



October 30, 2017

Jane Park
486 Panorama Drive
Laguna Beach, CA 92651

Dear Ms. Park,

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.

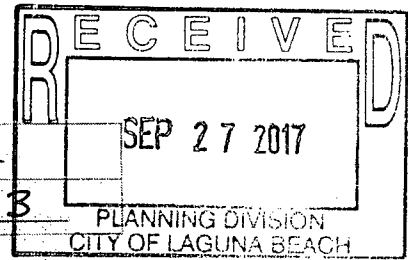
Please contact me should you have any questions related to the attached documents.

Regards,

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net



Date Filed: 9-27-2017
 Application No. VPP 17 - 2163



**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: Jane Park
 Address: 486 Panorama Drive Laguna Beach, CA 92651
 Telephone No. (Home/Cell) 949-278-2209 (Work)
 Email Address: JNEY PARK @ GMAIL.COM

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

Jane Park _____ Date 9/22/17
 Property Owner's Signature Date

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-2163**

Visit Date: **October 20, 2017**

Applicant: **Jane Park
486 Panorama Drive**

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.***

Main level Living Room, Dining Room, Kitchen, Master Bedroom on the upper level of the primary residential structure. Family Room and Childs' Bedrooms on the lower level.

- 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 Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

2. RECORD OF VIEWS

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

Date: 10/30/2017 By: T. Farr

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

Date: 10/30/2017 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Living room, Dining Room, Kitchen area on the main level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/20/17 Photographed by: *[Signature]* Submitted to property file: 10/30/2017



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Living Room, Dining Room, Kitchen area on the main level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *[Signature]* Submitted to property file: 10/30/2017



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Living Room, Dining Room, Kitchen area on the main level of the primary residential structure.

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *[Signature]* Submitted to property file: 10/30/2017



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Living Room, Dining Room, Kitchen area on the main level of the primary residential structure.

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *M. Jarr* Submitted to property file: 10/30/2017



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Living Room, Dining Room, Kitchen area on the main level of the primary residential structure.

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *[Signature]* Submitted to property file: 10/30/2017



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Living Room, Dining Room, Kitchen area on the main level of the primary residential structure.

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *mfarr* Submitted to property file: 10/30/2017

Document
6 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Dining Room on the main level of the primary residential structure.

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *[Signature]* Submitted to property file: 10/30/2017

Document
7 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

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

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: W. J. Farr Submitted to property file: 10/30/2017

Document
8 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Master bedroom on the main level of the primary residential structure. Amended as claimant noticed that window frame on right side of picture not captured on initial record. Claimant was informed that deciduous vegetation will sprout and cover some of the adjacent structure and hillside.

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 02/05/18 Photographed by: *M. J. [Signature]* Submitted to property file: *2/5/2018*

Document
9 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

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

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *W. Farr* Submitted to property file: *10/30/2017*

Document
10 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 10/20/17 Photographed by: M. J. [Signature] Submitted to property file: 10/30/2017



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

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

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *[Signature]* Submitted to property file: 10/30/2017

Document
12 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

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

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *W. J. [Signature]* Submitted to property file: *10/30/2017*



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

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

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *W. Parr* Submitted to property file: 10/30/2017

Document
14 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 10/20/17 Photographed by: *M. J. [Signature]* Submitted to property file: 10/30/2017

Document
15 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Child's bedroom (center) on the lower level of the primary residential structure.

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *Myers* Submitted to property file: *10/20/2017*

Document
16 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Child's bedroom (center) on the lower level of the primary residential structure.

Visual scene description: Whitewater and ocean horizon.

Date of photograph: 10/20/17 Photographed by: *M. J. [Signature]* Submitted to property file: 10/30/2017

Document
17 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Child's bedroom (end) on the lower level of the primary residential structure. Amended as claimant noticed far right window frame not included in initial record. Informed claimant deciduous vegetation may sprout to cover some of the adjacent structure.

Visual scene description: Emerald Bay, Catalina Island, rocky cliffs, sandy beaches, whitewater and ocean horizon.

Date of photograph: 02/05/18 Photographed by: *M. Far* Submitted to property file: *2/5/2018*

Document
18 of 19



RECORD OF VIEW

VPP 2017-2163



486 Panorama Drive

The photograph above was taken from the Child's bedroom (end) on the lower level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/20/17 Photographed by: [signature] Submitted to property file: 10/30/2017



October 30, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-2163
486 PANORAMA DRIVE, 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 **486 Panorama Drive**. 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.

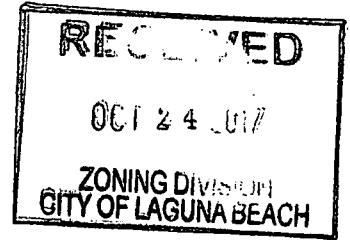
Regards,

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
tfarr@lagunabeachcity.net

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

FILE # 175172
486 PANORAMA DR
LAGUNA BEACH CA
500' OWNER VIEW PRESERVATION
053 092 69
OCTOBER 24 2017

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



053 091 01
Kuyper
385 Ledroit St
Laguna Beach CA 92651

053 091 19
Eric Brougher
1649 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 20
Kathleen Boyle Selevan
1661 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 21
Andrew Rocker
340 Surfview Dr
Pacific Palisades CA 90272

053 091 22
Ralph Wintrode
1685 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 01
Thomas Stellar
1700 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 02
James Bruni
401 Ledroit St
Laguna Beach CA 92651

053 092 03
William Shook
1692 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 04
Nicholas Alexander
415 Ledroit St
Laguna Beach CA 92651

053 092 07
Dona Jo Blurock
1600 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 08
Norman Powell
Po Box 71
Laguna Beach CA 92652

053 092 10
John Glavinovich
456 Panorama Dr
Laguna Beach CA 92651

053 092 12
Michael Thompson
460 Panorama Dr
Laguna Beach CA 92651

053 092 13
Foster Silas Arata
1609 Eleanor Ln
Laguna Beach CA 92651

053 092 14
Arthur Strick
1621 Eleanor Ln
Laguna Beach CA 92651

053 092 15
Marvin Gordon
1635 Eleanor Ln
Laguna Beach CA 92651

053 092 16
Gregory Herbert
1639 Eleanor Ln
Laguna Beach CA 92651

053 092 17
Janice Jenkins
5851 Sierra Cielo Rd
Irvine CA 92603

053 092 20
William Ryan
12729 Salmon River Rd
San Diego CA 92129

053 092 40
Sara Forbes
409 Panorama Dr
Laguna Beach CA 92651

053 092 41
Safka Inc
1862 S Garey Ave
Pomona CA 91766

053 092 47
Stephen Adam
1630 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 49
Wells Fargo Bank Nisa
350 W Colorado Blvd #390
Pasadena CA 91105

053 092 50
Michael Dennis Cannon
1654 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 51
First American
3334 E Coast Hwy #289
Corona Del Mar CA 92625

053 092 64
Jean Brotherton
424 Panorama Dr
Laguna Beach CA 92651

053 092 65
Sonja Hagen Bradley
434 Panorama Dr
Laguna Beach CA 92651

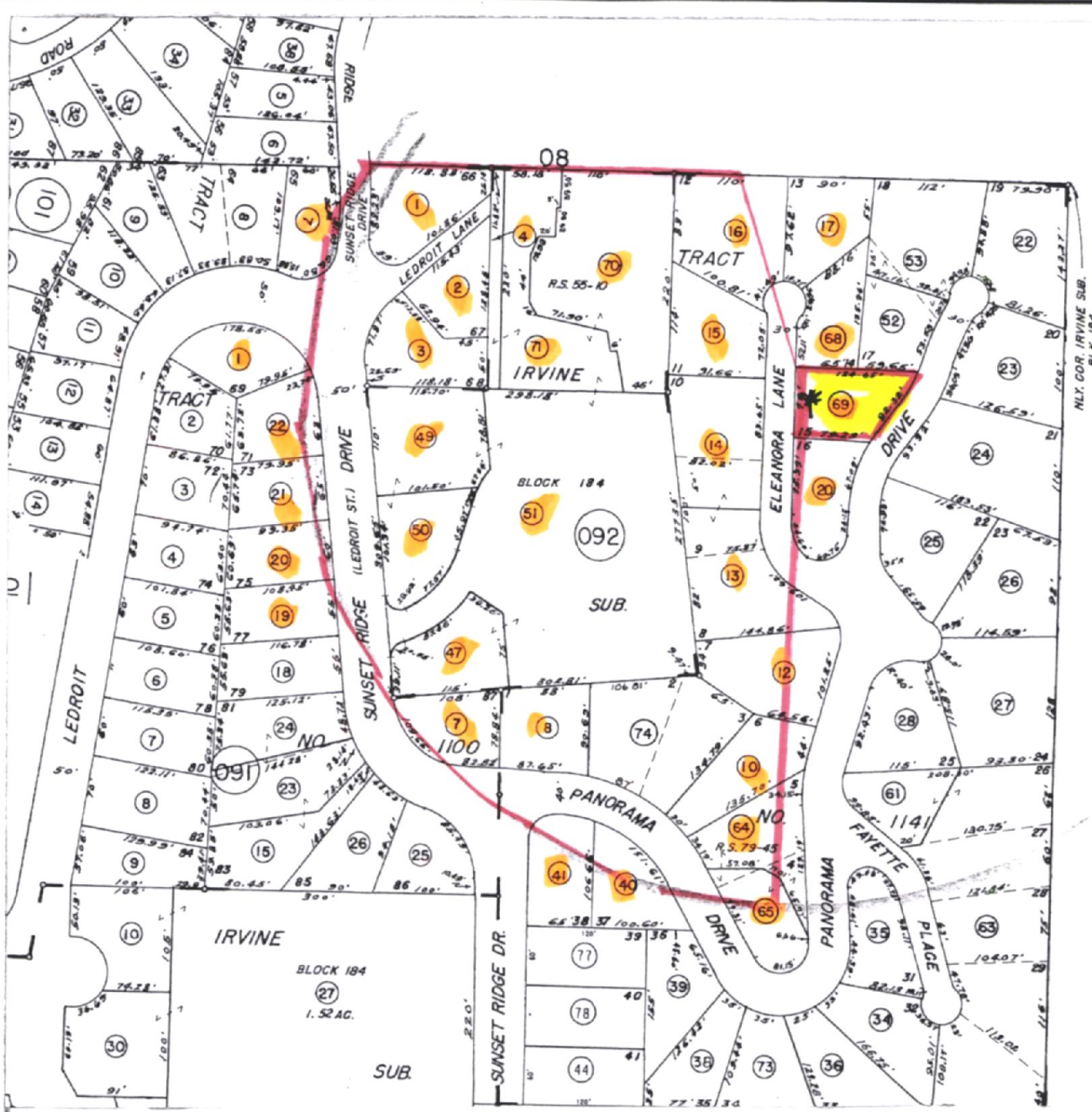
053 092 68
Albert Corey Hansen
1636 Eleanor Ln
Laguna Beach CA 92651

053 092 69
Tran Hien & Park Jane
486 Panorama Dr
Laguna Beach CA 92651

053 092 70
Robert Kaaren
421 Ledroit St
Laguna Beach CA 92651

053 092 71
Nicholas Alexander
415 Ledroit St
Laguna Beach CA 92651

053 101 07
Craig Metz
1701 Sunset Ridge Dr
Laguna Beach CA 92651



496-06

NOTE

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

FILE # 175172
 486 PANORAMA DR
 LAGUNA BEACH CA
 500' OWNER VIEW PRESERVATION
 053 092 69
 OCTOBER 24 2017



NORTH

SUSAN W. CASE, INC.

OWNERSHIP MAP

949.464.6105
 orders@susancaseinc.com
 917 Glenneyre St. #7
 Laguna Beach, CA 92651