



Date Filed:	5/18/17
Application No.	VPP 17 - 1096

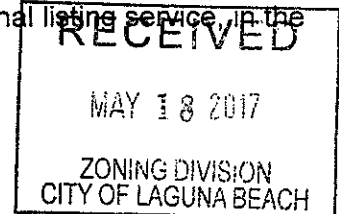
**RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Please refer to the View Preservation flow chart for a further description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

Noticing Requirements: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.



APPLICANT (PROPERTY OWNER) INFORMATION

Name:

Anthony Pulos

Address:

31512 May Vista Ave Laguna Beach CA 92651

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-1096**

Visit Date: **June 27, 2017**

Applicant: **Anthony Prokos
31512 Mar Vista Avenue**

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.**

Office, Dining room, Kitchen, Living room – all on the main lower living area.

- b. 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 Island, Catalina Island, ocean horizon and city lights.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)**

Date: 7/11/2017 By: [Signature]

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

Date: 7/11/2017 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: Myan Submitted to property file: 7/11/2017

**Document
1 of 12**



RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

Document

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

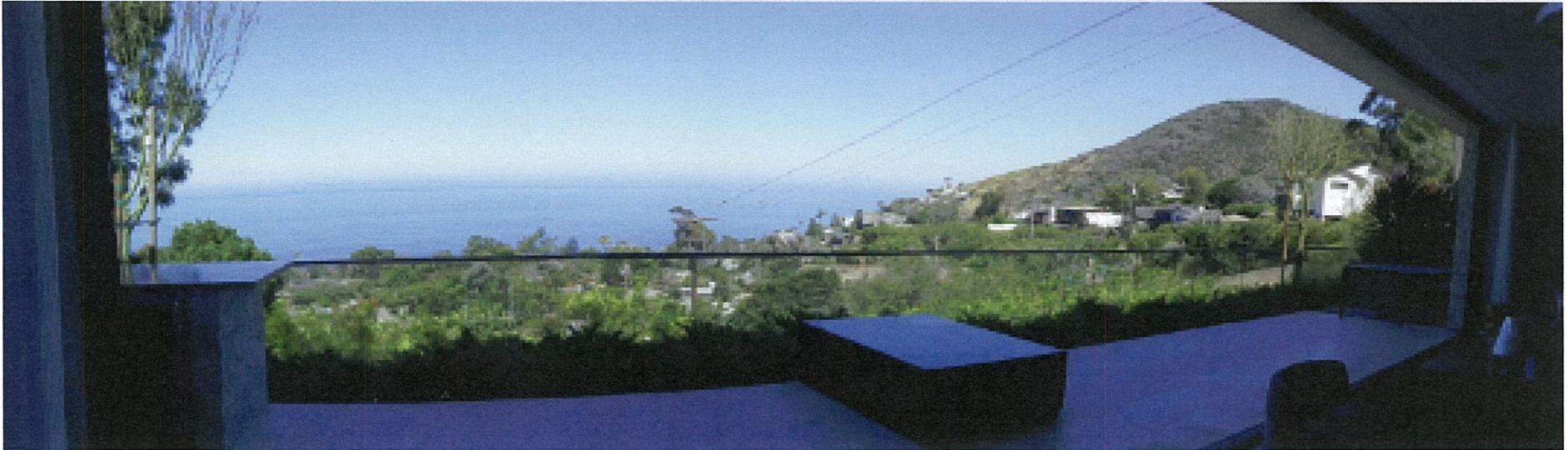
Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: *7/11/2017*

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: [Signature] Submitted to property file: 7/11/2017

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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

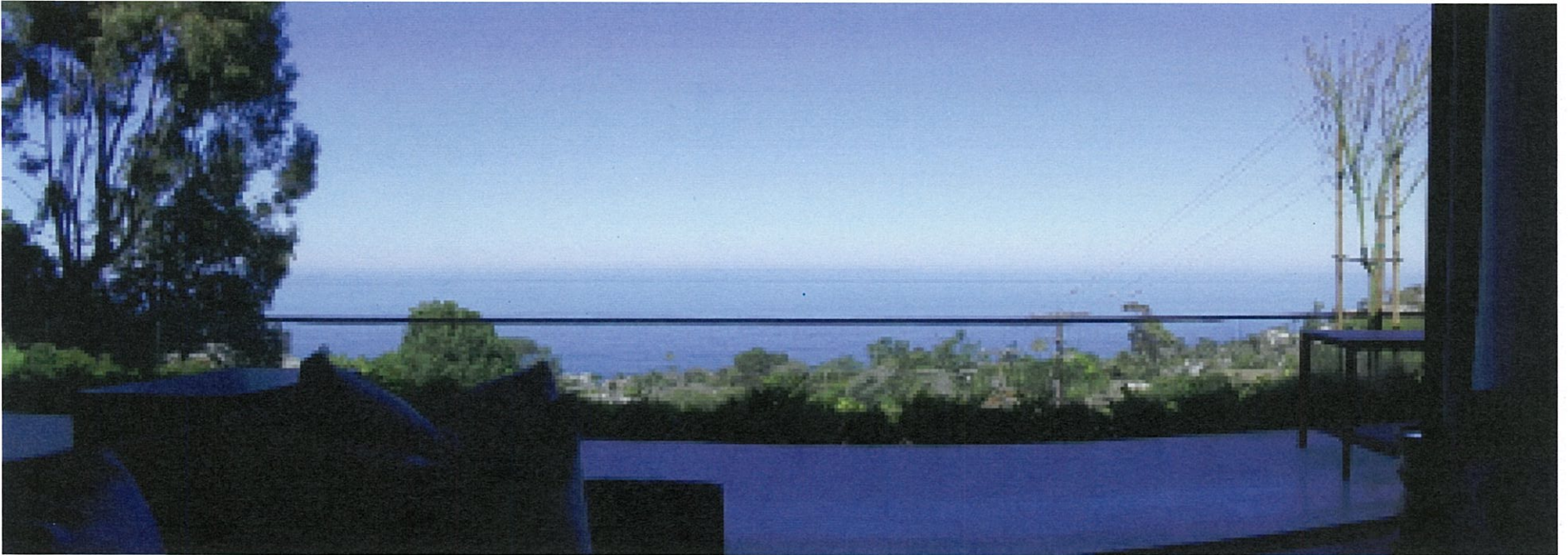
Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

Document
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RECORD OF VIEW

VPP 2017-1096



31512 Mar Vista Avenue

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

Visual scene description: San Clemente Island, Catalina Island, ocean horizon and city lights.

Date of photograph: 6/27/17 Photographed by: *[Signature]* Submitted to property file: 7/11/2017

Document
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July 11, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-1096
31512 MAR VISTA 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 **31512 Mar Vista Avenue**. 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



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

FILE # 174594
 VIEW PRESERVATION
 31512 MAR VISTA AVE
 LAGUNA BEACH CA
 500' OWNERS
 JUNE 28 2017
 056 091 19

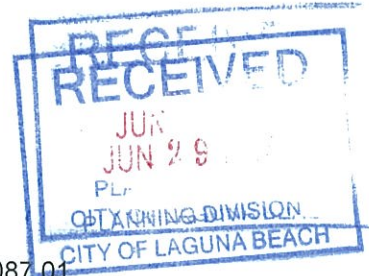


NORTH

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

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418

FILE # 174594
VIEW PRESERVATION
31512 MAR VISTA AVE
LAGUNA BEACH CA
500' OWNERS
JUNE 28 2017
056 091 19



056 070 19
Russell Cogdill
22202 Rico Rd
Laguna Beach CA 92651

056 070 26
South Coast County Water
31592 West St
Laguna Beach CA 92651

056 087 01
Betty Hogan
31501 Eagle Rock Way
Laguna Beach CA 92651

056 087 02
Snf
31503 Eagle Rock Way
Laguna Beach CA 92651

056 087 03
Anja Reich
31505 Eagle Rock Way
Laguna Beach CA 92651

056 087 04
Jessica Murray
31507 Eagle Rock Way
Laguna Beach CA 92651

056 087 05
John Gray
31509 Eagle Rock Way
Laguna Beach CA 92651

056 087 06
Alexander Williamson
31511 Eagle Rock Way
Laguna Beach CA 92651

056 087 07
Lona Lee Satrappe
31513 Eagle Rock Way
Laguna Beach CA 92651

056 087 08
J O Larson
10017 Phelan Rd
Oak Hills CA 92344

056 087 09
James Michael Dobbs
31517 Eagle Rock Way
Laguna Beach CA 92651

056 087 57
Nathaniel Robert Doersam
31581 2nd Ave
Laguna Beach CA 92651

056 087 58
Jon Eric Jessen
31518 Eagle Rock Way
Laguna Beach CA 92651

056 087 59
Peter Compter
31561 Scenic Dr
Laguna Beach CA 92651

056 087 60
Thomas Lee Phillips
31531 Scenic Dr
Laguna Beach CA 92651

056 091 02
Matthew Laskowski
31542 Mar Vista Ave
Laguna Beach CA 92651

056 091 03
Robert DeVito
31562 Mar Vista Ave
Laguna Beach CA 92651

056 091 04
Beth Ary
402 Rockefeller #207
Irvine CA 92612

056 091 15
Jack Lampert
31522 Mar Vista Ave
Laguna Beach CA 92651

056 091 16
Joseph Baker
31516 Mar Vista Ave
Laguna Beach CA 92651

056 091 17
Eric & Maria Duehring
31502 Mar Vista Ave
Laguna Beach CA 92651

056 091 19
Jean & Anthony Prokos
31512 Mar Vista Ave
Laguna Beach CA 92651

056 091 21
Douglas Hamilton
31151 Monterey St
Laguna Beach CA 92651

056 092 31
William Rolfig
31582 Mar Vista Ave
Laguna Beach CA 92651

056 092 35
Bosu
31612 Mar Vista Ave
Laguna Beach CA 92651

056 092 39
William Rolfing
31582 Mar Vista Ave
Laguna Beach CA 92651

056 093 01
Valente Morales
10 Walnut Crk
Irvine CA 92602

056 093 02
Neil Steinman
31500 Eagle Rock Way
Laguna Beach CA 92651

056 093 03
Jeffrey & Laurie Alter
35 N La Senda Dr
Laguna Beach CA 92651

056 093 04
James Perry
31571 Mar Vista Ave
Laguna Beach CA 92651

056 093 05
Jennifer Beth Merkel
31591 Mar Vista Ave
Laguna Beach CA 92651

056 093 06
Glen Everroad
31611 Mar Vista Ave
Laguna Beach CA 92651

056 093 11
Marion Staggs
31618 Scenic Dr
Laguna Beach CA 92651

056 093 12
Geoffrey & Laure Godet
31596 Brentwood Dr
Laguna Beach CA 92651

056 093 13
Kamran Roshannejad
31614 Scenic Dr
Laguna Beach CA 92651

056 093 15
William Deline
31576 Scenic Dr
Laguna Beach CA 92651

056 093 16
Beata Stroz
31502 Shrewsbury Dr
Laguna Beach CA 92651

056 093 17
Barbara Love
3616 Litchfield Dr
Bakersfield CA 93309

056 093 18
James McDonald
31566 Scenic Dr
Laguna Beach CA 92651

056 093 20
Dianna Colleen Costanzo
30532 Park Vista Dr
Castaic CA 91384

056 093 21
Wanda Cue
15618 Yellowbrook Ln
La Mirada CA 90638

056 093 22
Barry Fogel
8010 Fareholm Dr
Los Angeles CA 90046

056 093 24
Vanessa Ryan
31582 Scenic Dr
Laguna Beach CA 92651

056 093 25
Jonathan Moore
31503 Brentwood Dr
Laguna Beach CA 92651

056 093 28
Paul & Erin Scannell
1 Pointe Cir
Ladera Ranch CA 92694

056 093 29
Commercial Equity Sellco
31502 Burnside Pl
Laguna Beach CA 92651

056 093 30
John Kirk English
183 Leucadia Rd
La Habra Heights CA 90631

056 093 31
John LaBreche
Po Box 80087
Las Vegas NV 89180

056 093 32
Margaret Budreau
31506 Eagle Rock Way
Laguna Beach CA 92651

056 093 33
Cathy Louise Taylor
1801 Crystal Dr #706
Arlington VA 22202

658 201 10
Donald Zamborelli
31877 Circle Dr
Laguna Beach CA 92651

658 201 11
The Doctors Company
1455 1st St #301
Napa CA 94559