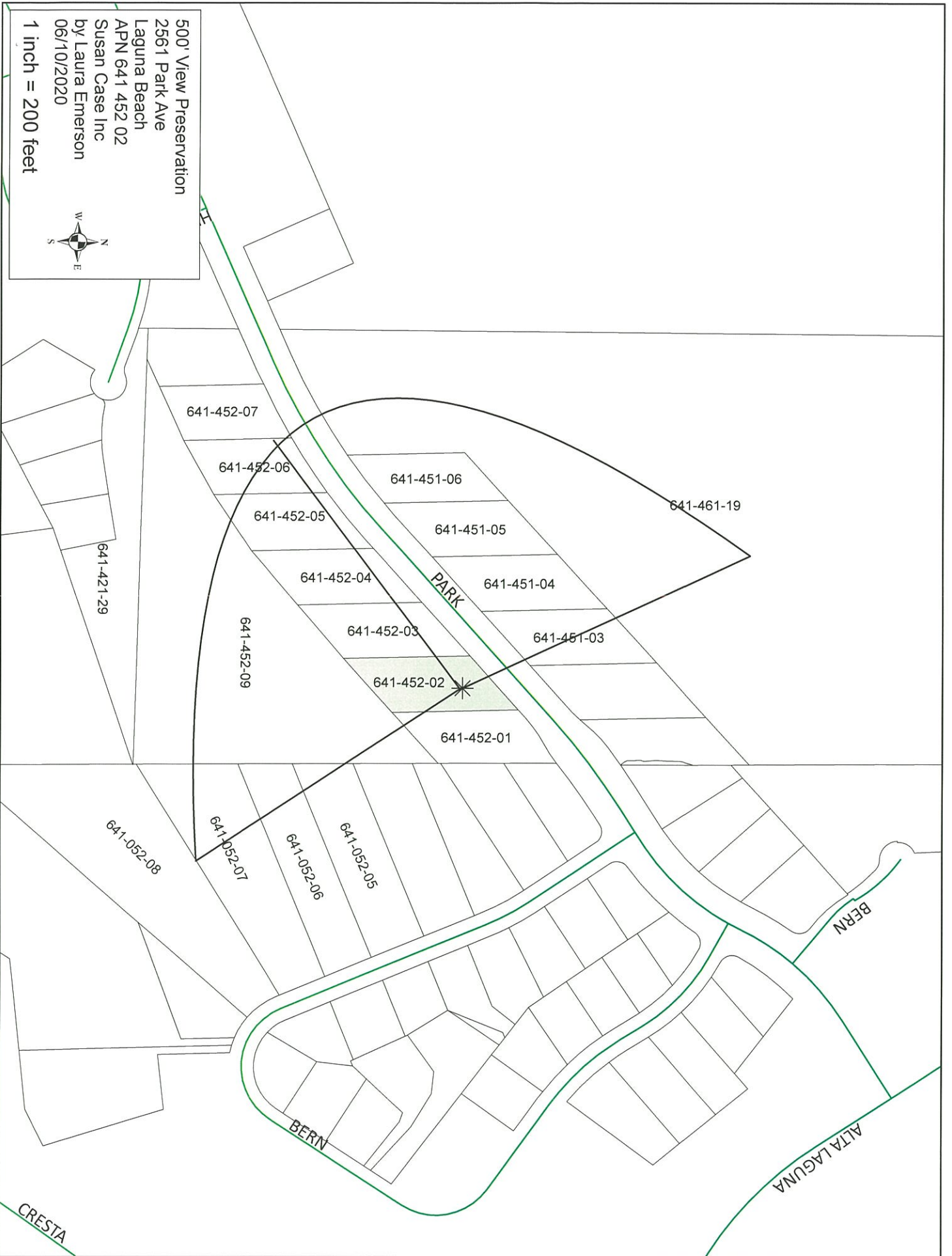
The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from the subject property. A map of the affected 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](mailto:tfarr@lagunabeachcity.net)

500' View Preservation  
2561 Park Ave  
Laguna Beach  
APN 641 452 02  
Susan Case Inc  
by Laura Emerson  
06/10/2020  
1 inch = 200 feet



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

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File# 06102020-2  
2561 Park Ave  
Laguna Beach CA  
500' View Preservation  
APN 641 452 02  
June 10 2020

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

641 052 05  
Richard Ramsey  
3035 Bern Dr  
Laguna Beach CA 92651

641 052 06  
Charles Haywood  
3045 Bern Dr  
Laguna Beach CA 92651

641 052 07  
Stephanie Waldman  
3051 Bern Dr  
Laguna Beach CA 92651

641 052 08  
John Strotkamp  
415 Jasmine St  
Laguna Beach CA 92651

641 421 29  
Eric Alcouloumre  
2385 Hillview Dr  
Laguna Beach CA 92651

641 451 03  
Faramarz Ebrahimi  
2550 Park Ave  
Laguna Beach CA 92651

641 451 04  
Praful Kulkarni  
2530 Park Ave  
Laguna Beach CA 92651

641 451 05  
Susan Allen  
2490 Park Ave  
Laguna Beach CA 92651

641 451 06  
Xiaofang Luo  
2470 Park Ave  
Laguna Beach CA 92651

641 452 01  
Carl Brown  
2581 Park Ave  
Laguna Beach CA 92651

641 452 02  
Dunn Trust  
26895 Aliso Creek Road # B876 #B  
Huntington Beach CA 92646

641 452 03  
Kerry L K L Mogharebi  
2541 Park Ave  
Laguna Beach CA 92651

641 452 04  
Richard Arum  
2521 Park Ave  
Laguna Beach CA 92651

641 452 05  
Sandra Lucidi-Azera  
2481 Park Ave  
Laguna Beach CA 92651

641 452 06  
Lauren Polley  
2461 Park Ave  
Laguna Beach CA 92651

641 452 07  
Rblt Trust  
930 Tia Juana St  
Laguna Beach CA 92651

641 452 09  
Parkside Estates  
505 Forest Ave  
Laguna Beach CA 92651

641 461 19  
Parkside Estates  
505 Forest Ave  
Laguna Beach CA 92651