



July 8, 2020

The Lee Family Trust  
Aegea Lee and Daniel Lee  
965 Noria Street  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Lee,

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 "Tony Farr".

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

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 20-6511**

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Visit Date: **June 26, 2020**  
Applicant: **Aegea Lee and Daniel Lee**  
View Address: **965 Noria Street**  
  
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/upper level: Living room, dining room, kitchen  
Lower level: Bedroom/office, Middle bedroom, 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 Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater 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: 7/8/2020 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 20-6511**



**965 Noria Street**

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

Visual scene description: Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/26/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/8/2020*

Document  
1 of 8



**RECORD OF VIEW**

**VPP 20-6511**



**965 Noria Street**

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

Visual scene description: Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/26/20 Photographed by: *W. Fair* Submitted to property file: *7/8/2020*



**RECORD OF VIEW**

**VPP 20-6511**



**965 Noria Street**

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

Visual scene description: Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/26/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/8/2020*

Document  
3 of 8



**RECORD OF VIEW**

**VPP 20-6511**



**965 Noria Street**

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

Visual scene description: Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/26/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/8/2020*

Document  
4 of 8



**RECORD OF VIEW**

**VPP 20-6511**



**965 Noria Street**

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

Visual scene description: Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/26/20 Photographed by: *[Signature]* Submitted to property file: 7/8/2020

Document  
5 of 8



**RECORD OF VIEW**

**VPP 20-6511**



**965 Noria Street**

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

Visual scene description: Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/26/20 Photographed by: M. J. [Signature] Submitted to property file: 7/8/2020

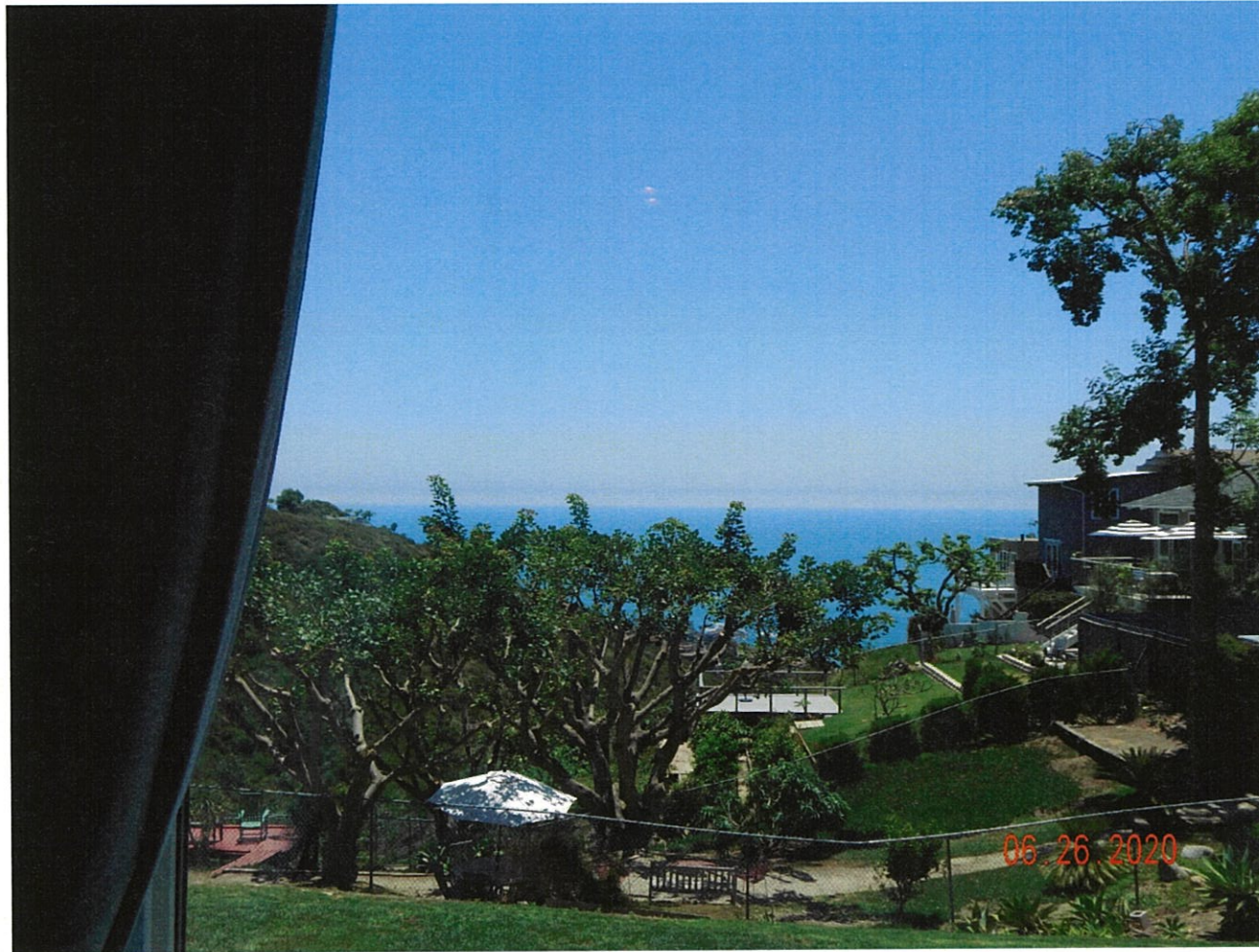
Document  
6 of 8





**RECORD OF VIEW**

**VPP 20-6511**



**965 Noria Street**

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

Visual scene description: Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/26/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/8/2020*

Document  
7 of 8



**RECORD OF VIEW**

**VPP 20-6511**



**965 Noria Street**

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

Visual scene description: Treasure Island Park, Goff Island, city lights, hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/26/20 Photographed by: *[Signature]* Submitted to property file: 7/8/2020

Document  
8 of 8



July 8, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 20-6511  
965 NORIA 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 965 Noria 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 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,

Tony Farr, Associate Planner  
View Preservation and Restoration  
Planning Division, Community Development  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



500' View Preservation  
 965 Noria St  
 Laguna Beach  
 APN 644 445 05  
 Susan Case Inc  
 by Laura Emerson  
 07/07/2020

1 inch = 125 feet

AVENUE W

CAPISTRANO

PALO ALTO

ORO

NORIA

CORTEZ

MIRAMAR

LAMIRADA

ALISOS

644-445-23

644-445-05

644-445-06

644-445-07

644-445-08

644-445-10

644-445-11

644-445-12

644-445-13

644-445-14

644-442-19

644-442-06

644-442-18

644-442-07

644-442-08

644-442-09

644-442-10

644-442-11

644-442-12

644-445-20

644-445-19

644-445-18

644-445-17

644-445-16

644-445-15

644-444-03

644-444-01

644-444-07

644-444-05

644-432-15

644-432-14

644-432-13

644-432-12

644-432-11

644-432-15

644-432-14

644-432-13

644-432-12

644-432-11

644-434-06

644-434-07

644-434-08

644-434-09

644-434-10

644-434-11

644-434-12

644-434-13

644-434-14

644-434-15

644-432-01

644-432-02

644-432-03

644-455-01

644-455-19

644-455-18

644-455-17

644-455-16

644-443-01

644-443-02

644-443-03

644-443-04

644-443-05

644-456-07

644-456-08

644-456-09

644-456-10

644-456-11

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644-456-13

644-456-14

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644-456-16

644-455-19

644-455-18

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644-455-16

644-443-01

644-443-02

644-443-03

644-443-04

644-443-05

644-445-20

644-445-19

644-445-18

644-445-17

644-445-16

644-445-15

644-444-03

644-444-01

644-444-07

644-444-05

644-431-06

644-431-15

644-431-14

644-431-13

644-431-12

644-431-11

644-431-10

644-432-15

644-432-14

644-432-13

644-432-12

644-432-11

644-434-06

644-434-07

644-434-08

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644-434-10

644-434-11

644-434-12

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644-434-14

644-434-15

644-432-01

644-432-02

644-432-03

644-455-01

644-455-19

644-455-18

644-455-17

644-455-16

644-443-01

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644-456-11

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644-444-07

644-444-05

644-431-06

644-431-15

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644-431-10

644-432-15

644-432-14

644-432-13

644-432-12

644-432-11

644-434-06

644-434-07

644-434-08

644-434-09

644-434-10

644-434-11

644-434-12

644-434-13

644-434-14

644-434-15

644-432-01

644-432-02

644-432-03

644-455-01

644-455-19

644-455-18

644-455-17

644-455-16

644-443-01

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644-456-07

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644-445-19

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644-444-03

644-444-01

644-444-07

644-444-05

644-431-06

644-431-15

644-431-14

644-431-13

644-431-12

644-431-11

644-431-10

644-432-15

644-432-14

644-432-13

644-432-12

644-432-11

644-434-06

644-434-07

644-434-08

644-434-09

644-434-10

644-434-11

644-434-12

644-434-13

644-434-14

644-434-15

644-432-01

644-432-02

644-432-03

644-455-01

644-455-19

644-455-18

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

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File# 07072020-2  
965 Noria St  
Laguna Beach CA  
APN 644 445 05  
500' View Preservation  
July 7 2020

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

644 431 06  
Denise Apicella  
959 Miramar St  
Laguna Beach CA 92651

644 431 09  
Russell Givens  
31221 Ceanothus Dr  
Laguna Beach CA 92651

644 431 10  
Steven Fazio  
1260 Cortez  
Laguna Beach CA 92651

644 431 11  
Stewart & Kimberly Shields  
908 La Mirada St  
Laguna Beach CA 92651

644 431 12  
Laurence N L Trevino  
924 La Mirada St  
Laguna Beach CA 92651

644 431 13  
Ds Field  
934 La Mirada St  
Laguna Beach CA 92651

644 431 14  
Lesley Freeman  
2945 Ellesmere Ave  
Costa Mesa CA 92626

644 431 15  
Jeanne Bear Sleeper  
954 La Mirada St  
Laguna Beach CA 92651

644 431 23  
Mark Buckovich  
939 Miramar St  
Laguna Beach CA 92651

644 431 24  
Christopher Stookey  
949 Miramar St  
Laguna Beach CA 92651

644 431 25  
George Champ  
929 Miramar St  
Laguna Beach CA 92651

644 432 01  
Keith Hocking  
1285 Cortez  
Laguna Beach CA 92651

644 432 02  
Keith Hocking  
1285 Cortez  
Laguna Beach CA 92651

644 432 03  
Mahendra Amin  
18644 Arline Ave  
Artesia CA 90701

644 432 11  
Clarence Edward Clark  
850 La Mirada St  
Laguna Beach CA 92651

644 432 12  
Jayesh Patel  
860 La Mirada St  
Laguna Beach CA 92651

644 432 13  
La Mirada Street LLC  
2519 Lehigh Pl  
Costa Mesa CA 92626

644 432 14  
William Lee  
880 La Mirada St  
Laguna Beach CA 92651

644 432 15  
Barry Kamel  
890 La Mirada St  
Laguna Beach CA 92651

644 434 06  
Hightower Heitmiller  
959 La Mirada St  
Laguna Beach CA 92651

644 434 07  
Steven Sirota  
953 La Mirada St  
Laguna Beach CA 92651

644 434 08  
Carol Anne Segerstrom  
947 La Mirada St  
Laguna Beach CA 92651

644 434 09  
Gail McClain  
941 La Mirada St  
Laguna Beach CA 92651

644 434 10  
Asuncion C J Fleming  
935 La Mirada St  
Laguna Beach CA 92651

644 434 11  
Larry Amended Luby  
929 La Mirada St  
Laguna Beach CA 92651

644 434 12  
David & Barbara Serby  
416 Adelyn Dr  
San Gabriel CA 91775

644 434 13  
Bruce McKeon  
917 La Mirada St  
Laguna Beach CA 92651

644 434 14  
Julie Shahan  
911 La Mirada St  
Laguna Beach CA 92651

644 434 15  
Suzanne Burke Spencer  
668 N Coast Hwy #241  
Laguna Beach CA 92651

644 442 06  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 442 07  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 442 08  
George Seraydarian  
32136 Sea Island Dr  
Dana Point CA 92629

644 442 09  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 442 10  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 442 11  
Ruby Messman  
753 Avonglen Ter  
Glendale CA 91206

644 442 12  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 442 13  
Olen Properties Corp  
20 Corporate Park  
Irvine CA 92606

644 442 14  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 442 15  
J Arturo Cerrillos  
2377 Canterbury Ave  
Pomona CA 91768

644 442 16  
Loh Investment Ltd  
4747 Executive Dr #9TH  
San Diego CA 92121

644 442 17  
Constance Rae Knapp  
964 Noria St  
Laguna Beach CA 92651

644 442 18  
Constance Rae Knapp  
964 Noria St  
Laguna Beach CA 92651

644 442 19  
Constance Rae Knapp  
964 Noria St  
Laguna Beach CA 92651

644 443 01  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 443 02  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 443 03  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 443 04  
John Lantz  
16203 Chapman Ln  
Brookings OR 97415

644 443 05  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 444 01  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 444 03  
Manizheh Yomtoubian  
Po Box 3595  
Newport Beach CA 92659

644 444 05  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 444 07  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 445 05  
Daniel George Lee  
965 Noria St  
Laguna Beach CA 92651

644 445 06  
Daniel George Lee  
965 Noria St  
Laguna Beach CA 92651

644 445 07  
Daniel George Lee  
965 Noria St  
Laguna Beach CA 92651

644 445 08  
Charles Crochet  
934 Miramar St  
Laguna Beach CA 92651

644 445 10  
Latimer Trust  
928 Miramar St  
Laguna Beach CA 92651

644 445 11  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 445 12  
Hormoz Mostofi  
1267 Sheppard Dr  
Fullerton CA 92831

644 445 13  
Anthony Geach  
2000 Estampida  
San Clemente CA 92673

644 445 14  
Anthony Geach  
2000 Estampida  
San Clemente CA 92673

644 445 15  
Joseph & Berkley Carson  
904 Miramar St  
Laguna Beach CA 92651

644 445 16  
Tiejun Bai  
910 Miramar St  
Laguna Beach CA 92651

644 445 17  
Gary Olshan  
916 Miramar St  
Laguna Beach CA 92651

644 445 18  
Zinovy Poretsky  
2318 Crestview Dr  
Laguna Beach CA 92651

644 445 19  
Latimer Trust  
928 Miramar St  
Laguna Beach CA 92651

644 445 20  
Bill Gable  
932 Miramar St  
Laguna Beach CA 92651

644 445 22  
Ryan & Hodel McRae  
954 Miramar St  
Laguna Beach CA 92651

644 445 23  
Jon Christian Smith  
964 Miramar St  
Laguna Beach CA 92651

644 445 30  
Charles Crochet  
934 Miramar St  
Laguna Beach CA 92651

644 455 01  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 455 16  
John Chandler  
20901 Spindrift Ln  
Huntington Beach CA 92646

644 455 17  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 455 18  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 455 19  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 456 07  
Bernard Morris  
8421 Byrd Ave  
Inglewood CA 90305

644 456 08  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 456 09  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 456 10  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 456 11  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 456 12  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 456 13  
George Watson Jr.  
833 Acapulco St  
Laguna Beach CA 92651

644 456 14  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 456 15  
George Watson Jr.  
833 Acapulco St  
Laguna Beach CA 92651

644 456 16  
George Watson Jr.  
833 Acapulco St  
Laguna Beach CA 92651

644 456 17  
Jee-Da Chang  
4249 Dogwood Ave  
Seal Beach CA 90740

644 456 18  
Hung Lee  
12021 Wilshire Blvd #386  
Los Angeles CA 90025

644 456 19  
Hung Lee  
12021 Wilshire Blvd #386  
Los Angeles CA 90025

644 456 20  
Ella Trost  
1400 E Chapman Ave  
Orange CA 92866

644 456 21  
Kim Dinh  
29362 Via Acaso Dr  
Laguna Niguel CA 92677

644 456 22  
Phil & Yen Chi  
887 Barcelona Pl  
Walnut CA 91789

644 456 23  
Brian Toomey  
3536 Oak Glen Ln  
San Diego CA 92117

644 456 24  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 456 25  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651