



March 23, 2021

Christine Stellar
265 Beverly St.
Laguna Beach, CA 92651

Dear Ms. Stellar,

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 file path, Government > Community Development > Planning & Zoning > Views & Trees.

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, appearing to read "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 21-8319**

Visit Date: **February 19, 2021**

Applicant: **Christine Stellar**
View Address: **265 Beverly St.**

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.

Main level: Living Room, front 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 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: 3/23/21 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 21-8319



265 Beverly St.

The photograph above was taken from the living room on the ground/main floor of the single level structure.

Visual scene description: ocean horizon.

Date of photograph: 02/19/21 Photographed by: *[Signature]* Submitted to property file: 3/23/21

Document
1 of 6



RECORD OF VIEW

VPP 21-8319



265 Beverly St.

The photograph above was taken from the front bedroom on the ground/main floor of the single level structure.

Visual scene description: ocean horizon.

Date of photograph: date/21 Photographed by: Myan Submitted to property file: 3/23/21

Document

5 of 6



RECORD OF VIEW

VPP 21-8319



265 Beverly St.

The photograph above was taken from the front bedroom on the ground/main floor of the single level structure.

Visual scene description: ocean horizon.

Date of photograph: date/21 Photographed by: Marr Submitted to property file: 3/23/21

Document

6 of 6



RECORD OF VIEW

VPP 21-8319



265 Beverly St.

The photograph above was taken from the living room on the ground/main floor of the single level structure.

Visual scene description: ocean horizon.

Date of photograph: date/21 Photographed by: *W. J. ...* Submitted to property file: *3/23/21*

Document
2 of 6



RECORD OF VIEW

VPP 21-8319



265 Beverly St.

The photograph above was taken from the living room on the ground/main floor of the single level structure.

Visual scene description: ocean horizon.

Date of photograph: date/21 Photographed by: mfarr Submitted to property file: 3/23/21

Document

3 of 6



March 23, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8319
265 Beverly Street, Laguna Beach

Dear Property Owner:

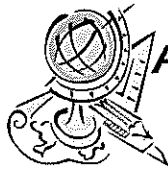
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **265 Beverly St.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 a 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 under Community Development > Planning & Zoning > Views and Trees. 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



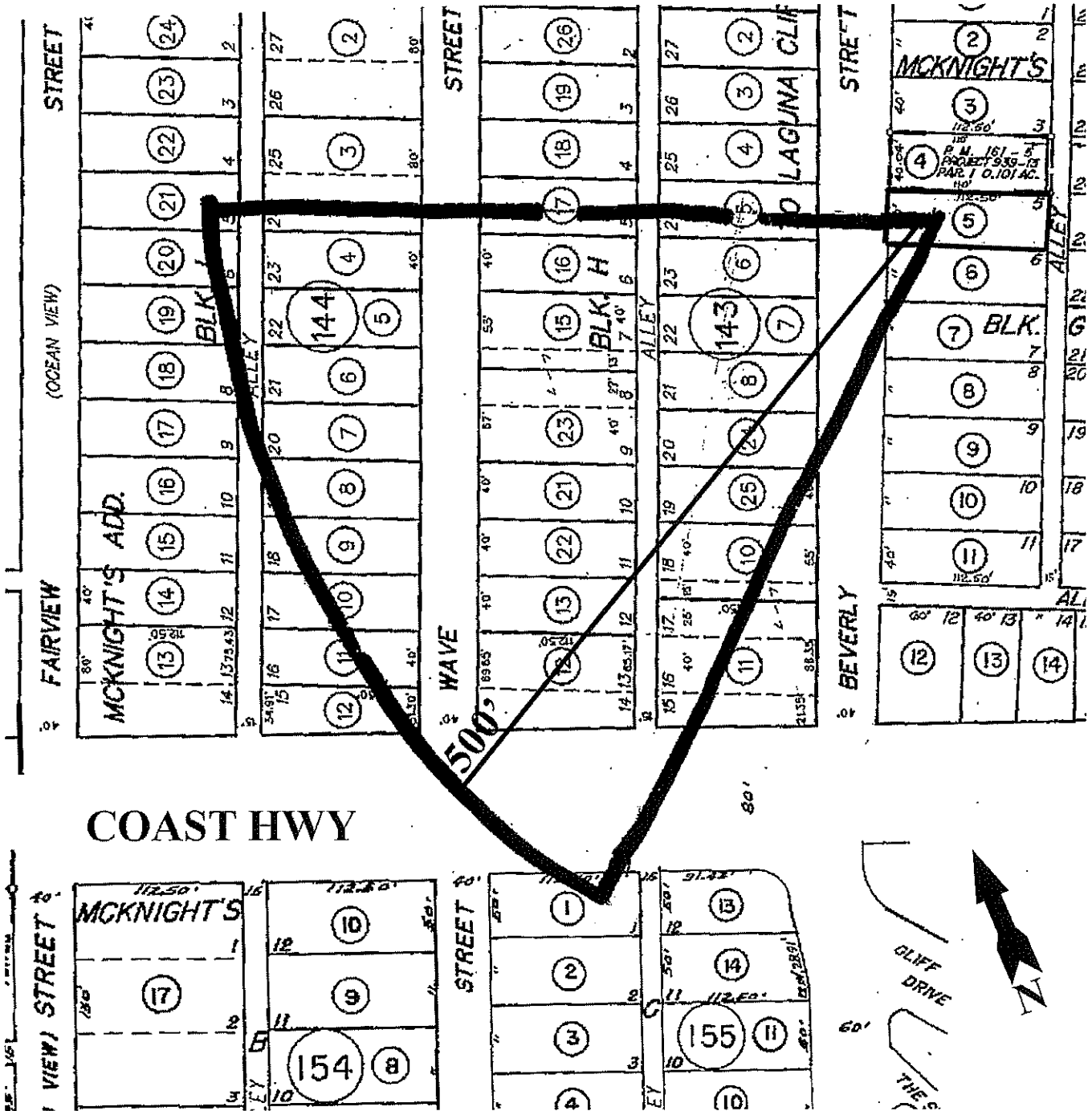
Advanced Listing Services Inc

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: 496-131-05
500' RADIUS for View Preservation

Address: 265 BEVERLY ST
LAGUNA BEACH CA 92651



#10518
3/7/2021



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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

RECEIVED

MAR 8 2021

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

500' Ownership Listing
Prepared for:
496-131-05
CHRISTINE STELLAR
265 BEVERLY ST
LAGUNA BEACH CA 92651

053-143-05
PEGGY CHERRY
266 BEVERLY ST
LAGUNA BEACH CA 92651

053-143-06
PAUL SAVAS COLUMBUS
PO BOX 1207
LAGUNA BEACH CA 92652

053-143-07
MICHAEL C WITHERS
8450 LAUREL LN
GRANITE BAY CA 95746

053-143-08
CHRISTOPHER ROBERT STANSBURY
246 BEVERLY ST
LAGUNA BEACH CA 92651

053-143-10
EDMUNDO F DIAZ
118 N STATE COLLEGE BLVD
FULLERTON CA 92831

053-143-11
JOHN G MAZZA
6613 ZUMIREZ
MALIBU CA 90265

053-143-12, 13
SCHULEIN FAMILY LTD
15 LINDA ISLE
NEWPORT BEACH CA 92660

053-143-15
KAREN J MARTIN
668 N COAST HWY 401
LAGUNA BEACH CA 92651

053-143-16
THOMAS O BERGE
P O BOX 80798
SAN MARINO CA 91118

053-143-17
CERISE C HOSSER-PATON
265 WAVE ST
LAGUNA BEACH CA 92651

053-143-21
RANCOL VENTURES
365 LEDROIT ST
LAGUNA BEACH CA 92651

053-143-22
SCRAFIELD INVESTMENTS
PO BOX 5037
LAGUNA BEACH CA 92652

053-143-23
DIONISIA T CABANG
1268 CORONADO
LAGUNA BEACH CA 92651

053-143-24
MICHAEL D & LORI A LEVINE
234 BEVERLY ST
LAGUNA BEACH CA 92651

053-143-25
DALE R & LINDA AUSLANDER
1005 COAST VIEW DR
LAGUNA BEACH CA 92651

053-144-03
STREET LAGUNA WAVE
1220 N MARKET ST 333
WILMINGTON DE 19801

053-144-04
ERIC H ASKER
262 WAVE ST
LAGUNA BEACH CA 92651

053-144-05
PAUL NOEL SINGARELLA
252 WAVE ST
LAGUNA BEACH CA 92651

053-144-06
DARRELL NELS DUDLEY
2111 E LEMON HTS DR
SANTA ANA CA 92705

053-144-07
DAVID C BARTHOLOMEW
240 WAVE ST
LAGUNA BEACH CA 92651

053-144-08
FRANCIS A JESSOE
326 MAGNOLIA DR
LAGUNA BEACH CA 92651

053-144-09
JOHN A DAVIS
222 WAVE ST
LAGUNA BEACH CA 92651

053-144-10
MONTY FEYEN
216 WAVE ST
LAGUNA BEACH CA 92651

053-144-11
LEE MAC LARA
PO BOX 778
FALLBROOK CA 92088

053-144-12
LAGUNA BJORMAD
200 WAVE ST
LAGUNA BEACH CA 92651

053-144-17
STREET FAIRVIEW
2600 TOWNE CENTER DR 130
FOOTHILL RANCH CA 92610

053-144-18
JOAN I BURNS
11100 SANTA MONICA BLVD 400
LOS ANGELES CA 90025

053-144-19
ANGIE MONTES
253 FAIRVIEW ST
LAGUNA BEACH CA 92651

053-144-20
LAMPERT PROPERTIES
1812 CLIFFVIEW DR
PLANO TX 75093

053-144-21
KMC PROPERTIES
1441 MC PHERSON AVE
COUNCIL BLUFF IA 51503

053-155-01
WAYNE CARROLL LEICHT
875 N COAST HWY
LAGUNA BEACH CA 92651

496-131-05
CHRISTINE STELLAR
3334 E COAST HWY 189
CORONA DEL MAR CA 92625

496-131-06
MARK SMITH
259 BEVERLY ST
LAGUNA BEACH CA 92651

496-131-07
SUZETTE DENISE LIPSCOMB
430 FOREST AVE
LAGUNA BEACH CA 92651