



March 4, 2020

Elizabeth Andelin
830 Wilson Street
Laguna Beach, CA 92651

Dear Ms. Andelin,

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.

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
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 20-5736**

Visit Date: **February 26, 2020**

Applicant: **Elizabeth Andelin**
View Address: **830 Wilson Street**

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: Living room, kitchen, bedroom
Ground level: Second unit

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 Catalina Island and 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: 3/4/2020 By: M. Farr

End of Checklist



RECORD OF VIEW

VPP 20-5736



830 Wilson St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *[Signature]* Submitted to property file: 3/4/2020

Document
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RECORD OF VIEW

VPP 20-5736



830 Wilson St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *[Signature]* Submitted to property file: 3/4/2020

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RECORD OF VIEW

VPP 20-5736



830 Wilson St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *3/4/2020*

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RECORD OF VIEW

VPP 20-5736



830 Wilson St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *M. Farr* Submitted to property file: 3/4/2020

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RECORD OF VIEW

VPP 20-5736



830 Wilson St.

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *M. Farr* Submitted to property file: 3/4/2020

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RECORD OF VIEW

VPP 20-5736



830 Wilson St.

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: W. J. [Signature] Submitted to property file: 3/4/2020

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RECORD OF VIEW

VPP 20-5736



830 Wilson St.

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: refan Submitted to property file: 3/4/2020

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RECORD OF VIEW

VPP 20-5736



830 Wilson St.

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *[Signature]* Submitted to property file: 3/4/2020

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RECORD OF VIEW

VPP 20-5736



830 Wilson St.

The photograph above was taken from child's bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *3/4/2020*



RECORD OF VIEW

VPP 20-5736



830 Wilson St.

The photograph above was taken from the second unit on the ground level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/26/2020 Photographed by: *W. Farr* Submitted to property file: *3/4/2020*

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March 4, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 20-5736
830 WILSON 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 **830 Wilson 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 Municipal Code 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. 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,

A handwritten signature in cursive script, appearing to read "Tony Farr".

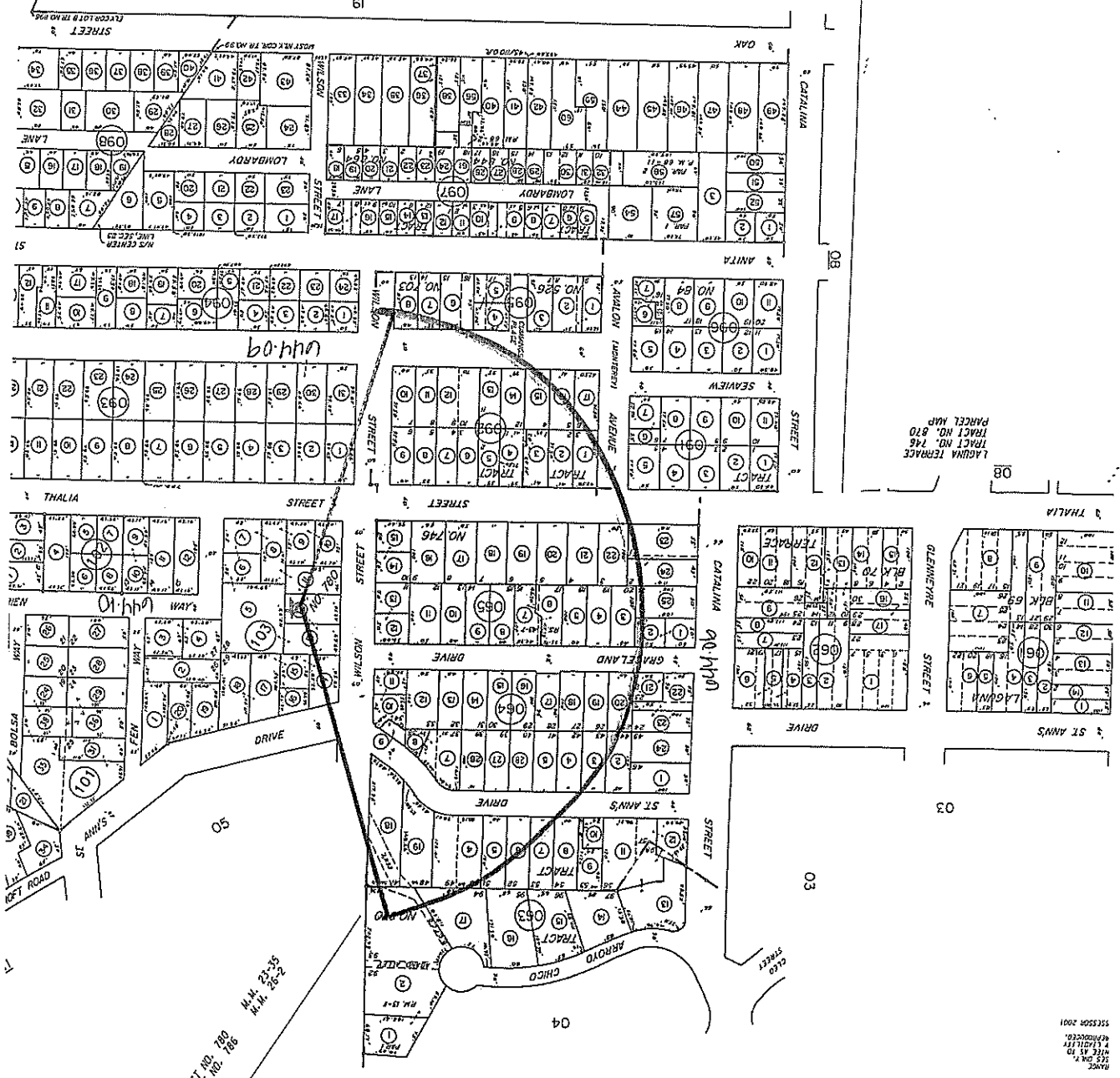
Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES COUNTY OF SAN

PARCEL MAP P.M. 88-11

TRACT NO. 101
M.M. 10-17
M.M. 22-24
M.M. 25-30
M.M. 26-28
TRACT NO. 84
M.M. 26-28
TRACT NO. 844
M.M. 25-30
TRACT NO. 526
M.M. 25-30
TRACT NO. 844
M.M. 26-28

MARCH 1974



LAGUNA TERRACE
TRACT NO. 746
PARCEL MAP

ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES COUNTY OF SAN

MARCH 1974

TRACT NO. 700
TRACT NO. 288
M.M. 22-25
M.M. 26-28

03/03/2020
File # 208334
850 Wilson St
Laguna Beach CA
APN(s) 644 103 12
500' Owner

Map Preparer:
Laura Emerson
SUSAN W. CASE, INC.
917 GLENNETRE ST #7
LAGUNA BEACH CA 92651
949 494 6105
orderts@susancaseinc.com

SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 208334
830 Wilson St
Laguna Beach CA
APN 644 103 12
500' View Preservation
March 3 2020

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

RECEIVED

MAR - 3 2020

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

644 063 02
Surfas Prop Community
495 Arroyo Chico
Laguna Beach CA 92651

644 063 04
Noel Johnson
540 Saint Anns Dr
Laguna Beach CA 92651

644 063 05
Allen Fong
2135 Filbert St
San Francisco CA 94123

644 063 06
Stewart Suchman
510 Saint Anns Dr
Laguna Beach CA 92651

644 063 07
Crystal Ballash
494 Saint Anns Dr
Laguna Beach CA 92651

644 063 08
Gwen Johnson Myers
1333 Terrace Way
Laguna Beach CA 92651

644 063 17
Surfas Prop Community
495 Arroyo Chico
Laguna Beach CA 92651

644 063 18
Ihab Salib
40 Standish Blvd
Pittsburgh PA 15228

644 063 19
Gary Jensen
560 Saint Anns Dr
Laguna Beach CA 92651

644 064 02
Stephen Donner
435 Diamond St
Laguna Beach CA 92651

644 064 03
Bruce Robert Dwyer
459 Saint Anns Dr
Laguna Beach CA 92651

644 064 04
Pamela Wicks
475 Saint Anns Dr
Laguna Beach CA 92651

644 064 05
James Buchanon
Po Box 303
Corona Del Mar CA 92625

644 064 07
Paul D P D Cernich
545 Saint Anns Dr
Laguna Beach CA 92651

644 064 08
Phillip Kaainoa
57 E Grandview Ave
Arcadia CA 91006

644 064 09
Charles Csira
595 Saint Anns Dr
Laguna Beach CA 92651

644 064 10
Michael Groener
815 Wilson St
Laguna Beach CA 92651

644 064 11
Paul & G McManus
590 Graceland Dr
Laguna Beach CA 92651

644 064 12
Joanne Hurst
570 Graceland Dr
Laguna Beach CA 92651

644 064 13
Eddie Kawashiri
560 Graceland Dr
Laguna Beach CA 92651

644 064 14
Anne Stamper
1512 Parkside Dr E
Seattle WA 98112

644 064 15
R & R Purcifull
520 Graceland Dr
Laguna Beach CA 92651

644 064 16
Alexandra Lashley
376 Ocean Ave
Laguna Beach CA 92651

644 064 17
Craig Bergquist
496 Graceland Dr
Laguna Beach CA 92651

644 064 18
Margaret White
470 Graceland Dr
Laguna Beach CA 92651

644 064 19
Rachiel MacAlistaire
466 Graceland Dr
Laguna Beach CA 92651

644 064 20
Michael McFadden
23022 Stearns Cir
Lake Forest CA 92630

644 064 21
Robert Aronson
11124 Meads
Orange CA 92869

644 064 26
Alan Haffen Warren
539 Saint Anns Dr
Laguna Beach CA 92651

644 064 27
Daniel Thompson
22431 Antonio Pkwy
Rcho Sta Marg CA 92688

644 064 28
Francis Jessoe
326 Magnolia Dr
Laguna Beach CA 92651

644 065 02
Nelson Berkowitz
78250 Monte Sereno Cir
Indian Wells CA 92210

644 065 03
Etienne Pierre Droulez
369 Agate St
Laguna Beach CA 92651

644 065 04
Denise Ddn DiNovi
3525 Hayden Ave
Culver City CA 90232

644 065 05
Alexandra Lashley
510 Graceland Dr
Laguna Beach CA 92651

644 065 06
Albert Roberts
1179 Katella St
Laguna Beach CA 92651

644 065 07
Ann Lester Farris
22212 Paseo Del Sur
Laguna Beach CA 92651

644 065 08
Howard Huhem
521 Graceland Dr
Laguna Beach CA 92651

644 065 09
John Hanby
539 Graceland Dr
Laguna Beach CA 92651

644 065 10
Laura The Morgan
1306 Bluebird Canyon Dr
Laguna Beach CA 92651

644 065 11
Shelley J S J Katke
571 Graceland Dr
Laguna Beach CA 92651

644 065 12
Ted Ross
593 Graceland Dr
Laguna Beach CA 92651

644 065 13
Kristine Thalman
859 Wilson St
Laguna Beach CA 92651

644 065 14
Joan Qtip Pollard
12728 Via Esperia
Del Mar CA 92014

644 065 15
Brent Strombom
594 Thalia St
Laguna Beach CA 92651

644 065 16
Richard E R Russell
31431 Ocean View St
Laguna Beach CA 92651

644 065 17
John The Kamei
550 Thalia St
Laguna Beach CA 92651

644 065 18
Lori McDonnell
522 Thalia St
Laguna Beach CA 92651

644 065 19
Peter & Mary Orr
16 Hollins Dr
Santa Cruz CA 95060

644 065 20
Walker Trust
490 Thalia St
Laguna Beach CA 92651

644 065 21
Evans Trust
71 Remington Ln
Aliso Viejo CA 92656

644 065 22
Richard C R C Raeber
2525 E Camino Miraval
Tucson AZ 85718

644 065 23
Leonard Cirelli
24400 Cornstalk Rd
Wildomar CA 92595

644 065 24
Connie Crosland
868 Catalina #2
Laguna Beach CA 92651

644 065 25
Bf Republic LLC
1841 Whitestone Ter
Santa Ana CA 92705

644 092 01
Harry Schmitt
475 Thalia St
Laguna Beach CA 92651

644 092 02
Gregory Hurley
428 Poplar St
Laguna Beach CA 92651

644 092 03
Richard S R S Cass
930 N Clark St #L
Chicago IL 60610

644 092 04
Sandra Lichtenstein
507 Thalia St
Laguna Beach CA 92651

644 092 05
Kenneth Robinson
521 Thalia St
Laguna Beach CA 92651

644 092 06
Christian Henry
155 Oak St
Laguna Beach CA 92651

644 092 07
Philip Walden
559 Thalia St
Laguna Beach CA 92651

644 092 08
John Newlander
575 Thalia St
Laguna Beach CA 92651

644 092 09
Randy Dort
2109 Yacht Wanderer
Newport Beach CA 92660

644 092 10
Iris June Greene
10225 Chaney Ave
Downey CA 90241

644 092 11
Jennifer Uihlein
401 E Beaumont Ave #203
Whitefish Bay WI 53217

644 092 12
Robert Brian Blumenthal
Po Box 20559
Riverside CA 92516

644 092 13
Jennifer Cohrs
546 Seaview St
Laguna Beach CA 92651

644 092 14
Ann Therese Johnson
536 Seaview St
Laguna Beach CA 92651

644 092 15
John Eric Hanson
526 Seaview St
Laguna Beach CA 92651

644 092 16
Thomas Shepard
520 Seaview St
Laguna Beach CA 92651

644 092 17
Allyson Lee Steines
31141 Via Solana
San Juan Capistrano CA 92675

644 093 01
Chris Coscino
1278 Glenneyre St #42
Laguna Beach CA 92651

644 093 31
Robert Arovas
950 Wilson St
Laguna Beach CA 92651

644 095 06
Genevieve McMenomy
560 Anita St
Laguna Beach CA 92651

644 095 07
Patrick The Veling
190 Copa De Oro Dr
Brea CA 92823

644 095 08
Carlton Post
650 Brooks St
Laguna Beach CA 92651

644 103 09
Frieda Werner
616 Thalia St
Laguna Beach CA 92651

644 103 10
Ron Scot Grierson
27851 Ortega Hwy
San Juan Capistrano CA 92675

644 103 11
Walter Cairns
868 Wilson St
Laguna Beach CA 92651

644 103 12
Roger Andelin
830 Wilson St
Laguna Beach CA 92651

644 103 13
Martin Venzal
820 Wilson St
Laguna Beach CA 92651

644 103 14
David Richard Paul
806 Wilson St
Laguna Beach CA 92651

