



August 30, 2021

St. Mary's Episcopal Church  
428 Park Ave.  
Laguna Beach, CA 92651

Dear Property Owner,

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 21-9695**

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Visit Date: **July 19, 2021**  
Applicant: **St. Mary's Episcopal Church**  
View Address: **428 Park Ave.**  
  
Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Main level: Parish office

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, Main Beach, whitewater and the ocean horizon.

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**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: 8/30/21 By: Marr

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End of Checklist



**RECORD OF VIEW**

**VPP 21-9695**



**428 Park Ave.**

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

Visual scene description: whitewater and ocean horizon.

Date of photograph: 7/19/21 Photographed by: *ryan* Submitted to property file: *8/30/21*

Document  
1 of 1



August 30, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-9695**  
**428 Park Ave., 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 **428 Park Ave.** 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.

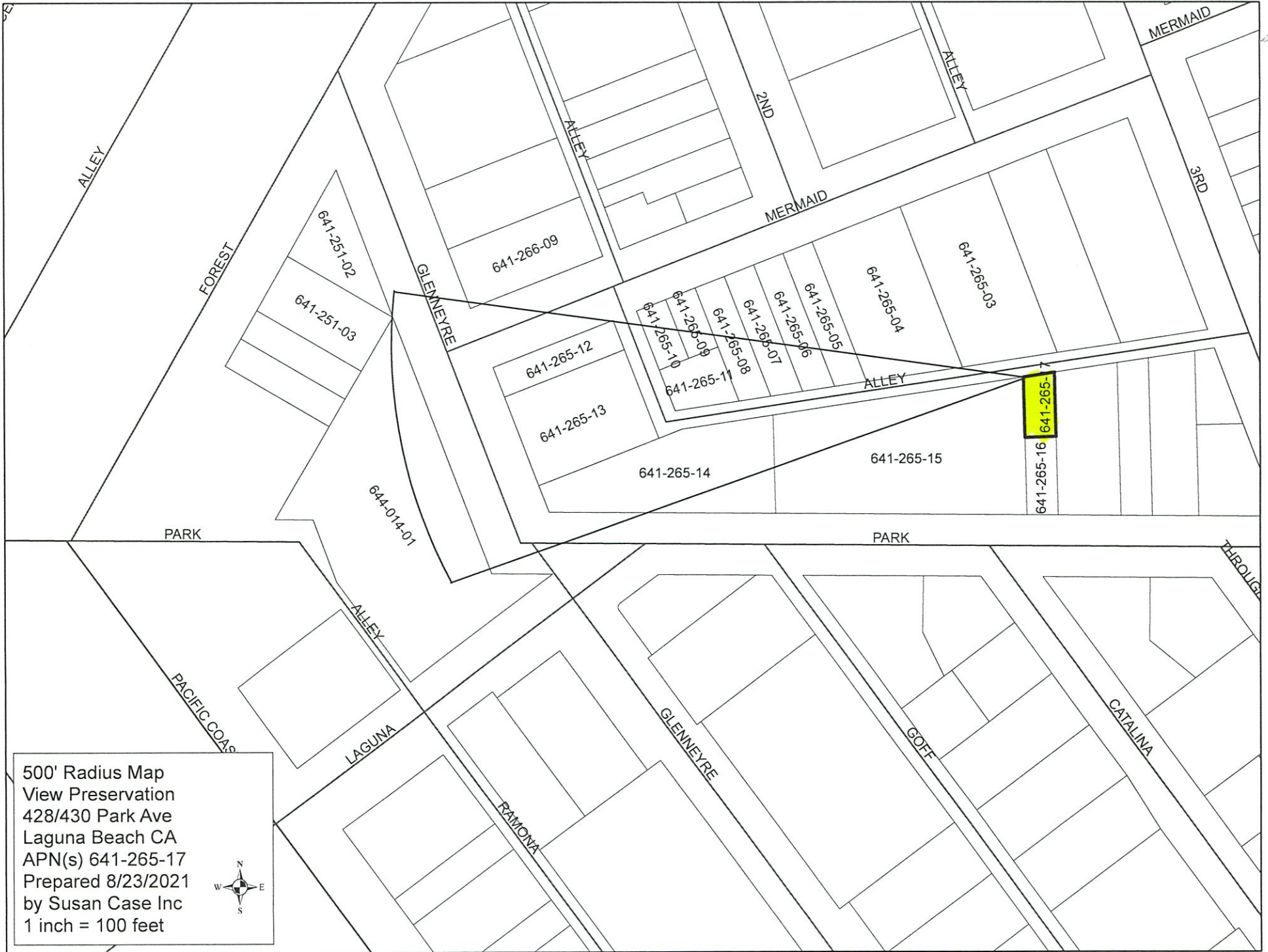
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Planning Division, Community Development  
tfarr@lagunabeachcity.net



500' Radius Map  
View Preservation  
428/430 Park Ave  
Laguna Beach CA  
APN(s) 641-265-17  
Prepared 8/23/2021  
by Susan Case Inc  
1 inch = 100 feet



*SUSAN W. CASE, INC.*

*orders@susancaseinc.com*

File #318589

428/430 Park Ave  
Laguna Beach CA  
500' View Preservation  
APN 641-265-17  
August 23 2021

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

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Mark Christy  
386 High Dr  
Laguna Beach CA 92651

641 251 03  
Cara Hall  
668 N Pacific Coast Hwy #243  
Laguna Beach CA 92651

641 265 03  
Wardens Rector  
428 Park Ave  
Laguna Beach CA 92651

641 265 04  
Acquisitions Crown  
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641 265 07  
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D M & Collison Woodward  
356 County Road 101  
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641 265 11  
Diane Riegler  
350 Center St  
Laguna Beach CA 92651

641 265 12  
370 Glenneyre LLC  
450 S Coast Hwy #A  
Laguna Beach CA 92651

641 265 13  
Higgins Gelber  
335 Lookout Dr  
Laguna Beach CA 92651

641 265 14  
Diane Riegler  
350 Center St  
Laguna Beach CA 92651

641 265 15  
Wardens Rector  
428 Park Ave  
Laguna Beach CA 92651

641 265 16  
Church American  
Po Box 4354  
Laguna Beach CA 92652

641 265 17  
Church Rector Wardens  
428 Park Ave  
Laguna Beach CA 92651

641 266 09  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

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County Of Orange  
1501 E Saint Andrew Pl  
Santa Ana CA 92705