



May 5, 2021

Tyler Wollmershauser
1183 La Mirada St.
Laguna Beach, CA 92651

Dear Mr. Wollmershauser,

Attached are the documents for the View Preservation/Record of Views application 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 21-8996**

Visit Date: **April 29, 2021**
Applicant: **Tyler Wollmershauser**
View Address: **1183 La Mirada 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, dining room
Middle level: Master bedroom
Lower level: Family room

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, Hotel Laguna, Main Beach, northerly coastline, whitewater 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: 5/5/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-8996



1183 La Mirada St.

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, northerly coastline, whitewater & ocean horizon.

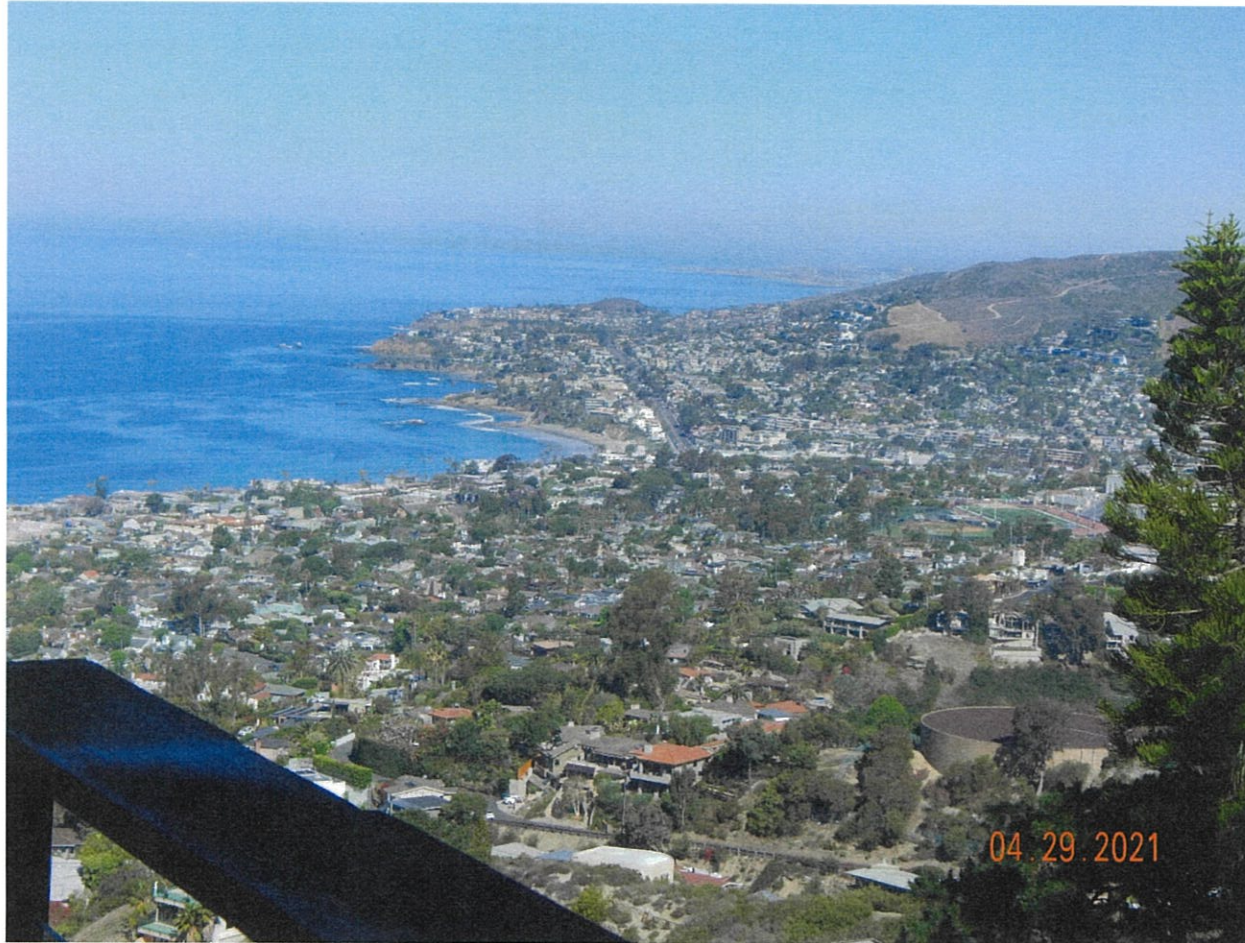
Date of photograph: 04/29/21 Photographed by: *M. J. [Signature]* Submitted to property file: *5/5/21*

Document
1 of 8



RECORD OF VIEW

VPP 21-8996



1183 La Mirada St.

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, northerly coastline, whitewater & ocean horizon.

Date of photograph: 04/29/21 Photographed by: *mfarr* Submitted to property file: *5/5/21*

Document
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RECORD OF VIEW

VPP 21-8996



1183 La Mirada St.

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, northerly coastline, whitewater & ocean horizon.

Date of photograph: 04/29/21 Photographed by: *[Signature]* Submitted to property file: 5/5/21

Document
3 of 8



RECORD OF VIEW

VPP 21-8996



1183 La Mirada St.

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, northerly coastline, whitewater & ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. Farr* Submitted to property file: 5/5/21

Document
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RECORD OF VIEW

VPP 21-8996



1183 La Mirada St.

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, northerly coastline, whitewater & ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. J. [Signature]* Submitted to property file: 5/5/21

Document
5 of 8



RECORD OF VIEW

VPP 21-8996



1183 La Mirada St.

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, northerly coastline, whitewater & ocean horizon.

Date of photograph: 04/29/21 Photographed by: *[Signature]* Submitted to property file: *5/5/21*

Document
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RECORD OF VIEW

VPP 21-8996



1183 La Mirada St.

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, northerly coastline, whitewater & ocean horizon.

Date of photograph: 04/29/21 Photographed by: M. J. [Signature] Submitted to property file: 5/5/21

Document
7 of 8



RECORD OF VIEW

VPP 21-8996



1183 La Mirada St.

The photograph above was taken from the family room on the lower floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, northerly coastline, whitewater & ocean horizon.

Date of photograph: 04/29/21 Photographed by: _____ Submitted to property file: 5/5/21

Document
8 of 8



May 5, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-8996
1183 La Mirada St., Laguna Beach, CA

Dear Property Owner:

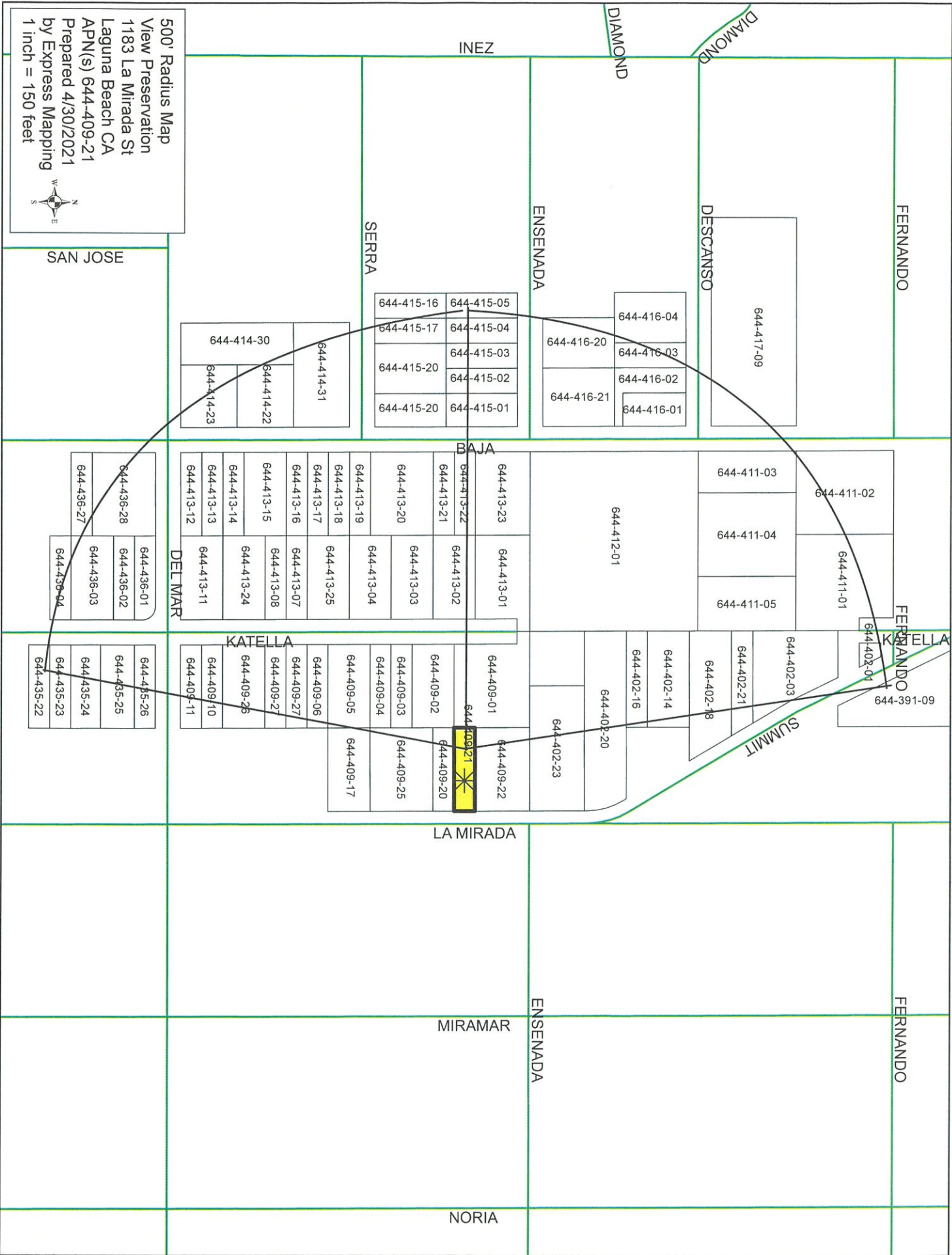
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1183 La Mirada St.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 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



500' Radius Map
 View Preservation
 1183 La Mirada St
 Laguna Beach CA
 APN(s) 644-409-21
 Prepared 4/30/2021
 by Express Mapping
 1 inch = 150 feet



SAN JOSE

INEZ

SERRA

ENSENADA

DESCANSO

FERNANDO

DIAMOND

DIAMOND

BAJA

DELMAR

KATELLA

FERNANDO

KATELLA

LA MIRADA

MIRMAR

ENSENADA

FERNANDO

NORIA

SUMMIT

644-415-16	644-415-05
644-415-17	644-415-04
644-415-20	644-415-03
644-415-20	644-415-02
644-415-20	644-415-01

644-416-04
644-416-20
644-416-03
644-416-02
644-416-21
644-416-01

644-417-09

644-414-30
644-414-31
644-414-22
644-414-23

644-411-03
644-411-04
644-411-05
644-411-02
644-411-01

644-412-01

644-413-23	644-413-01
644-413-22	644-413-02
644-413-21	644-413-03
644-413-20	644-413-04
644-413-19	644-413-05
644-413-18	644-413-06
644-413-17	644-413-07
644-413-16	644-413-08
644-413-15	644-413-09
644-413-14	644-413-10
644-413-13	644-413-11
644-413-12	644-413-12

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644-436-27	644-436-02
644-436-26	644-436-03
644-436-25	644-436-04

644-402-03	644-402-23
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644-402-01	644-402-03

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644-409-07	644-409-16
644-409-08	644-409-15
644-409-09	644-409-14
644-409-10	644-409-13
644-409-11	644-409-12

644-435-26	644-435-24
644-435-25	644-435-23
644-435-24	644-435-22
644-435-23	644-435-21
644-435-22	644-435-20



644 391 09
Debbie Anker-Morris
1130 Summit Dr
Laguna Beach CA 92651

644 402 01
Gerald Rizza
1151 Summit Dr
Laguna Beach CA 92651

644 402 03
Gerald Rizza
1151 Summit Dr
Laguna Beach CA 92651

644 402 14
Donald Davidson
1199 Summit Dr
Laguna Beach CA 92651

644 402 16
Donald Davidson
1199 Summit Dr
Laguna Beach CA 92651

644 402 18
Keith Street Apartments LLC
1175 Summit Dr
Laguna Beach CA 92651

644 402 20
Richard Bisson
1215 La Mirada St
Laguna Beach CA 92651

644 402 21
John McInnes
1175 Summit Dr
Laguna Beach CA 92651

644 402 23
Alfred George Carter
1207 La Mirada St
Laguna Beach CA 92651

644 409 01
Richard The Bisson
1188 Katella St
Laguna Beach CA 92651

644 409 02
Debra Ische
1174 Katella St
Laguna Beach CA 92651

644 409 03
Carina Prynne
2505 Kilo Way
Laguna Beach CA 92651

644 409 04
Dennis Anthony Peters
1158 Katella St
Laguna Beach CA 92651

644 409 05
Francis Henry
1144 Katella St
Laguna Beach CA 92651

644 409 06
Allard Van Der Graaf
1145 Katella St
Laguna Beach CA 92651

644 409 10
Lin Jin
813 E Ruby Lace Way
Azusa CA 91702

644 409 11
Richard Guy Dunlap
1130 Del Mar Ave
Laguna Beach CA 92651

644 409 17
Ali Maddahian
27602 Homestead Rd
Laguna Niguel CA 92677

644 409 20
Jesus Arenas
1177 La Mirada St
Laguna Beach CA 92651

644 409 21
Tyler Wollmershauser
1183 La Mirada St
Laguna Beach CA 92651

644 409 22
Douglas Galloway
1856 Sienna Canyon Dr
Encinitas CA 92024

644 409 25
Jerome Pudwill
1165 La Mirada St
Laguna Beach CA 92651

644 409 26
David Snell
800 Sam Davis Rd
Argyle TX 76226

644 409 27
Chwei-Shin Yang
1831 E Calaveras St
Altadena CA 91001

644 411 01
Hossam Salib
1131 Summit Dr
Laguna Beach CA 92651

644 411 02
Hossam Salib
1131 Summit Dr
Laguna Beach CA 92651

644 411 03
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 411 04
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 411 05
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 412 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 413 01
Margit B M B Munroe
6770 Camino Del Prado
Carlsbad CA 92011

644 413 02
Albert Roberts
1179 Katella St
Laguna Beach CA 92651

644 413 03
Joannes Ter Haar
875 Park Ave #C
New York NY 10075

644 413 04
John & Carol Brossa
1155 Katella St
Laguna Beach CA 92651

644 413 07
Nikki Duplisea
1135 Katella St
Laguna Beach CA 92651

644 413 08
Nikki Duplisea
1135 Katella St
Laguna Beach CA 92651

644 413 11
Pappano Trust
1088 Del Mar Ave
Laguna Beach CA 92651

644 413 12
Katherine Kyle Averill
1104 Baja St
Laguna Beach CA 92651

644 413 13
Frederick Chan
420 Independence Dr
Claremont CA 91711

644 413 14
Chad Filiault
1116 Baja St
Laguna Beach CA 92651

644 413 15
Ronald Joseph Thomas Jr.
1124 Baja St
Laguna Beach CA 92651

644 413 16
I Simpson
1135 Katella St
Laguna Beach CA 92651

644 413 17
Nikki Duplisea
1135 Katella St
Laguna Beach CA 92651

644 413 18
Nikki Duplisea
1135 Katella St
Laguna Beach CA 92651

644 413 19
Nikki Duplisea
1135 Katella St
Laguna Beach CA 92651

644 413 20
Hamid Al-Hakeem
1162 Baja St
Laguna Beach CA 92651

644 413 21
Albert Roberts
1179 Katella St
Laguna Beach CA 92651

644 413 22
Kenneth Jillson
489 Graceland Dr
Laguna Beach CA 92651

644 413 23
Wesley Ray Hall
7521 Edinger Ave #3000
Huntington Beach CA 92647

644 413 24
Michael Edward Blakemore
1119 Katella St
Laguna Beach CA 92651

644 413 25
Allard Van Der Graaf
1145 Katella St
Laguna Beach CA 92651

644 414 22
Ronald Tarbell
3 Compass
Newport Coast CA 92657

644 414 23
Pintano LLC
445 S Peralta Hills Dr
Anaheim CA 92807

644 414 30
Sivoush Nayyeri
974 Del Mar Ave
Laguna Beach CA 92651

644 414 31
Mohammad Hodayoun Osmani
12241 Reseda Dr
Yucaipa CA 92399

644 415 01
Eric Michael Schantz
2031 S Eileen Dr
Anaheim CA 92802

644 415 02
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 415 03
Joseph Inge
5608 Great Divide Dr
Bee Cave TX 78738

644 415 04
Lynn Stauffer
315 Calle Pescador
San Clemente CA 92672

644 415 05
Joseph Livernash
12672 Senda Acantilada
San Diego CA 92128

644 415 16
Ronald Davies
71 Princeville Ln
Las Vegas NV 89113

644 415 17
Ronald Davies
71 Princeville Ln
Las Vegas NV 89113

644 415 20
Ronald Davies
1165 Baja St
Laguna Beach CA 92651

644 416 01
Frank Luer
Po Box 843
Yorba Linda CA 92885

644 416 02
Lena Carner
Po Box 843
Yorba Linda CA 92885

644 416 03
Patrick Hart
22200 Chatsworth St
Chatsworth CA 91311

644 416 04
Armen Fbo Asadourian
17122 Newquist Ln
Huntington Beach CA 92649

644 416 20
L D Hines
5830 N Fountains Ave
Tucson AZ 85704

644 416 21
Mansour Arazbegi-Arbani
13555 Fonseca Ave
La Mirada CA 90638

644 417 09
Richard Vick
222 W Avenida Gaviota
San Clemente CA 92672

644 435 22
Zach McDuffie
1064 Katella St
Laguna Beach CA 92651

644 435 23
Philip Koger
1070 Katella St
Laguna Beach CA 92651

644 435 24
John David Riley
1080 Katella St
Laguna Beach CA 92651

644 435 25
Martin Nally
360 S Market St #1607
San Jose CA 95113

644 435 26
Evelyn Delfin Garcia
1094 Katella St
Laguna Beach CA 92651

644 436 01
Brian Rhee
1095 Katella St
Laguna Beach CA 92651

644 436 02
Judith Judy Oneal
1089 Katella St
Laguna Beach CA 92651

644 436 03
David Glenn Duckworth
9090 Irvine Center Dr #200
Irvine CA 92618

644 436 04
Stephen Simpson
1071 Katella St
Laguna Beach CA 92651

644 436 27
Meuy Cheng Saeteurn
1076 Baja St
Laguna Beach CA 92651

644 436 28
Paul Butler
16114 E Powderhorn Dr
Fountain Hills AZ 85268