



April 5, 2021

Suzanne and David Spencer
1150 Cortez
Laguna Beach, CA 92651

Dear Mr. and Mrs. Spencer,

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 "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 21-8666**

Visit Date: **March 19, 2021**
Applicant: **Suzanne and David Spencer**
View Address: **1150 Cortez**

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, kitchen
Upper level: Master bedroom, guest bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes San Clemente and Catalina Islands 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: 4/5/21 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 21-8666



1150 Cortez

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/19/21 Photographed by: *[Signature]* Submitted to property file: *4/5/21*

Document
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RECORD OF VIEW

VPP 21-8666



1150 Cortez

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

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

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

Document
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RECORD OF VIEW

VPP 21-8666



1150 Cortez

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/19/21 Photographed by: *mpare* Submitted to property file: *4/5/21*

Document
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RECORD OF VIEW

VPP 21-8666



1150 Cortez

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/19/21 Photographed by: *M. Jarr* Submitted to property file: *4/15/21*

Document
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RECORD OF VIEW

VPP 21-8666



1150 Cortez

The photograph above was taken from the kitchen on the main floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/19/21 Photographed by: *[Signature]* Submitted to property file: 4/5/21

Document
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RECORD OF VIEW

VPP 21-8666



1150 Cortez

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/19/21 Photographed by: *m. j. [signature]* Submitted to property file: *4/5/21*

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RECORD OF VIEW

VPP 21-8666



1150 Cortez

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

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

Date of photograph: 3/19/21 Photographed by: *[Signature]* Submitted to property file: *4/5/21*

Document
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RECORD OF VIEW

VPP 21-8666



1150 Cortez

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/19/21 Photographed by: *[Signature]* Submitted to property file: 4/5/21

Document
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RECORD OF VIEW

VPP 21-8666



1150 Cortez

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/19/21 Photographed by: *mfarr* Submitted to property file: *4/5/21*

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RECORD OF VIEW

VPP 21-8666



1150 Cortez

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

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

Date of photograph: 3/19/21 Photographed by: [signature] Submitted to property file: 4/5/21

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RECORD OF VIEW

VPP 21-8666



1150 Cortez

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

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

Date of photograph: 3/19/21 Photographed by: *m. j. farrell* Submitted to property file: *4/5/21*

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RECORD OF VIEW

VPP 21-8666



1150 Cortez

The photograph above was taken from the guest bedroom on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/19/21 Photographed by: *[Signature]* Submitted to property file: 4/15/21

Document
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April 5, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8666
1150 Cortez, Laguna Beach, CA

Dear Property Owner:

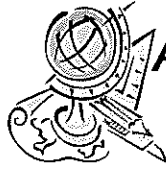
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **1150 Cortez**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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 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
Planning Division, Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

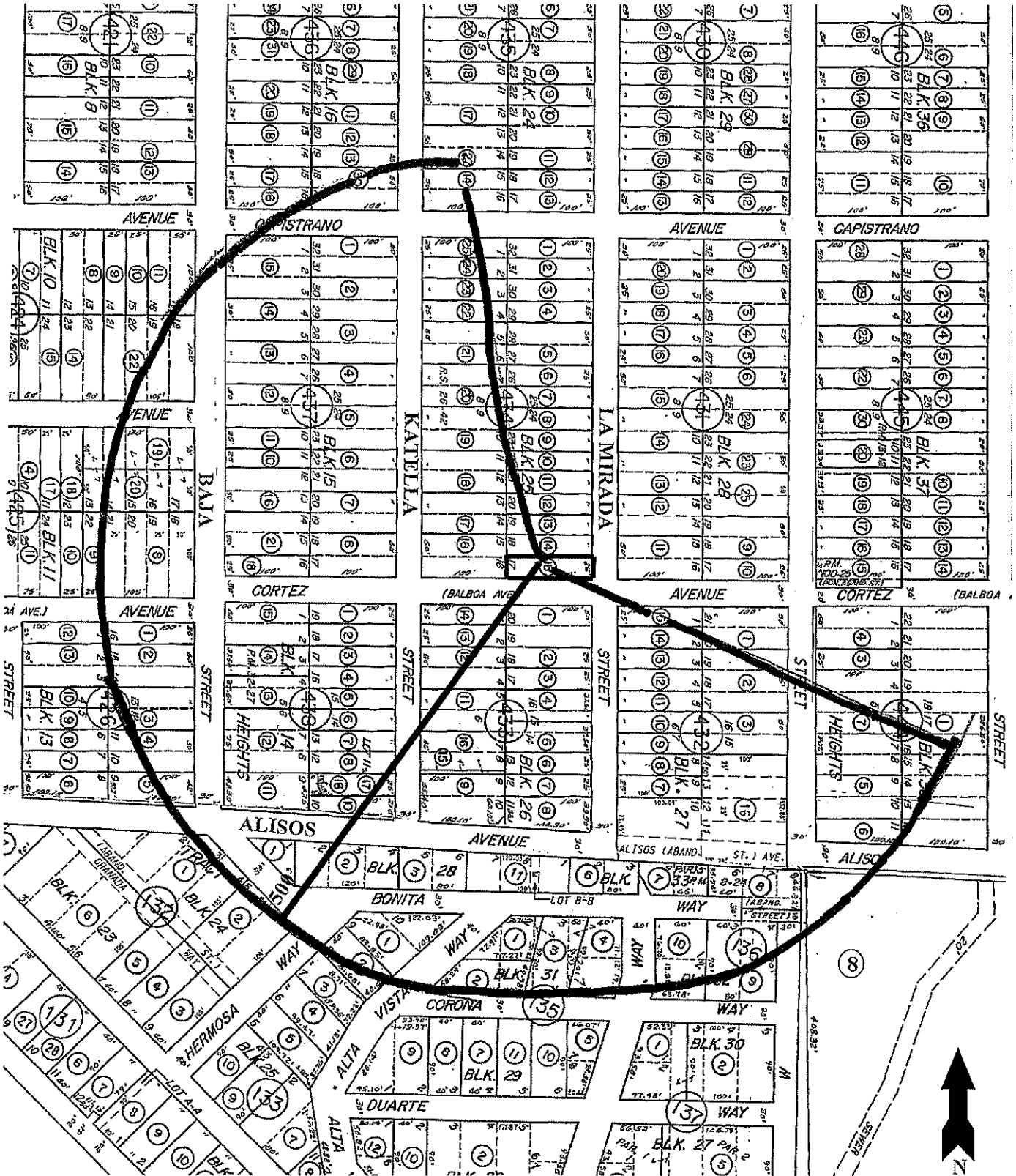
Ownership Listings & Radius Maps
 P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.AdvancedListing.com denise@advancedlisting.com

Subject APN: 644-434-15
 500' RADIUS

Address: 1150 CORTEZ AVE
 LAGUNA BEACH CA 92651





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



#10551
24-Mar-21

500' Ownership Listing
(for View Preservation
Prepared for:

644-434-15
SUZANNE BURKE & DAVID JOHN SPENCER
1150 CORTEZ AVE
LAGUNA BEACH CA 92651

644-424-10
WILEY H LANGFORD
24362 BAXTER DR
MALIBU CA 90265

644-424-11
JESA H & YAEL KREINER
PO BOX 3075
FULLERTON CA 92834

644-424-14 644-433-15
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-424-22
DENISE A ROBERSON
996 BONNIE BRAE AVE
LAGUNA BEACH CA 92651

644-425-08, 09
RAYMOND GLENN REDFERN
915 BAJA ST
LAGUNA BEACH CA 92651

644-425-19, 20
ENSHAN ZHAO
1759 ALISOS AVE
LAGUNA BEACH CA 92651

644-426-01, 12
NIKOLAS KOLINTZAS
895 BAJA ST
LAGUNA BEACH CA 92651

644-426-02, 13
DOUGLAS C DUPLISEA
PO BOX 707
SARATOGA WY 82331

644-426-03
MICHAEL J & LISA A HODGES
2 MIDNIGHT CT
ALISO VIEJO CA 92656

644-426-04
DALLAS E & GLORIA IRWIN
12003 LOS REYES
LA MIRADA CA 90638

644-426-05
KUMARS GHODRATI
PO BOX 2995
PALOS VERDES ESTA CA 90274

644-426-09, 10
FLAMINGO INVESTMENTS
18653 VENTURA BLVD 750
TARAZNA CA 91356

644-432-01, 02
KEITH & MELISSA HOCKING
1285 CORTEZ AVE
LAGUNA BEACH CA 92651

644-432-03
MAHENDRA B AMIN
15928 E PROMONTORY PL
LA MIRADA CA 90638

644-432-07
MATTHEW R BOND
810 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-08
KEVIN J WALSH
820 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-09
WILLIAM ALEX & TERRI GYR SHUBIN
830 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-10
ESPINOZA RICARDO & RACHEL G
6830 RUTHLEE AVE
SAN GABRIEL CA 91775

644-432-11
CLARENCE EDWARD CLARK
850 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-12
JAYESH J PATEL
860 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-13
STREET LA MIRADA
2519 LEHIGH PL
COSTA MESA CA 92626

644-432-14
WILLIAM J LEE
880 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-15
BARRY J KAMEL
890 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-16
STEVEN E FAYNE
800 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-01
WOODEN JOHN T
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 P ULTIMO
1529 MAXWELL WAY
COSTA MESA CA 92627

644-433-06
DANCE GLENN E
825 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-07
ERIC G MARASON
815 LA MIRADA ST
LAGUNA BEACH CA 92651

644-433-08
DONALD H BECK
1049 HAVENHURST DR 209
LOS ANGELES CA 90046

644-433-09
GARY L GAUTHIER
814 KATELLA ST
LAGUNA BEACH CA 92651

644-433-11
KAREN ADAMS SMITH
22632 AUBURN DALE DR
LAKE FOREST CA 92630

644-433-12
WALTER C PEMPER
874 KATELLA ST
LAGUNA BEACH CA 92651

644-433-13
PHILLIP & GISELA DAIGLE
884 KATELLA
LAGUNA BEACH CA 92651

644-433-14
NANCY S CARON
894 KATELLA ST
LAGUNA BEACH CA 92651

644-433-16
SHERRY A MONAHAN
242 E 19TH ST 9F
NEW YORK NY 10003

644-434-08
CAROL ANNE SEGERSTROM
947 LA MIRADA
LAGUNA BEACH CA 92651

644-434-09
GAIL A MC CLAIN
941 LA MIRADA
LAGUNA BEACH CA 92651

644-434-10
ASUNCION C FLEMING
935 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-11
LARRY W LUBY
929 LA MIRADA ST
LAGUNA BEACH CA 92651

644-434-12
DAVID ALLAN & BARBARA A SERBY
416 ADELYN DR
SAN GABRIEL CA 91775

644-434-13
BRUCE H MC KEON
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 & DAVID JOHN SPENCER
668 N COAST HIGHWAY 241
LAGUNA BEACH CA 92651

644-434-16
MARK D PUGH
1270 TEMPLE TER
LAGUNA BEACH CA 92651

644-434-17
JOHN M LOFTUS
924 KATELLA ST
LAGUNA BEACH CA 92651

644-434-18
ERIC JOHN THOR & JENNIFER A
ERICKSON
934 KATELLA ST
LAGUNA BEACH CA 92651

644-434-19
JOAN KATHERINE J K BUCKNER
BUCKNER
944 KATELLA ST
LAGUNA BEACH CA 92651

644-434-20
JOHN J ROPPO
PO BOX 160
SEWICKLEY PA 15143

644-434-21
PETER L EDBERG
P O BOX 7982
NEWPORT BEACH CA 92658

644-434-22
EDWARD JAMES PISA
976 KATELLA ST
LAGUNA BEACH CA 92651

644-434-23
JANICE DEANGELIS CAFARELLA
984 KATELLA ST
LAGUNA BEACH CA 92651

644-434-24
BRADLEY M BUCHHOLZ
988 KATELLA ST
LAGUNA BEACH CA 92651

644-434-25
THOMAS A & MARILYN T FARELLO
22 VIA ARAGON
SAN ANTONIO TX 78257

644-435-14
FLIPPIN LOONEY LLC
227 20TH ST 100
NEWPORT BEACH CA 92663

644-435-27
STEPHAN A & DANIELLE GALANTER
1020 KATELLA ST
LAGUNA BEACH CA 92651

644-436-13
TAMELA HENDERSON
1015 KATELLA ST
LAGUNA BEACH CA 92651

644-436-16
RUBIN CO TR CATALINA TR
1026 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-436-30
WARREN W CANNON
1007 KATELLA ST
LAGUNA BEACH CA 92651

644-437-01
MELINDA JOY FLANNERY
1085 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-437-02
RAY A BRYSON
975 KATELLA ST
LAGUNA BEACH CA 92651

644-437-03
RYEN CAENN
965 KATELLA ST
LAGUNA BEACH CA 92651

644-437-04
SUSAN M BOND
955 KATELLA ST
LAGUNA BEACH CA 92651

644-437-05
AKSOY OSMAN T
945 KATELLA ST
LAGUNA BEACH CA 92651

644-437-06
DIRK A HALLETT
925 KATELLA ST
LAGUNA BEACH CA 92651

644-437-07
ARLINE S WALKER
9390 COPPER MOUNTAIN CIR
RENO NV 89523

644-437-08
JAMES R BROERSMA
1088 CORTEZ AVE
LAGUNA BEACH CA 92651

644-437-10
DAVID S HOU
PO BOX 1897
CLAREMONT CA 91711

644-437-11
PAIGE LYALL
940 BAJA ST
LAGUNA BEACH CA 92651

644-437-12
DINA CARON BISSONNETTE
412 PROSPECT ST
NEWPORT BEACH CA 92663

644-437-13
PAOLO SASSONE-CORSI
960 BAJA ST
LAGUNA BEACH CA 92651

644-437-14
LISA M DAUFFENBACH
970 BAJA ST
LAGUNA BEACH CA 92651

644-437-15
RONALD C REDCAY
1025 CAPISTRANO AVE
LAGUNA BEACH CA 92651

644-437-16
GLENN ETOW
930 BAJA ST
LAGUNA BEACH CA 92651

644-437-18
LU POWEN TRUST
1522 FERGUS FLS
CLAREMONT CA 91711

644-437-21
ALBERT JOSEPH RODRIGUEZ
910 BAJA
LAGUNA BEACH CA 92651

644-438-01
MITCHELL, CHRISTOPHER P TR THE
MITCHELL
1089 CORTEZ AVE
LAGUNA BEACH CA 92651

644-438-02
DIANA LYNN ASTON
883 KATELLA ST
LAGUNA BEACH CA 92651

644-438-03
KARIN E OVENS
875 KATELLA ST
LAGUNA BEACH CA 92651

644-438-04, 05
OSWALD STEWARD
855 KATELLA
LAGUNA BEACH CA 92651

644-438-06
STOBIE CHRISTOPHER
845 KATELLA ST
LAGUNA BEACH CA 92651

644-438-07
ANTHONY & MELIA CARLSON
835 KATELLA
LAGUNA BEACH CA 92651

644-438-08
HASSAN & JOCELYNE DAIRI
825 KATELLA ST
LAGUNA BEACH CA 92651

644-438-10
FARROKH SHOKOOH
17 GOODYEAR 100
IRVINE CA 92618

644-438-11, 16
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-438-12
AMIR REZA NASIRI-SARVI
16596 CHINA BERRY CT
CHINO HILLS CA 91709

644-438-13, 14
DONNA OLSEN BALLARD
870 BAJA
LAGUNA BEACH CA 92651

644-438-15
RICHARD & ALLISON SPRAGUE
1025 CORTEZ AVE
LAGUNA BEACH CA 92651

644-438-17
JONATHAN MCBAIN MARBLE
815 KATELLA ST
LAGUNA BEACH CA 92651

644-444-01, 05, 06, 07
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

656-012-08
MERRICK W & MARY LYNN LECKEY
2152 DUPONT DR 290
IRVINE CA 92612

656-132-01
GENERAL BONITA
420 N MCKINELY ST 111-30
CORONA CA 92879

656-132-02 656-136-01
CAMILLE A KRICHMAR
790 HERMOSA WAY
LAGUNA BEACH CA 92651

656-133-01 656-136-03
LAURA M PARISI
780 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-133-02
DAVID H HANNAH
1637 TORCIDA DR
LA CANADA FLINTRI CA 91011

656-133-03
ANDREW BAILEY
760 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-135-01
DAVID SCOTT NALE
124 FILLMORE ST
SAN FRANCISCO CA 94117

656-135-02
LINDA JEAN YOUNG
2514 CORONA WAY
LAGUNA BEACH CA 92651

656-135-03
THOMAS MULLIN
2549 BONITA WAY
LAGUNA BEACH CA 92651

656-135-04
STEPHEN L SHIRLEY
2559 BONITA WAY
LAGUNA BEACH CA 92651

656-136-02
ANVARI ASSOC
PO BOX 6935
LAGUNA NIGUEL CA 92607

656-136-06
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

656-136-07
MARCIA D BARNETT
2568 BONITA WAY
LAGUNA BEACH CA 92651

656-136-08
SAMANTHA THOMPSON
6153 S LIMA WAY
ENGLEWOOD CO 80111

656-136-09
RICHARD JOSEPH MAAG
1761 LADERA VISTA DR
FULLERTON CA 92831

656-136-10
IGOR KHAZANOVICH
2569 BONITA WAY
LAGUNA BEACH CA 92651

656-136-11
JONATHAN WILLIAMS
2540 BONITA WAY
LAGUNA BEACH CA 92651