



December 20, 2021

Paul Kraft
31567 Catalina Avenue
Laguna Beach, CA 92651

Dear Mr. Kraft,

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 21-10766**

Visit Date: **December 8, 2021**
Applicant: **Paul Kraft**
View Address: **31567 Catalina Ave.**

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, kitchen, dining area, master 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 Catalina Island and the 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.

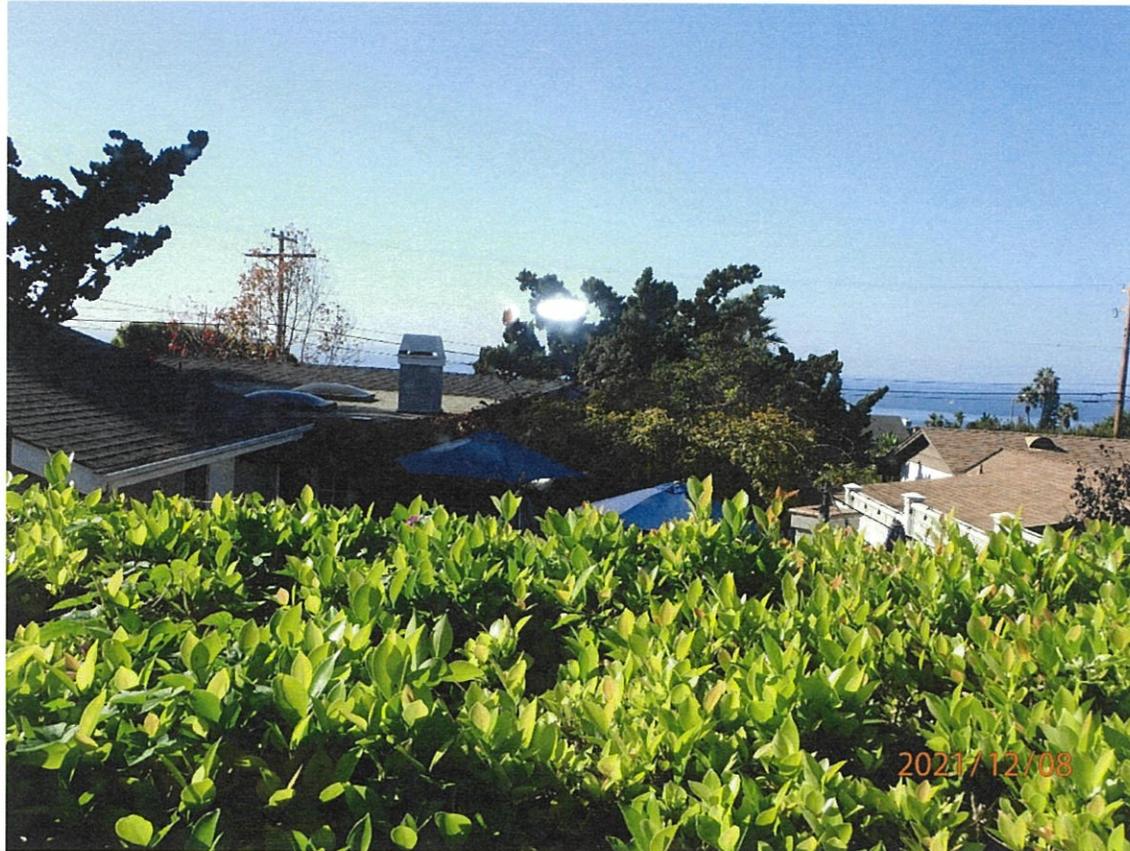
Date: 10/20/21 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: *12/28/21*

Document
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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: *12/20/21*

Document
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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: 12/08/21

Document
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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: *12/20/21*

Document
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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: *12/28/21*

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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: *12/20/21*

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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: *12/20/21*

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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

The photograph above was taken from the dining area adjacent to kitchen on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *M. J. [Signature]* Submitted to property file: *12/08/21*

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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

The photograph above was taken from the dining area adjacent to kitchen on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: 12/20/21

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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

The photograph above was taken from the dining area adjacent to kitchen on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: *[Signature]* Submitted to property file: *12/20/21*

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RECORD OF VIEW

VPP 21-10766



31567 Catalina Ave.

The photograph above was taken from the master bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/8/21 Photographed by: [Signature] Submitted to property file: 12/30/21

Document
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December 20, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10766
31567 Catalina Ave., Laguna Beach, CA

Dear Property Owner:

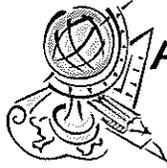
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **31567 Catalina Avenue**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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

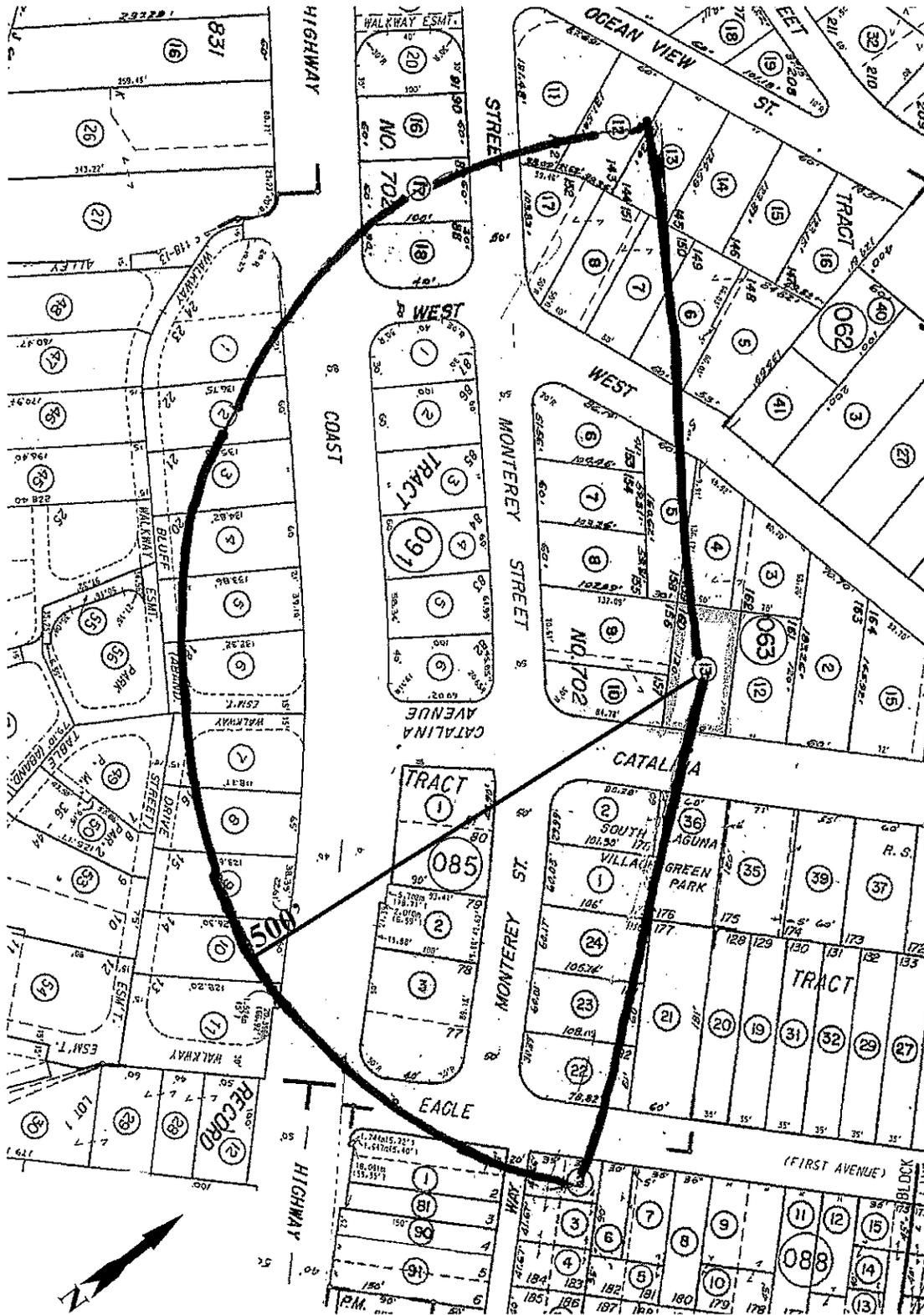
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 056-063-13
500' RADIUS (for View Preservation)

Address: 31567 CATALINA AVE
LAGUNA BEACH CA 92651



#10962
12/13/2021



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

500' OWNERSHIP LISTING PREPARED FOR:

056-063-13
PAUL KRAFT
31567 CATALINA AVE
LAGUNA BEACH CA 92651

056-031-17
JOSHUA STRATHMAN
31461 MONTEREY ST
LAGUNA BEACH CA 92651

056-062-07
JAMES POLLOCK NELSON
1110 COLTON ST
MENLO PARK CA 94025

056-062-12
RICHARD E RUSSELL
31431 OCEAN VIEW ST
LAGUNA BEACH CA 92651

056-063-04
RAOUL C PETERSON
1223 NEILSON ST
BERKELEY CA 94706

056-063-07
MATHILDE KENELEY
31876 CIRCLE DR
LAGUNA BEACH CA 92651

056-063-10
CHARLES W DEGARMO
31542 MONTEREY ST
LAGUNA BEACH CA 92651

056-085-02
LAGUNA SPCH
3419 VIA LIDO 501
NEWPORT BEACH CA 92663

056-086-21
ANNE E KLOKOW
31573 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-031-18
ARASH MAHDAVI
1385 LA MIRADA
LAGUNA BEACH CA 92651

056-062-08
SUNSET EQUITY PARTNERS
6125 WASHINGTON BLVD 300
CULVER CITY CA 90232

056-062-13
LINDSAY D TOGNETTI
31441 OCEAN VIEW ST
LAGUNA BEACH CA 92651

056-063-05
ALI REZA ROUNAGHI
31481 W ST
LAGUNA BEACH CA 92651

056-063-08
ELIZABETH KLEIN
31522 MONTEREY ST
LAGUNA BEACH CA 92651

056-063-13
PAUL KRAFT
31567 CATALINA AVE
LAGUNA BEACH CA 92651

056-085-03
LEGRAND GARY
3419 VIA LIDO 501
NEWPORT BEACH CA 92663

056-086-22
JEFFREY L BENEDICK
425 LOCUST ST
LAGUNA BEACH CA 92651

056-062-06
MARK S & LUISA CHONG PACELLA
31455 WEST ST
LAGUNA BEACH CA 92651

056-062-11
PATRICK E MICHENAUD
31442 OCEAN VIEW ST
LAGUNA BEACH CA 92651

056-062-17
LAWRENCE J LEKER
2101 S GRAMERCY PL
LOS ANGELES CA 90018

056-063-06
WILLIAM T ANDERSON
1740 MONROVIA AVE
COSTA MESA CA 92627

056-063-09
LEONARD VINCENT
31526 MONTEREY ST
LAGUNA BEACH CA 92651

056-085-01
JK ENTERPRISES
35 S LA SENDA DR
LAGUNA BEACH CA 92651

056-086-01, 02
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

056-086-23
DANIEL STEVEN LEON
1970 MIDWICK DR
ALTADENA CA 91001

056-086-24
RD TERRY
2867 TERRY RD
LAGUNA BEACH CA 92651

056-086-36
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

056-088-01
AHMED ALTUWAIJRI
P O BOX 75155
RIYADH SAUDI ARAB IA 11578

056-088-02
EDGAR E & BARBARA CHERNEY
GONZALEZ
330 S OHIO ST
ANAHEIM CA 92805

658-091-01
LYNDA L WARD
1023 BONNIE DOONE TER
CORONA DEL MAR CA 92625

658-091-02
PP FAMILY LIMITED
27161 SHENANDOAH
LAGUNA HILLS CA 92653

658-091-03
MARY STINNETT
31516 MONTEREY ST
LAGUNA BEACH CA 92651

658-091-04
KENNY LYONS
31521 MONTEREY ST
LAGUNA BEACH CA 92651

658-091-05, 06
LEE DUDLEY BLEVINS
PO BOX 1537
LAGUNA BEACH CA 92652

658-092-01
RUTH SEGAL
11100 SANTA MONICA BLVD 400
LOS ANGELES CA 90025

658-092-02
PIETER VORENKAMP
31512 BLUFF DR
LAGUNA BEACH CA 92651

658-092-03
PERRY W LAMONT
31516 BLUFF DR
LAGUNA BEACH CA 92651

658-092-04
RYAN J YOUNG
31522 BLUFF DR
LAGUNA BEACH CA 92651

658-092-05
TODD ALEXANDER MACCALLUM
31525 BLUFF DR
LAGUNA BEACH CA 92651

658-092-06
A D MITCHELL
17 VIA JENIFER
SAN CLEMENTE CA 92673

658-092-07
MARC D GERBER
31548 BLUFF DR
LAGUNA BEACH CA 92651

658-092-08
FAMILY LLC ROUNAGHI
31552 BLUFF DR
LAGUNA BEACH CA 92651

658-092-09
JOHN R MASTROCOLA
31562 BLUFF DR
LAGUNA BEACH CA 92651

658-092-10
ROBERT L PICKERING
1825 E NORTHERN AVE 175
PHOENIX AZ 85020

658-092-11
BLAKE T FRANKLIN
31581 COAST HIGHWAY
LAGUNA BEACH CA 92651