



January 10, 2022

Craig and Monique Merryman
31928 Hayes Place
Laguna Beach, CA 92651

Dear Mr. and Mrs. Merryman,

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 > click on the green box to the right.

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-10788**

Visit Date: **December 27, 2021**
Applicant: **Craig & Monique Merryman**
View Address: **31928 Hayes Place**

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: Family room, dining room, kitchen
Upper level: Den/office, 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: 1/10/22 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 21-10788



31928 Hayes Place

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: *4/10/22*

Document

1 of 4



RECORD OF VIEW

VPP 21-10788



31928 Hayes Place

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: *4/10/22*

Document
2 of 4



RECORD OF VIEW

VPP 21-10788



31928 Hayes Place

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: *4/10/22*

Document
3 of 4



RECORD OF VIEW

VPP 21-10788



31928 Hayes Place

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: *4/10/22*

Document

4 of 4



January 10, 2022

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-10788
31928 Hayes Place, 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 **31928 Hayes Place**. 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 > click on the green box to the right. 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
Community Development
tfarr@lagunabeachcity.net


ORANGE COUNTY
ASSESSES ONLY
PRINTED AS TO
ANY LIABILITY
E REPRODUCED.
ASSESSOR 2021



NOTE -
ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

Map Preparer:
SUSAN W. CASE, INC.
4000 BARRANCA PKWY #250
IRVINE CA 92604
949 494 6105
susan@susancaseinc.com

FILE # 228814
31928 HAYES PL
LAGUNA BEACH CA
VIEW PRESERVATION
JANUARY 5 2022
056 142 33



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

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

FILE # 228814
31928 HAYES PL
LAGUNA BEACH CA
VIEW PRESERVATION
JANUARY 5 2022
056 142 33

056-130-22
James & Lisa Kretzschmar
31869 8th Ave
Laguna Beach CA 92651

056-130-23
Marc Acosta
620 Begonia Ave
Corona Del Mar CA 92625

056-130-52
Russell E & Maria V Shapley
31859 8th Ave
Laguna Beach CA 92651

056-130-56
Michael C Jennings
31863 8th Ave
Laguna Beach CA 92651

056-130-63
Ogg Craig L
4405 Cerritos Ave
Long Beach CA 90807

056-142-01
Mark M Morcos
20667 Calle De La Ladera
Yorba Linda CA 92887

056-142-05
Kristina L Alvarez
21114 Paseo Vereda
Lake Forest CA 92630

056-142-06
Zuei-hwa Chen
5 Turnberry Dr
Newport Beach CA 92660

056-142-07
Christopher John Arroyo
31914 9th Ave
Laguna Beach CA 92651

056-142-08
Dustin A Huber
3910 N 28th St #529
Tacoma WA 98407

056-142-09
Brent Allen Spangenberg
31935 Homewood Pl
Laguna Beach CA 92651

056-142-11
Rahul Sharma
31906 9th Ave
Laguna Beach CA 92651

056-142-14
Anne Richman Rebecca
1875 Century Park East #800
Los Angeles CA 90067

056-142-15
Danielle Hartigan
665 Edgeview Dr
Sierra Madre CA 91024

056-142-16
Melody N Torbati
14320 Ventura Blvd #711
Sherman Oaks CA 91423

056-142-17
Steven S Dixon
31902 9th Ave
Laguna Beach CA 92651

056-142-33
Craig T Merryman
31928 Hayes Pl
Laguna Beach CA 92651

056-142-34
Barry Stephens
31955 10th Ave
Laguna Beach CA 92651

056-142-36
Mary Jane Yohe
31927 Hayes Pl
Laguna Beach CA 92661

056-142-37
Robert P Gonzalez
67 Headland Dr
Rancho Palos Verd CA 90275

056-142-38
Nancy E Chaparro
31961 10th St
Laguna Beach CA 92677

056-142-39
Jonathan Foss Stokesbary
31963 10th Ave
Laguna Beach CA 92651

056-142-40
Christopher & Jill Witte
31982 Virginia Way
Laguna Beach CA 92651

056-142-41
Virginia Trujillo
974 Coast View Dr
Laguna Beach CA 92651

056-142-42
Judith F Posnikoff
324 Lindo Ave
Newport Beach CA 92661

056-142-46
Mark Daniel Saylor
31984 Coast Hwy
Laguna Beach CA 92651

056-142-47
Armstrong W David
31981 Virginia Way
Laguna Beach CA 92651

056-142-48
Janice Gerilyn Little
31985 Virginia Way
Laguna Beach CA 92651

056-142-49
Bryan T S Menne
31988 10th Ave
Laguna Beach CA 92651

056-142-50
Tegan West
131 S Sycamore Ave
Los Angeles CA 90036

056-142-51
Brian Mark Solo
31910 9th Ave
Laguna Beach CA 92651

056-142-52
Three Arch Investment
5 Bay Dr
Laguna Beach CA 92651

056-142-53
Three Arch Investment
5 Bay Dr
Laguna Beach CA 92651

056-143-01
John Cameron Hamil
32002 Coast Hwy
Laguna Beach CA 92651

056-143-02
Kenneth P Berger
32006 Coast Hwy
Laguna Beach CA 92651

056-143-03
Richard K Brown
32012 Coast Hwy
Laguna Beach CA 92651

056-143-04
Craig L & Alisa R Timmins
32016 Coast Hwy
Laguna Beach CA 92651

056-143-07
Ghassan Kazmouz
700 W Stevens Rd
Palm Springs CA 92262

056-143-10
Letaldi Llc
11684 Ventura Blvd #160
Studio City CA 91604

056-143-11
David P Huizinga
32052 Virginia Way
Laguna Beach CA 92651

056-143-12
Ralph E Haun
32042 Virginia Way
Laguna Beach CA 92651

056-143-13
Caroline Spencer Hamner-
Po Box 220038
Newhall CA 91322

056-143-14
James Collin & Anna Marie
32012 Virginia Way
Laguna Beach CA 92651

056-143-15
Amanda & Daniel Petkevich
31966 10th Ave
Laguna Beach CA 92651

056-143-16
Marc F & Michele Blythe
545 Redlands Ave
Newport Beach CA 92663

056-143-19
David Serrurier
8010 Fareholm Dr
Los Angeles CA 90046

056-143-20
David Andrew Serrurier
8010 Fareholm Dr
Los Angeles CA 90046

056-143-22
David Franklin Patching
32021 Sunset Ave
Laguna Beach CA 92651

056-143-23
David Franklin Patching
32021 Sunset Ave
Laguna Beach CA 92651

056-143-24
Bernard Tranel
32041 Sunset Ave
Laguna Beach CA 92651

056-143-25
Kevin D & Marie Mc Carthy Clark
32022 Virginia Way
Laguna Beach CA 92651

056-143-26
Walker Separate Property
4193 Woodleigh Ln
La Canada CA 91011

056-143-28
Michael Hicks
32035 Virginia
Laguna Beach CA 92651

056-143-29
Howard M Privette
141 S El Dorado Ln
Anaheim CA 92807

056-143-30
James R Potts
624 N Vista Bonita
Glendora CA 91741

056-143-31
Eileen S Baca
32041 Virginia Way
Laguna Beach CA 92651

056-143-35
Dina & Ferenc B Nagy
32021 Virginia Way
Laguna Beach CA 92651

056-143-36
Holdings Pramira
2552 Walnut Ave #200
Tustin CA 92780

056-143-37
David Andrew Serrurier
8010 Fareholm Dr
Los Angeles CA 90046

056-145-03
Chaopu Wang
1995 E Coalton Rd 36-201
Superior CO 80027

056-145-04
Chaopu Wang
1995 E Coalton Rd 36-201
Superior CO 80027

056-145-05
Chaopu Wang
1995 E Coalton Rd 36-201
Superior CO 80027

056-145-06
Chaopu Wang
1995 E Coalton Rd 36-201
Superior CO 80027

056-145-07
Daryoush Yamtoobian
2510 Vista Baya
Newport Beach CA 92660

056-145-08
Manoucher Yomitoubian
2510 Vista Baya
Newport Beach CA 92660

056-145-09
Helen & Daroush Yamtoobian
21 Rue Grand Ducal
Newport Beach CA 92660

056-145-10
Jack Yomtoubian
2510 Vista Baya
Newport Beach CA 92660

056-145-11
Marco A Mohajer
26382 Houston Tr
Laguna Hills CA 92653

056-145-12
Jordan V Gerberg
31874 8th Ave
Laguna Beach CA 92651

056-145-13
David Sobolewski
31872 8th Ave
Laguna Beach CA 92651

056-145-14
Mark Jeffrie & Anat Lyon
23872 Taranto Bay
Dana Point CA 92629

056-145-15
Walter J Knoff
31866 8th Ave
Laguna Beach CA 92651

056-145-16
Jacinthe Marie Paquette
2531 Bayshore Dr
Newport Beach CA 92663

056-145-17
Karin Paglierani
31860 8th St
Laguna Beach CA 92651

056-145-33
Philip & Mary Jo P Abraham
Po Box 9677
Laguna Beach CA 92652

056-145-34
Sanjeet Mac
5105 Sanchez Ct
Rancho Cucamonga CA 91739

056-145-35
Steven N Richman
224 Conway Ave
Los Angeles CA 90024

056-145-36
Michael & Jeanette Freedman
1278 Glenneyre St #71
Laguna Beach CA 92651

056-145-37
Three Arch Investment
5 Bay Dr
Laguna Beach CA 92651

056-145-38
Benjamin L Williams
31881 Ivy Ln
Laguna Beach CA 92651

056-145-39
Jose Sergio Bohon
4571 Birdie Cir
Corona CA 92883

056-145-40
Christopher & Jill Witte
31950 Virginia Way
Laguna Beach CA 92651

056-145-41
Relph Living Trust
Po Box 1220
Westcliffe CO 81252

056-145-42
Reed, Katherine Steiner Tr The
511 Los Altos Ave
Long Beach CA 90814

056-145-43
Three Arch Investment
5 Bay Dr
Laguna Beach CA 92651

056-145-44
Howard E & Laura S Jacobson
31874 Seaview Ln
Laguna Beach CA 92651

056-145-45
Howard E & Laura S Jacobson
31874 Seaview Ln
Laguna Beach CA 92651

056-145-58
Thomas Jeffrey Cantrell
31886 Hillside Ln
Laguna Beach CA 92654

056-145-59
Mark Allister
19215 Beckwith Ter
Irvine CA 92603

056-145-60
Debra Carrillo
31910 Lupin Pl
Laguna Beach CA 92651

056-145-61
Llc Boggscom
3941 Park Dr
El Dorado CA 95762

056-145-62
Diane L & Jeffrey G Heimstaedt
5503 Seashore Dr
Newport Beach CA 92663

056-145-63
Marcus L Young
31956 Virginia Way
Laguna Beach CA 92651

056-145-64
John W & Michelle L Howard
18 Sikwood
Aliso Viejo CA 92656

056-145-65
William R & Patricia A Kommel
31911 9th Ave
Laguna Beach CA 92651

056-145-66
Three Arch Investment
5 Bay Dr
Laguna Beach CA 92651

056-145-67
Bradley H Smith
31914 Lupin Pl
Laguna Beach CA 92651

056-145-68
Three Arch Investment
5 Bay Dr
Laguna Beach CA 92651

056-145-69
Alexander & Kathleen Macdonell
31888 Hillside Ln
Laguna Beach CA 92651

056-145-70
Sharon Patricia Davey
31901 9th Ave
Laguna Beach CA 92651

056-145-71
Jo Ann Folsom
4024 Chapman Pl
Riverside CA 92506

056-145-72
Eric P & Jana L Trabert
31907 9th Ave
Laguna Beach CA 92651

056-160-01
Amended And Restated
31971 S Coast Highway
Laguna Beach CA 92651

056-160-02
Coast Holdings West
15983 N 80th St
Scottsdale AZ 85260

056-160-03
Kim H Pearman
14550 Friar St
Van Nuys CA 91411

056-160-06
Derek E Peterson
31995 Coast Hwy
Laguna Beach CA 92651

056-160-07
Silvano Digenova
32001 S Coast Hwy
Laguna Beach CA 92651

056-160-08
32005 S Coast Hwy
9200 W Sunset Blvd #1160
W Hollywood CA 90069

056-160-41
Group Hhmc
15963 Oak Tree Xing
Chino Hills CA 91709