



October 29, 2019

Patricia Neumann
425 Monterey Drive
Laguna Beach, CA 92651

Dear Ms. Neumann,

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.

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 19-4957**

Visit Date: **October 14, 2019**

Applicant: **Patricia Neumann**
View Address: **425 Monterey Dr.**

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.

Upper level: Master bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from the selected viewing location noted above. The visual scene consists primarily of Heisler Park 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: 10/29/2019 By: 

End of Checklist



RECORD OF VIEW

VPP 19-4957



425 Monterey Drive

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

Visual scene description: Heisler Park and ocean horizon.

Date of photograph: 10/14/19 Photographed by: *M. J. [Signature]* Submitted to property file: *10/29/2019*

Document
1 of 3



RECORD OF VIEW

VPP 19-4957



425 Monterey Drive

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

Visual scene description: Heisler Park and ocean horizon.

Date of photograph: 10/14/19 Photographed by: *[Signature]* Submitted to property file: *10/28/2019*



RECORD OF VIEW

VPP 19-4957



425 Monterey Drive

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

Visual scene description: Heisler Park and ocean horizon.

Date of photograph: 10/14/19 Photographed by: *[Signature]* Submitted to property file: 10/29/2019

Document
3 of 3



October 29, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-4957
425 MONTEREY DR., LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **425 Monterey Dr.** 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 Municipal Code Section 12.16.030.

Pursuant to the Municipal Code as an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views. A map of the affected parcels in the view corridor within 500 feet of the subject property is on the back of this notice. The lines on the map are not specific solely to those areas of the parcel that are conditioned by the recorded view. Any vegetation on the noticed parcel that may significantly impair the documented view may be considered in a view claim. **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. 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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

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

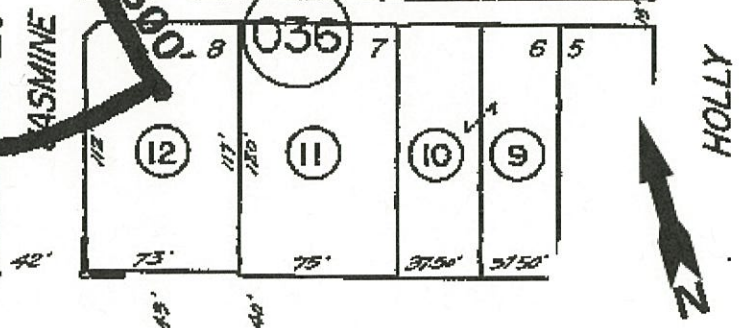
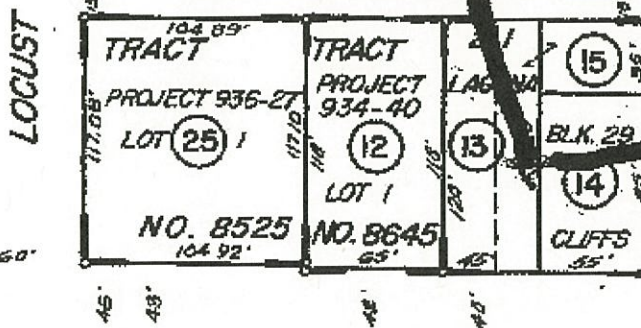
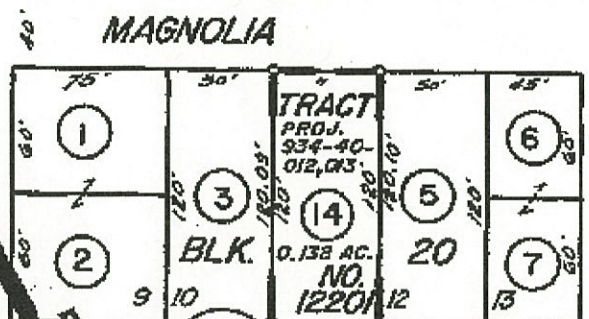
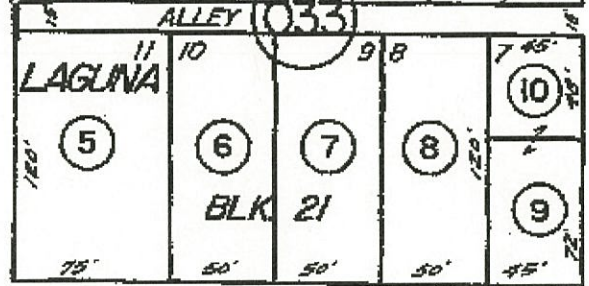
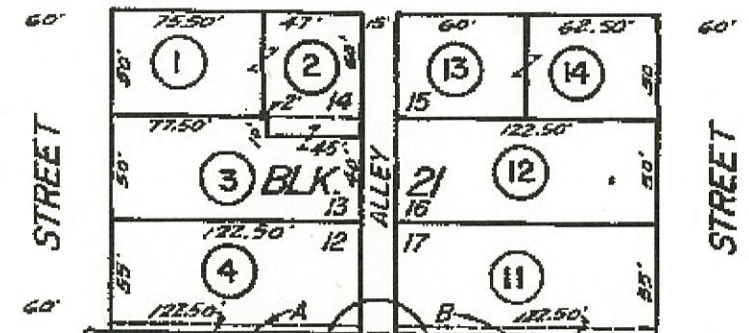
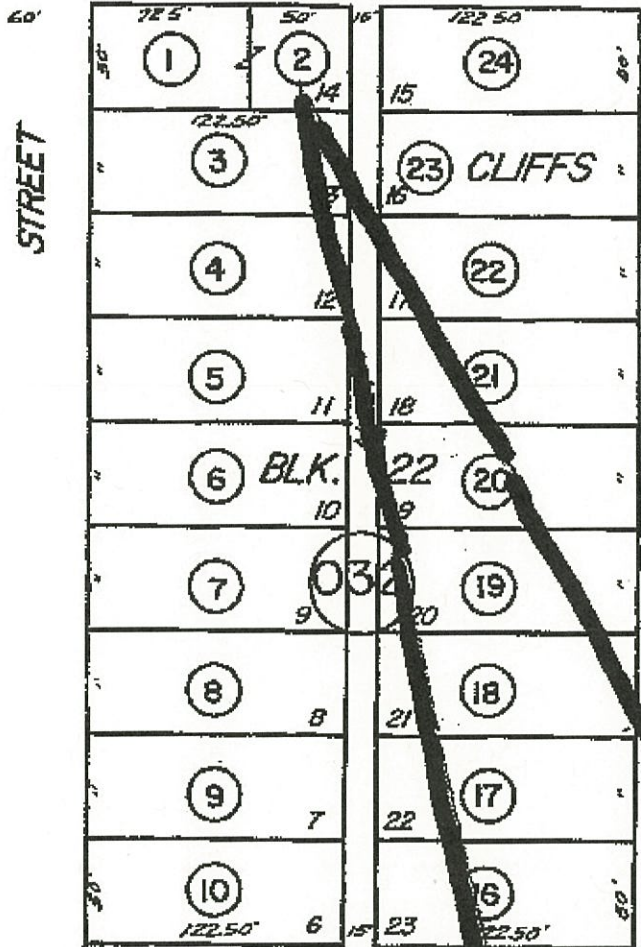
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 496-032-02
500' RADIUS (For View)

Address: 425 MONTEREY DR
LAGUNA BEACH CA 92651

MONTEREY





Advanced Listing Services Inc

Ownership Listings & Radius Maps

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

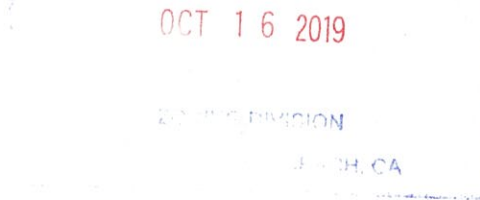
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

#9813
15-Oct-19

500' Ownership Listing
For View Pres
Prepared for:

496-032-02
PATRICIA A NEUMANN
425 MONTEREY DR
LAGUNA BEACH CA 92651



496-032-02
PATRICIA A NEUMANN
425 MONTEREY DR
LAGUNA BEACH CA 92651

496-032-03
CURT C BARWICK
919 EMERALD BAY
LAGUNA BEACH CA 92651

496-032-04
ANTONELLI G JOSEPH
2804 BROOKSIDE DR
CHINO HILLS CA 91709

496-032-05
DONALD L POLKINGHARN
339 ST ANNS DR
LAGUNA BEACH CA 92651

496-032-13
JOHN LUTHER MAROON
330 JASMINE ST
LAGUNA BEACH CA 92651

496-032-14
NORMAN F BUSH
106 VIA TOLUCA
SAN CLEMENTE CA 92672

496-032-15
JOHN LUTHER MAROON
330 JASMINE ST
LAGUNA BEACH CA 92651

496-032-16
JOHN LUTHER MAROON
330 JASMINE ST
LAGUNA BEACH CA 92651

496-032-17
PETER A FINK
336 JASMINE ST
LAGUNA BEACH CA 92651

496-032-18
PRAMOL DHAWAN
344 JASMINE ST
LAGUNA BEACH CA 92651

496-032-19
SCOTT & JANET CORTELLESA
354 JASMINE ST
LAGUNA BEACH CA 92651

496-032-20
ROBERT KNOX
3458 LA SOMBRA DR
HOLLYWOOD CA 90068

496-032-21
AL BABBINGTON
1348 TERRACE WAY
LAGUNA BEACH CA 92651

496-032-22
RAE ELLA HILL
378 JASMINE ST
LAGUNA BEACH CA 92651

496-036-02
COVE ANACAPA
812 EMERALD BAY
LAGUNA BEACH CA 92651

496-036-12
D C LAGUNA PROPERTIES
365 CLINTON ST B
COSTA MESA CA 92626