



March 30, 2021

Eric G. Marason
477 Corbett Ave.
San Francisco, CA 94114

RE: View Preservation Claim, 815 La Mirada St.

Dear Mr. Marason,

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 that reads "mfarr".

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 20-7049**

Visit Date: **February 22, 2021**

Applicant: **Eric G. Marason**
View Address: **815 La Mirada**

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/upper level: Living room
Lower level: 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 of San Clemente and Catalina Islands, northerly coastline 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: 3/30/21 By: 

End of Checklist



RECORD OF VIEW

VPP 20-7049



815 La Mirada

The photograph above was taken from the living room on the main floor of the primary residential unit.

Visual scene description: San Clemente and Catalina Islands, northerly coastline and ocean horizon

Date of photograph: 2/22/21 Photographed by: *M. Jarr* Submitted to property file: 3/30/21

Document
1 of 8



RECORD OF VIEW

VPP 20-7049



815 La Mirada

The photograph above was taken from the living room on the main floor of the primary residential unit.

Visual scene description: Catalina Island, northerly coastline and ocean horizon

Date of photograph: 2/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: 3/30/21



RECORD OF VIEW

VPP 20-7049



815 La Mirada

The photograph above was taken from the living room on the main floor of the primary residential unit.

Visual scene description: Catalina Island and ocean horizon

Date of photograph: 2/22/21 Photographed by: *Myan* Submitted to property file: *3/30/21*

Document
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RECORD OF VIEW

VPP 20-7049



815 La Mirada

The photograph above was taken from the living room on the main floor of the primary residential unit.

Visual scene description: San Clemente and Catalina Islands and ocean horizon

Date of photograph: 2/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: 3/30/21

Document

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RECORD OF VIEW

VPP 20-7049



815 La Mirada

The photograph above was taken from the living room on the main floor of the primary residential unit.

Visual scene description: San Clemente Island and ocean horizon

Date of photograph: 2/22/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



RECORD OF VIEW

VPP 20-7049



815 La Mirada

The photograph above was taken from the bedroom on the lower floor of the primary residential unit.

Visual scene description: Catalina Island and ocean horizon

Date of photograph: 2/22/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

Document
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RECORD OF VIEW

VPP 20-7049



815 La Mirada

The photograph above was taken from the bedroom on the lower floor of the primary residential unit.

Visual scene description: Catalina Island and ocean horizon

Date of photograph: 2/22/21 Photographed by: *M. Farr* Submitted to property file: *3/30/21*

Document
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RECORD OF VIEW

VPP 20-7049



815 La Mirada

The photograph above was taken from the bedroom on the lower floor of the primary residential unit.

Visual scene description: Catalina Island and ocean horizon

Date of photograph: 2/22/21 Photographed by: *W. J. [Signature]* Submitted to property file: 3/30/21

Document
8 of 8



March 30, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation Claim 20-7049
815 La Mirada, 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 **815 La Mirada 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.

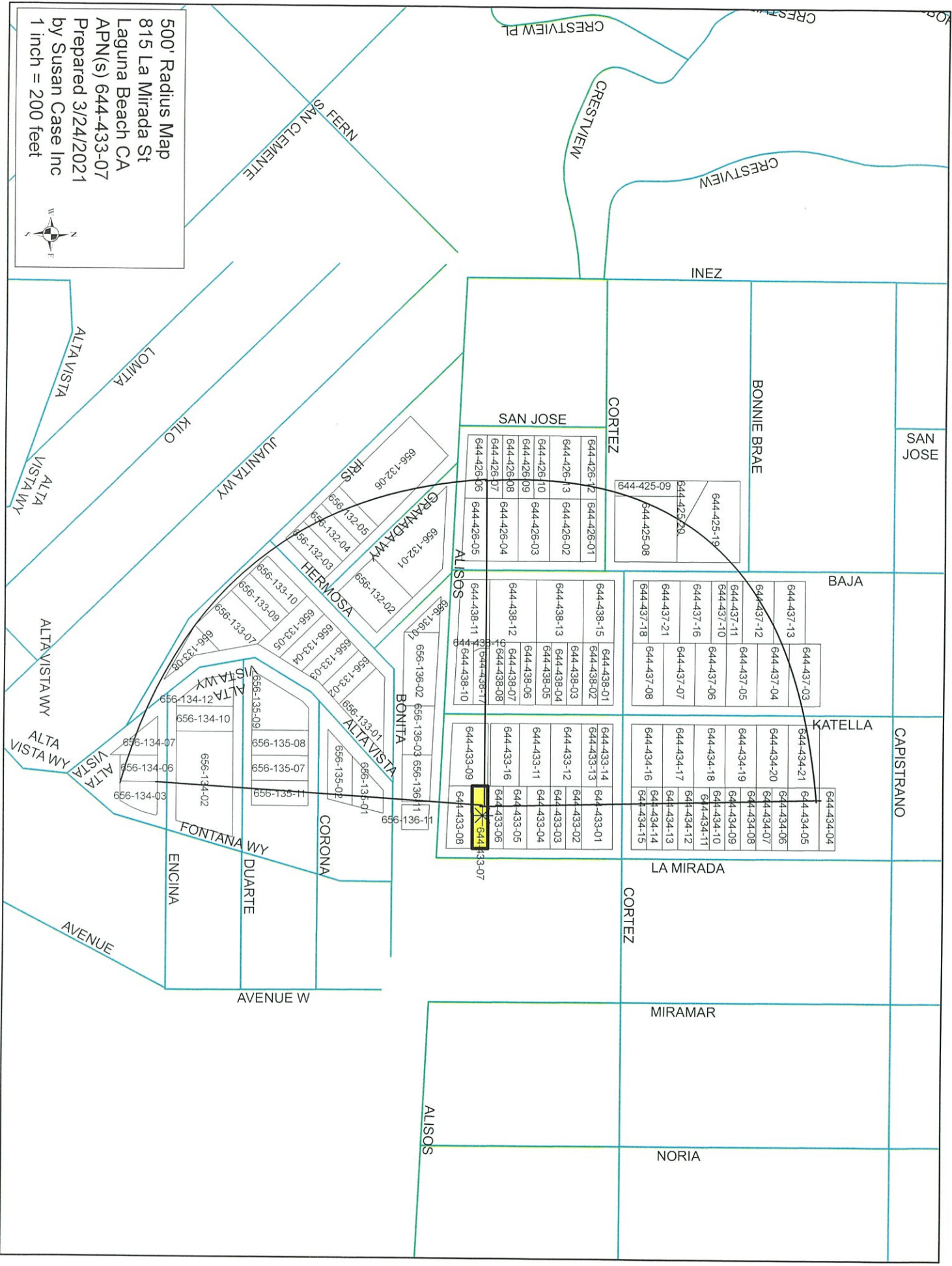
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the file path Government > Community Development > Planning & Zoning > Views & 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
tfarr@lagunabeachcity.net

500' Radius Map
 815 La Mirada St
 Laguna Beach CA
 APN(s) 644-433-07
 Prepared 3/24/2021
 by Susan Case Inc
 1 inch = 200 feet



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

File# 318319
815 La Mirada St
Laguna Beach CA
APN(s) 644 433 07
500' View Preservation
March 24 2021

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

644 425 08
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644 425 09
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644 425 19
Enshan Zhao
1759 Alisos Ave
Laguna Beach CA 92651

644 425 20
Enshan Zhao
1759 Alisos Ave
Laguna Beach CA 92651

644 426 01
Nikolas Kolintzas
895 Baja St
Laguna Beach CA 92651

644 426 02
Douglas Duplisea
Po Box 707
Saratoga WY 82331

644 426 03
Michael Hodges
2 Midnight Ct
Aliso Viejo CA 92656

644 426 04
Dallas Irwin
12003 Los Reyes Ave
La Mirada CA 90638

644 426 05
Kumars Ghodrati
Po Box 2995
Palos Verdes Estates CA 90274

644 426 06
Kumars Ghodrati
Po Box 2995
Palos Verdes Estates CA 90274

644 426 07
George Loggins
355 3rd St
Laguna Beach CA 92651

644 426 08
Karen Estrada
Po Box 337
Blue Jay CA 92317

644 426 09
Flamingo Investments Inc
18653 Ventura Blvd #750
Tarzana CA 91356

644 426 10
Flamingo Investments Inc
18653 Ventura Blvd #750
Tarzana CA 91356

644 426 12
Nikolas Kolintzas
895 Baja St
Laguna Beach CA 92651

644 426 13
Douglas Duplisea
Po Box 707
Saratoga WY 82331

644 433 01
John Wooden
1371 Glenneyre St
Laguna Beach CA 92651

644 433 02
John Todd Wooden
1371 Glenneyre St
Laguna Beach CA 92651

644 433 03
Gerald Casas
487 Toucan Ridge Ct
Henderson NV 89012

644 433 04
John Disanto
855 La Mirada St
Laguna Beach CA 92651

644 433 05
Frank Pf Ultimo Jr.
1529 Maxwell Way
Costa Mesa CA 92627

644 433 06
Glenn Dance
825 La Mirada St
Laguna Beach CA 92651

644 433 07
Eric Marason
477 Corbett Ave
San Francisco CA 94114

644 433 08
Donald Beck
1049 Havenhurst Dr #209
West Hollywood CA 90046

644 433 09
Gary Gauthier
814 Katella St
Laguna Beach CA 92651

644 433 13
Phillip Daigle
884 Katella St
Laguna Beach CA 92651

644 434 04
Souri Amirani
975 La Mirada St
Laguna Beach CA 92651

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

644 434 10
J L & A C Fleming
935 La Mirada St
Laguna Beach CA 92651

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

644 434 16
Mark Pugh
1270 Temple Ter
Laguna Beach CA 92651

644 434 19
Joan Katherine Buckner
944 Katella St
Laguna Beach CA 92651

644 437 03
Ryen Caenn
965 Katella St
Laguna Beach CA 92651

644 437 06
Dirk Hallett
925 Katella St
Laguna Beach CA 92651

644 433 11
Karen Adams K A Smith
22632 Auburn Dale Dr
Lake Forest CA 92630

644 433 14
Nancy Caron
894 Katella St
Laguna Beach CA 92651

644 434 05
William Brack
5727 Chelsea Ave
La Jolla CA 92037

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

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

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

644 434 17
John Loftus
924 Katella St
Laguna Beach CA 92651

644 434 20
John Roppo
Po Box 160
Sewickley PA 15143

644 437 04
Susan Bond
955 Katella St
Laguna Beach CA 92651

644 437 07
Arline Walker
9390 Copper Mountain Cir
Reno NV 89523

644 433 12
Walter Pemper
874 Katella St
Laguna Beach CA 92651

644 433 16
Sherry Monahan
242 E 19th St #9F
New York NY 10003

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

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

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

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

644 434 18
Eric J T & Jennifer Erickson
934 Katella St
Laguna Beach CA 92651

644 434 21
Peter Edberg
Po Box 7982
Newport Beach CA 92658

644 437 05
Osman Aksoy
945 Katella St
Laguna Beach CA 92651

644 437 08
James Broersma
1088 Cortez
Laguna Beach CA 92651

644 437 10
David Hou
1507 Fergus Fls
Claremont CA 91711

644 437 13
Emilia Borrelli
960 Baja St
Laguna Beach CA 92651

644 437 21
Albert Joseph Rodriguez
910 Baja St
Laguna Beach CA 92651

644 438 03
Ovens Childrens
875 Katella St
Laguna Beach CA 92651

644 438 06
Christopher Stobie
845 Katella St
Laguna Beach CA 92651

644 438 10
Farrokh Shokooh
17 Goodyear #100
Irvine CA 92618

644 438 13
Donna Olsen Ballard
870 Baja St
Laguna Beach CA 92651

644 438 17
Jonathan Mcbain Marble
815 Katella St
Laguna Beach CA 92651

656 132 03
Ross Conner
2490 Iris Way
Laguna Beach CA 92651

656 132 06
Marwa Chinder Obeid
725 Domingo Dr #10
Newport Beach CA 92660

644 437 11
Paige Lyall
940 Baja St
Laguna Beach CA 92651

644 437 16
Glenn Etow
930 Baja St
Laguna Beach CA 92651

644 438 01
Christopher Mitchell
1089 Cortez
Laguna Beach CA 92651

644 438 04
Oswald Steward
855 Katella St
Laguna Beach CA 92651

644 438 07
Anthony Carlson
835 Katella St
Laguna Beach CA 92651

644 438 11
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 438 15
Richard Sprague
1025 Cortez
Laguna Beach CA 92651

656 132 01
Bonita General
420 N Mckinley St #111-303
Corona CA 92879

656 132 04
Thomas & Bonnie Davis
2480 Iris Way
Laguna Beach CA 92651

656 133 01
Laura Parisi
780 Alta Vista Way
Laguna Beach CA 92651

644 437 12
Dina Caron Bissonnette
412 Prospect St
Newport Beach CA 92663

644 437 18
Powen Lu
1522 Fergus Fls
Claremont CA 91711

644 438 02
Diana Lynn Aston
883 Katella St
Laguna Beach CA 92651

644 438 05
Oswald Steward
855 Katella St
Laguna Beach CA 92651

644 438 08
Hassan Dairi
825 Katella St
Laguna Beach CA 92651

644 438 12
Amir Reza Nasiri-Sarvi
16596 China Berry Ct
Chino Hills CA 91709

644 438 16
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

656 132 02
Camille A C Krichmar
790 Hermosa Way
Laguna Beach CA 92651

656 132 05
Thomas & Bonnie Davis
2480 Iris Way
Laguna Beach CA 92651

656 133 02
David Hannah
1637 Torcida Dr
La Canada Flintridge CA 91011

656 133 03
Andrew Bailey
760 Alta Vista Way
Laguna Beach CA 92651

656 133 07
Barry Michaels
2560 Iris Way
Laguna Beach CA 92651

656 133 10
Ea Chang
2520 Iris Way
Laguna Beach CA 92651

656 134 06
Scott Gregg
Po Box 1128
Laguna Beach CA 92652

656 134 12
Lynn Barclay
2501 Duarte Way
Laguna Beach CA 92651

656 135 07
John Manning
2524 Duarte Way
Laguna Beach CA 92651

656 135 11
Glenn Bianchi
30 Emerald Bay
Laguna Beach CA 92651

656 136 03
Laura Parisi
780 Alta Vista Way
Laguna Beach CA 92651

656 133 04
Richard Carrier
750 Alta Vista Way
Laguna Beach CA 92651

656 133 08
Danforth Trust
2590 Iris Way
Laguna Beach CA 92651

656 134 02
Kathleen Scherer
1855 Industrial St #311
Los Angeles CA 90021

656 134 07
Titolo Marie The
2518 Encina Way
Laguna Beach CA 92651

656 135 01
David Scott Nale
124 Fillmore St
San Francisco CA 94117

656 135 08
Ronald Duby
2516 Duarte Way
Laguna Beach CA 92651

656 136 01
Camille Krichmar
790 Hermosa Way
Laguna Beach CA 92651

656 136 11
Jonathan Williams
2540 Bonita Way
Laguna Beach CA 92651

656 133 05
David Metz
26 Penarth Rd
Bala Cynwyd PA 19004

656 133 09
Thomas Brennan
2540 Iris Way
Laguna Beach CA 92651

656 134 03
Jimmy Wood
650 Fontana Way
Laguna Beach CA 92651

656 134 10
Harry Brittenham
10990 Wilshire Blvd #8
Los Angeles CA 90024

656 135 02
Linda Jean Jay Young
2514 Corona Way
Laguna Beach CA 92651

656 135 09
Ahmad Yazdi
2505 Duarte Way
Laguna Beach CA 92651

656 136 02
Anvari Assoc Corp
Po Box 6935
Laguna Niguel CA 92607