



Date Filed:	8.18.2015
Application No.	VPP 15-1697

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

PURPOSE: Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view 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.

PROCESS: Please refer to the attached View Preservation flow chart for a 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: Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, 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.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: KOOROSH GIDAMIAN
 Address: 2755 PARK AVE., LAGUNA BCH, CA 92651
 Telephone No. (Home/Cell) 497-3986/535-x (Work) 949-588-3517
 Email Address: KGIDAMIAN@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.

[Signature]
 APPLICANT/PROPERTY OWNER'S SIGNATURE

08/18/2015
 DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2015-1697**

Visit Date: **August 28, 2015**

Applicant: **Koorosh Gidianian
2755 Park Ave.**

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

1. **VIEW LOCATION / VISUAL SCENE**

a. Indicate location in principal residential structure view impacted.

Living room/Dining room, Master Bedroom and Office

b. Describe visual scene for each location noted above.

Living room/Dining room: Ocean horizon, Catalina Island, hillside terrain and city lights.

Master bedroom: Ocean horizon, Catalina Island, hillside terrain, ridges and city lights.

Office: Hillside terrain and ridges, ocean horizon.

2. **RECORD OF VIEWS**

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

Date: 9/16/2015 By: Tony Farr

b. Record of View documents prepared and attached to property file.

Date: 9/16/2015 By: Tony Farr

End of Checklist



September 16, 2015

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 15-1697
2755 PARK AVENUE, LAGUNA BEACH, CA**

Dear Property Owner:

The City of Laguna Beach enacted the View Preservation and Restoration ordinance, Chapter 12.16, in December 2014. It is a purpose of Chapter 12.16 to establish a right for property owners to determine and to preserve views, from selected viewing locations within their primary residential structure, from significant view impairment by the growth of trees or other vegetation. Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), 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.

A View Preservation claim has been filed with the city for the property located at **2755 Park Avenue**. 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.**

A copy of Municipal Code section 12.16.040, View Preservation, is printed on the back of this notice. If you have any questions regarding this notice or the Municipal Code, please do not hesitate to contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



LAGUNA BEACH MUNICIPAL CODE
CHAPTER 12.16 VIEW PRESERVATION AND RESTORATION

12.16.040 View preservation.

(a) Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection (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.

(b) Record of Views. Upon the filing for a record of views, city staff shall conduct a site visit and photographically document the significantly unimpaired view of the property owner from the property owner's selected viewing locations or areas. A record of views shall be prepared, maintained in the applicable property address files, and noted in any real property report required by Chapter 14.76. Staff shall send written notice to affected vegetation property owners within five hundred feet informing them of the record of views and their associated maintenance responsibilities.

(c) Record of Views Enforcement Procedure. If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restorative action.

If the vegetation owner(s) does not perform the necessary restorative action, then the city may issue a view restoration order and require the restorative action to be completed within ninety days. If compliance is not obtained within ninety days, then the noncomplying vegetation may be declared to be a public nuisance, and the procedures of Chapter 7.24 shall be followed, including the issuance of a formal notice and order to abate.

Any determination of a significant view impairment decision made by city staff may be appealed to the city council. Appeals shall be addressed to the city council on a form prescribed by the city and shall state all grounds for the appeal. Any appeal must be filed with the city clerk within fourteen calendar days of the notice to the vegetation owner regarding the required restorative action. Appeals shall be accompanied by the filing fee as adopted by resolution of the city council. The city manager shall set the date for an appeal public hearing before the city council and shall not be limited by the time period specified in Section 25.05.070(B)(6). Notice shall be provided to the claimant and the record owners and occupants of all properties on which the vegetation at issue in the significant view impairment decision fourteen calendar days prior to the date of the city council hearing of the appeal. If an appeal to the city council is filed and is heard and decided by the city council, then the nuisance abatement appeal provisions (Sections 7.24.090 through 7.24.110) shall not be applicable. (Ord. 1592 § 1, 2014).



VPP 2015-1697

RECORD OF VIEW



2755 Park Avenue

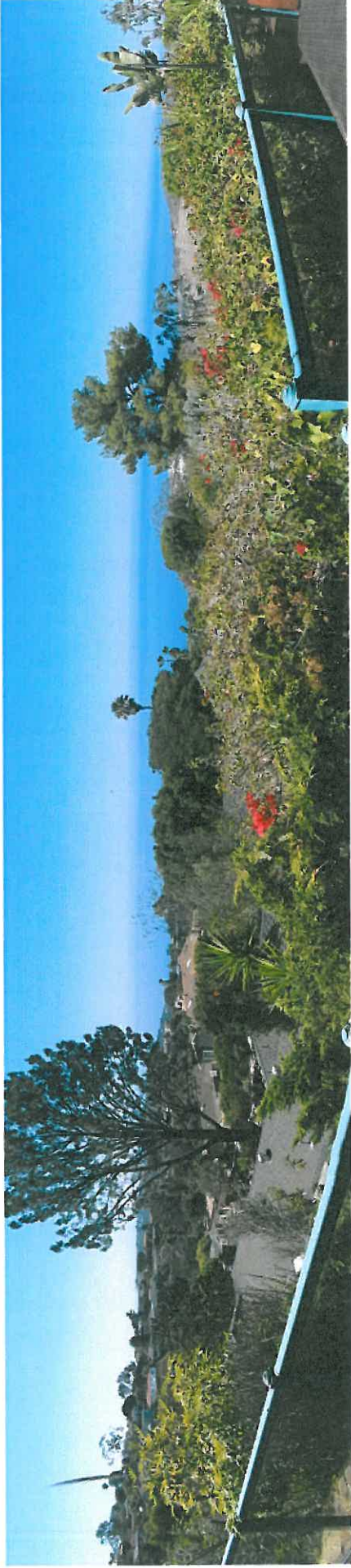
The photograph above was taken from the property owner's Living room/Dining room on the ground level of the primary residential structure.
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and city lights.

Date of photograph: 8/28/15 Photographed by: *Amy Jane* Submitted to property file: *8/16/2015* Document: 1 of 12



RECORD OF VIEW

VPP 2015-1697



2755 Park Avenue

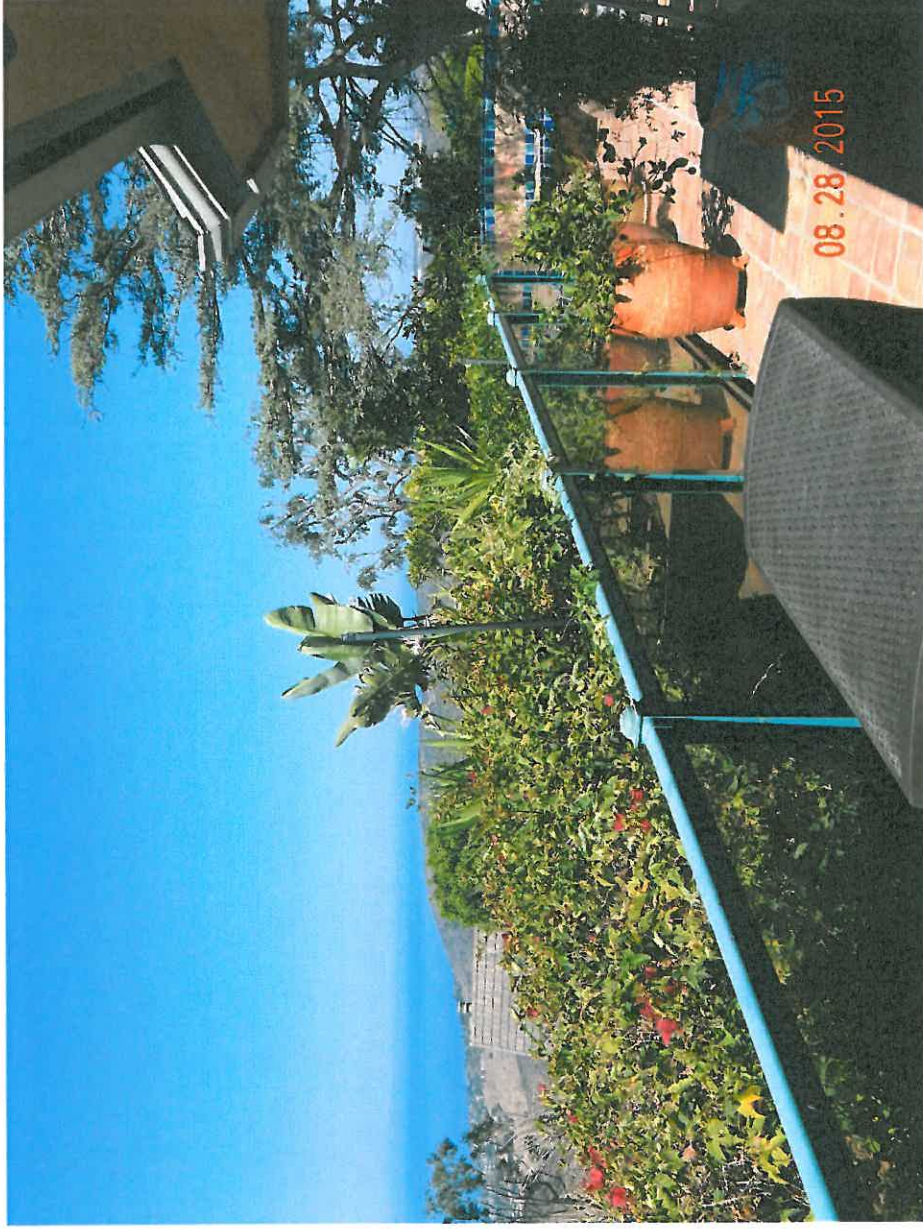
The photograph above was taken from the property owner's Living room/Dining room on the ground level of the primary residential structure.
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: *Ray Jahn* Submitted to property file: *9/6/2015*



RECORD OF VIEW

VPP 2015-1697



2755 Park Avenue

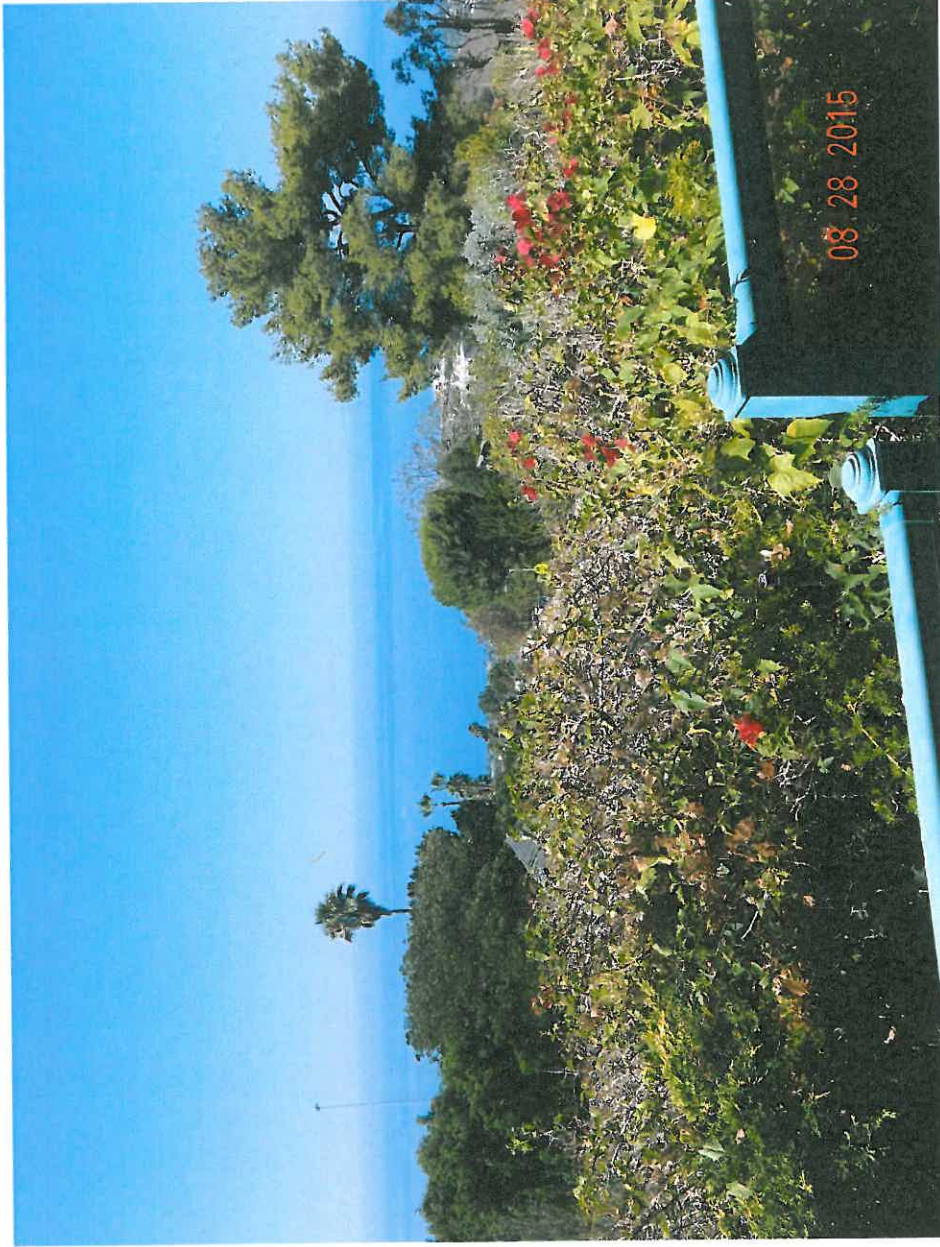
The photograph above was taken from the property owner's Living room/Dining room on the ground level of the primary residential structure.
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: *Amy Jan* Submitted to property file: *9/16/2015*



VPP 2015-1697

RECORD OF VIEW



2755 Park Avenue

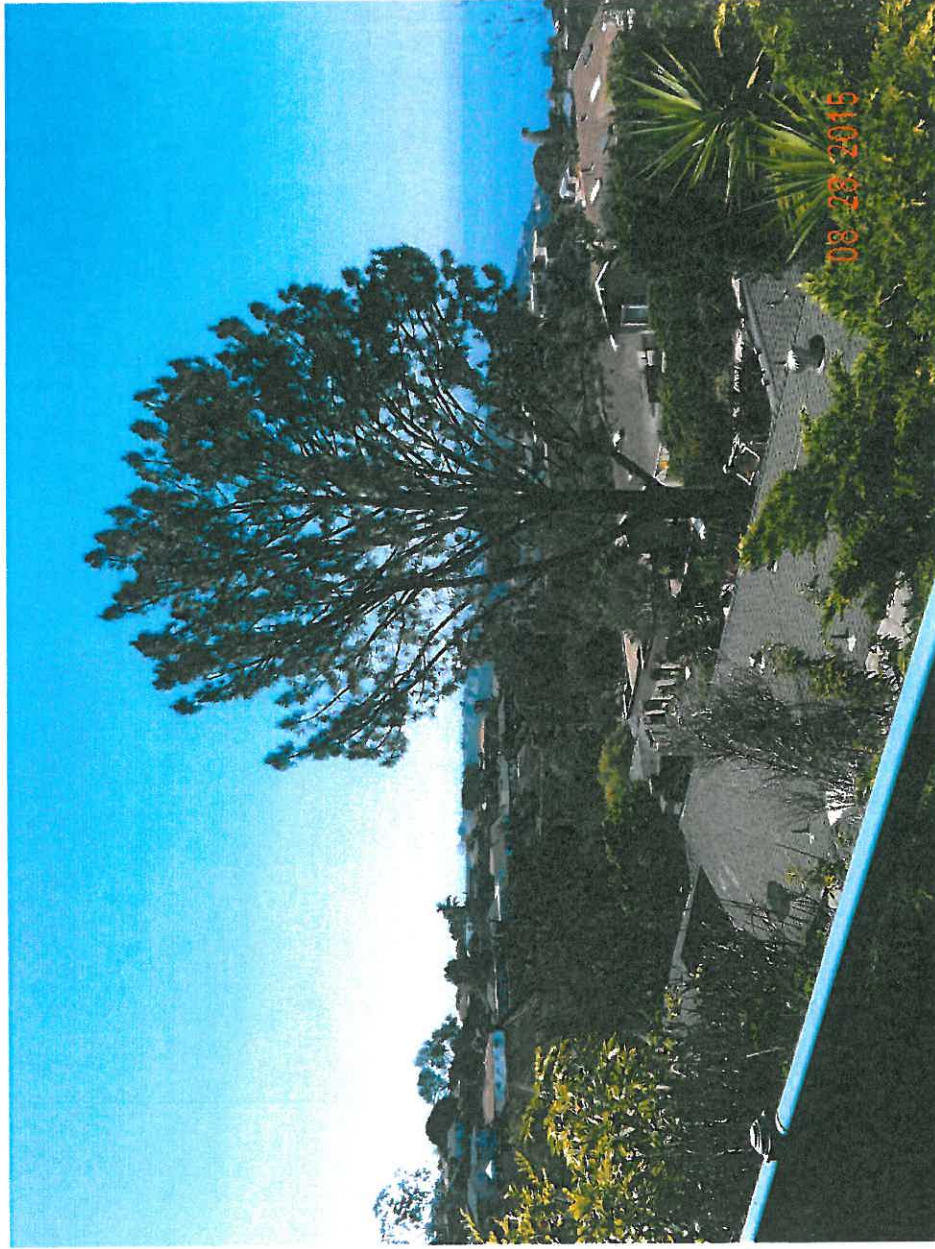
The photograph above was taken from the property owner's Living room/Dining room on the ground level of the primary residential structure.
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: *Andy Jarr* Submitted to property file: *2/16/2015*



RECORD OF VIEW

VPP 2015-1697



2755 Park Avenue

The photograph above was taken from the property owner's Living room/Dining room on the ground level of the primary residential structure.

Visual scene description: Ocean horizon, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: Ray Jones Submitted to property file: 9/16/2015



VPP 2015-1697

RECORD OF VIEW



2755 Park Avenue

The photograph above was taken from the property owner's Living room/Dining room on the ground level of the primary residential structure.
Visual scene description: Ocean horizon, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: Colby Jank Submitted to property file: 9/16/2015



RECORD OF VIEW

VPP 2015-1697



2755 Park Avenue

The photograph above was taken from the property owner's Living room/Dining room on the ground level of the primary residential structure.
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: Andy Farr Submitted to property file: 9/16/2015

Document: 7 of 12



VPP 2015-1697

RECORD OF VIEW



2755 Park Avenue

The photograph above was taken from the property owner's Office on the ground level of the primary residential structure.

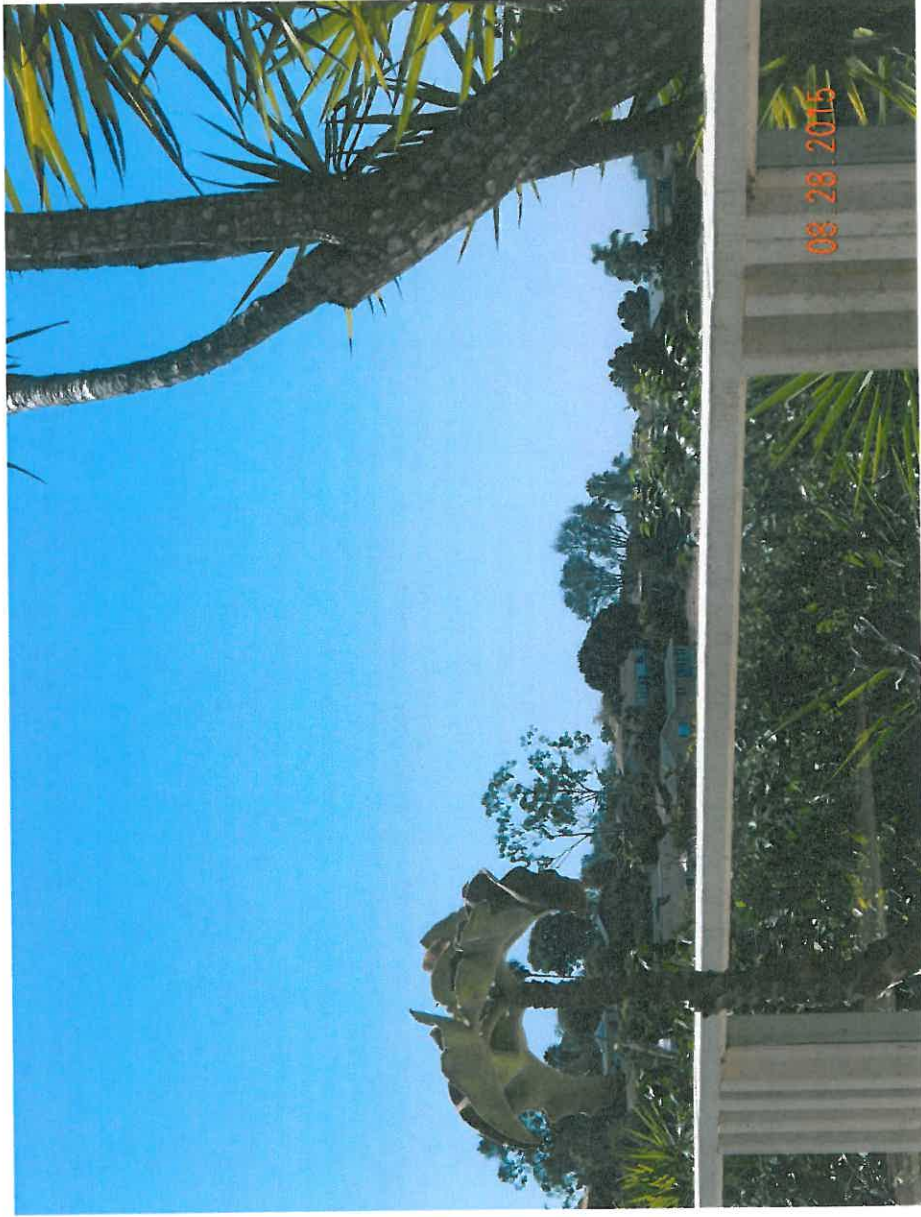
Visual scene description: Ocean horizon, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: John Jasso Submitted to property file: 9/16/2015



VPP 2015-1697

RECORD OF VIEW



2755 Park Avenue

The photograph above was taken from the property owner's Office on the ground level of the primary residential structure.

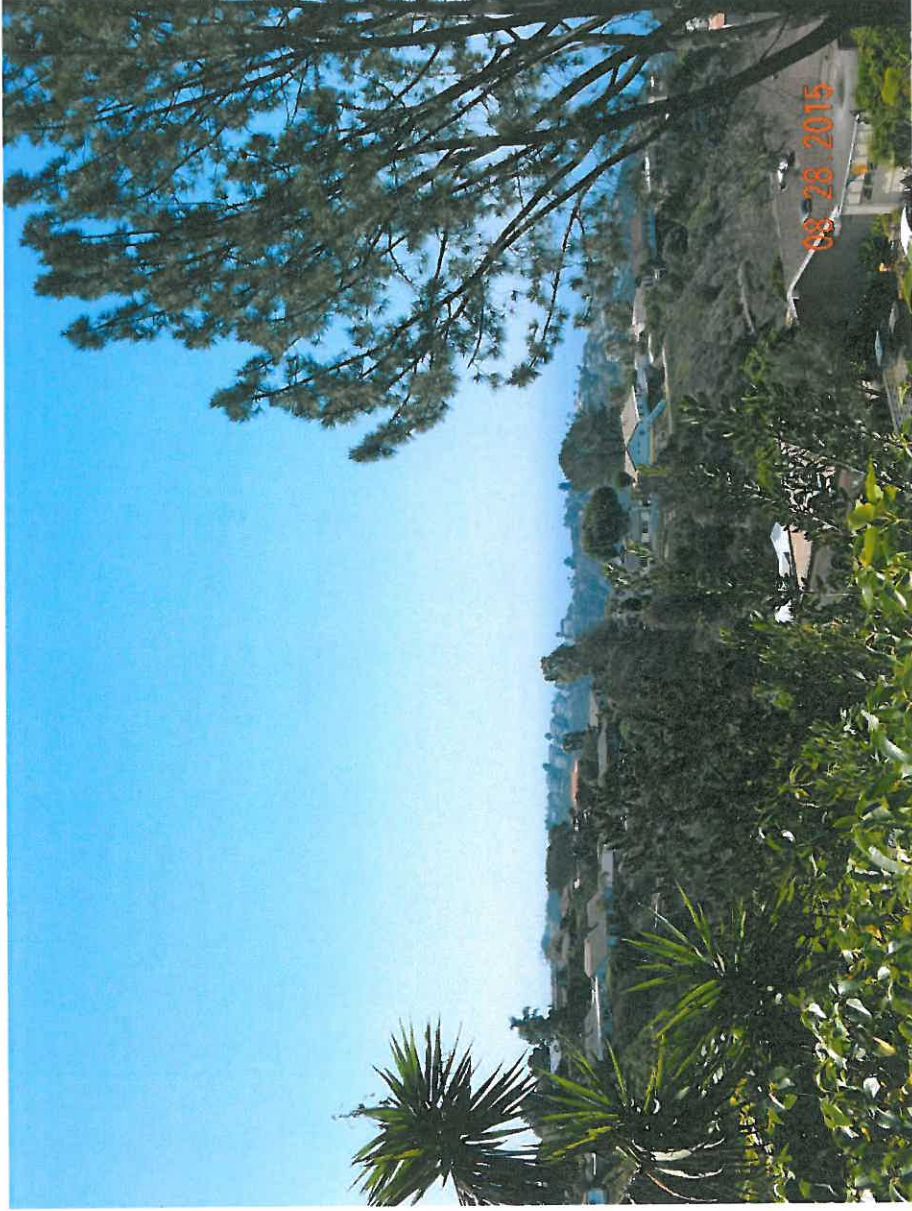
Visual scene description: Ocean horizon, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: Randy Jones Submitted to property file: 9/16/2015



VPP 2015-1697

RECORD OF VIEW



2755 Park Avenue

The photograph above was taken from the property owner's Master bedroom on the ground level of the primary residential structure.

Visual scene description: Ocean horizon, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: *Edney Jara* Submitted to property file: *8/16/2015*



RECORD OF VIEW

VPP 2015-1697



2755 Park Avenue

The photograph above was taken from the property owner's Master bedroom on the ground level of the primary residential structure.
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and ridges and city lights.

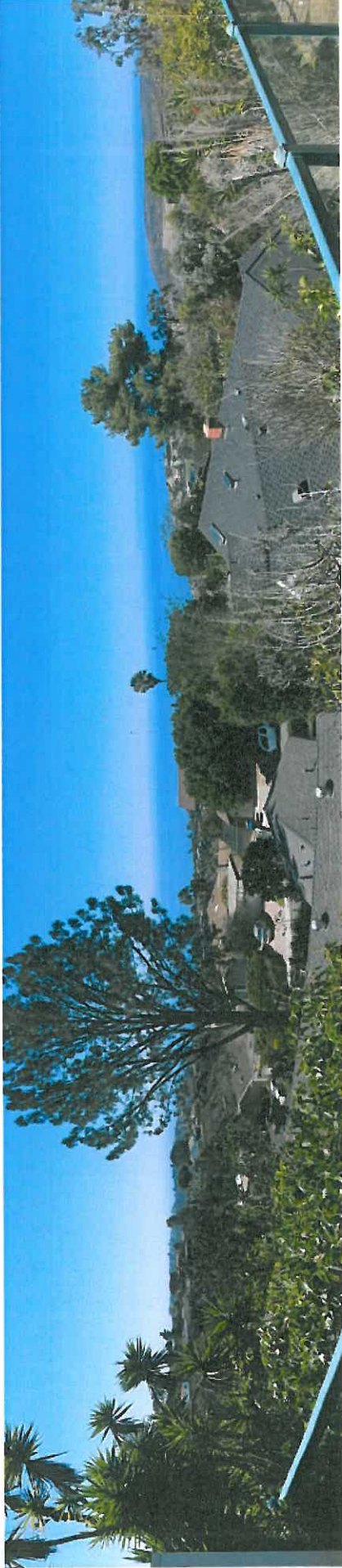
Date of photograph: 8/28/15 Photographed by: *Andy Jarr* Submitted to property file: *9/16/2015*

Document: 11 of 12



VPP 2015-1697

RECORD OF VIEW



2755 Park Avenue

The photograph above was taken from the property owner's Master bedroom on the ground level of the primary residential structure.

Visual scene description: Ocean horizon, Catalina Island, hillside terrain and ridges and city lights.

Date of photograph: 8/28/15 Photographed by: Alamy Jones Submitted to property file: 9/16/2015

SUSAN W. CASE, INC.

orders@susancaseinc.com

File # 152258
2755 Park Ave
Laguna Beach CA
APN(s): 641 042 36
500' View Preservation
September 1 2015

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



641 012 07
Charles L M Dunlop
3247 Alta Laguna Blvd
Laguna Beach CA 92651

641 012 15
Ted Vali
2720 Park Ave
Laguna Beach CA 92651

641 012 16
M Kathleen Masenga
3208 Bern Ct
Laguna Beach CA 92651

641 012 17
Cary Glenn
3214 Bern Ct
Laguna Beach CA 92651

641 012 18
Alex Tucciarone
3220 Bern Ct
Laguna Beach CA 92651

641 012 19
Daniel Jenkins
3221 Bern Ct
Laguna Beach CA 92651

641 012 20
David Stollery
3203 Bern Ct
Laguna Beach CA 92651

641 012 21
Rosalind Russell
2690 Park Ave
Laguna Beach CA 92651

641 012 22
Eugene Felder Jr.
2680 Park Ave
Laguna Beach CA 92651

641 012 23
Ronald Labriola
25491 Pinata Cir
Mission Viejo CA 92691

641 042 03
John Cullings
3185 Alta Laguna Blvd
Laguna Beach CA 92651

641 042 04
McGaffigan-Moore
3179 Alta Laguna Blvd
Laguna Beach CA 92651

641 042 05
Masahiro Takahashi
3173 Alta Laguna Blvd
Laguna Beach CA 92651

641 042 06
Ravi Bhagat
3167 Alta Laguna Blvd
Laguna Beach CA 92651

641 042 07
Madeleine Peterson
3161 Alta Laguna Blvd
Laguna Beach CA 92651

641 042 08
Sean Frost
3155 Alta Laguna Blvd
Laguna Beach CA 92651

641 042 27
Douglas & Suzanne Nottage
3149 Bern Dr
Laguna Beach CA 92651

641 042 28
Romaine Friesen
3155 Bern Dr
Laguna Beach CA 92651

641 042 29
Barbara Dubois-Hoag
Po Box 1712
Laguna Beach CA 92652

641 042 30
Brian Hurley
3167 Bern Dr
Laguna Beach CA 92651

641 042 31
Claudia Mellin
3173 Bern Dr
Laguna Beach CA 92651

641 042 32
Jerry King
3179 Bern Dr
Laguna Beach CA 92651

641 042 33
Dana Schuller
3185 Bern Dr
Laguna Beach CA 92651

641 042 34
Miracle Lewis
3191 Bern Dr
Laguna Beach CA 92651

641 042 35
Danielle Ward
3197 Bern Dr
Laguna Beach CA 92651

641 042 36
Koorosh Gidanian
2755 Park Ave
Laguna Beach CA 92651

641 051 01
George Lefevre
3196 Bern Dr
Laguna Beach CA 92651

641 051 02
Charles Fleenor
3188 Bern Dr
Laguna Beach CA 92651

641 051 03
John Carmen Mancuso
3182 Bern Dr
Laguna Beach CA 92651

641 051 04
Moayed Tom Manzari
3176 Bern Dr
Laguna Beach CA 92651

641 051 05
Stephen Reid
3170 Bern Dr
Laguna Beach CA 92651

641 051 06
Scott Michael Woodburn
3164 Bern Dr
Laguna Beach CA 92651

641 051 07
Rowland Davis
3158 Bern Dr
Laguna Beach CA 92651

641 051 19
Thomas John Graf
3018 Bern Dr
Laguna Beach CA 92651

641 051 20
William Lawson
3010 Bern Dr
Laguna Beach CA 92651

641 051 21
John Paul Boyd
3002 Bern Dr
Laguna Beach CA 92651

641 051 25
Rae Allee Virginia
3130 Bern Dr
Laguna Beach CA 92651

641 051 26
Patricia Ripley
3130 Bern Dr
Laguna Beach CA 92651

641 051 32
Rae Allee Virginia
3030 Bern Dr
Laguna Beach CA 92651

641 051 33
Culver Trust
3024 Bern Dr
Laguna Beach CA 92651

641 052 01
Ursula Staubli
3019 Mountain View Dr
Laguna Beach CA 92651

641 052 02
David Flores
3009 Bern Dr
Laguna Beach CA 92651

641 052 03
Christina Edralin Cole
3021 Bern Dr
Laguna Beach CA 92651

641 052 04
Sharon Plumley
21601 Paul Ave
Torrance CA 90503

641 451 02
Primevere LLC
851 Burlway Rd #710
Burlingame CA 94010

641 451 07
Ronald Labriola
25491 Pinata Cir
Mission Viejo CA 92691

641 451 08
Robert Simmons
Po Box 4777
Laguna Beach CA 92652

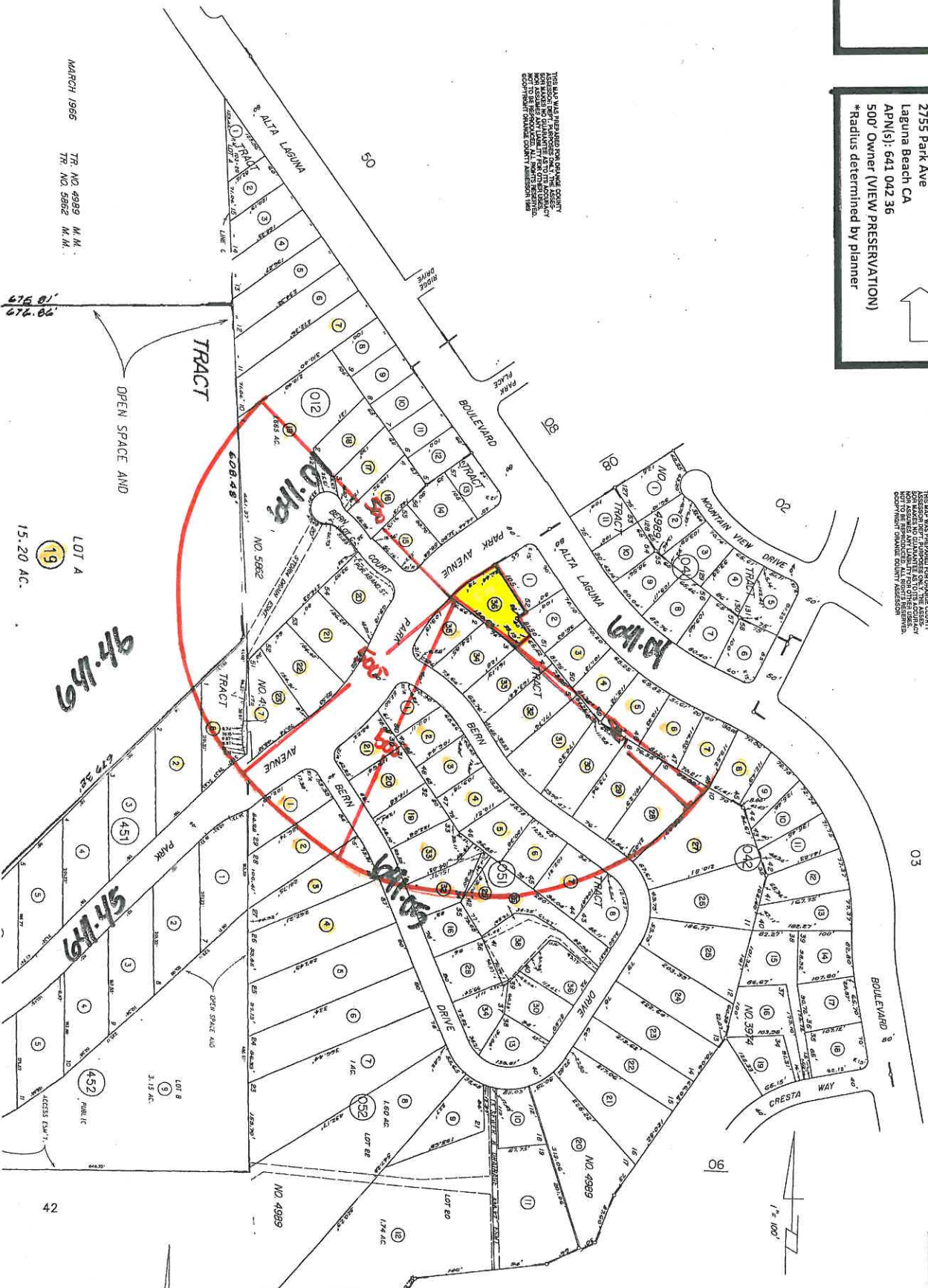
641 461 19
Parkside Estates
505 Forest Ave
Laguna Beach CA 92651

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

File # 152258 - Prepared 09/01/2015
 2755 Park Ave
 Laguna Beach CA
 APN(s): 641 042 36
 500' Owner (VIEW PRESERVATION)
 *Radius determined by planner

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MARCH 1986

TR. NO. 4989 M.M.
 TR. NO. 5862 M.M.

LOT A
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 15.20 AC.

94.459

54.459

641-04