



February 23, 2022

Stephanie Clark  
276 Cajon St.  
Laguna Beach, CA 92651

Dear Ms. Clark,

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 "Record of Views by Address".

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 22-0183**

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Visit Date: **February 16, 2022**

Applicant: **Stephanie Clark**

View Address: **276 Cajon Street**

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: Living Room, dining room, 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, southerly coastline 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: 2/23/22 By: *Tony Farr*

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End of Checklist



**RECORD OF VIEW**

**VPP 22-0183**



**276 Cajon Street**

The photograph above was taken from the dining area, living room and master bedroom on the main upper level of the primary residential structure.

Visual scene description: Catalina Island, southerly coastline and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: *2/23/22*

Document  
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**RECORD OF VIEW**

**VPP 22-0183**



**276 Cajon Street**

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Visual scene description: Catalina Island, southerly coastline and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: *2/23/22*

Document  
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**RECORD OF VIEW**

**VPP 22-0183**



**276 Cajon Street**

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Visual scene description: Catalina Island, southerly coastline and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: *2/16/22*

Document  
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## RECORD OF VIEW

VPP 22-0183



### 276 Cajon Street

The photograph above was taken from the dining area, living room and master bedroom on the main upper level of the primary residential structure.

Visual scene description: Catalina Island, southerly coastline and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: *e/s/e*

Document  
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## RECORD OF VIEW

VPP 22-0183



### 276 Cajon Street

The photograph above was taken from the dining area, living room and master bedroom on the main upper level of the primary residential structure.

Visual scene description: Catalina Island, southerly coastline and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: *SP3/22*

Document  
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**RECORD OF VIEW**

**VPP 22-0183**



**276 Cajon Street**

The photograph above was taken from the dining area, living room and master bedroom on the main upper level of the primary residential structure.

Visual scene description: Catalina Island, southerly coastline and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: *2/23/22*





**RECORD OF VIEW**

**VPP 22-0183**



**276 Cajon Street**

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Visual scene description: Catalina Island, southerly coastline and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: *2/16/22*

Document  
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**RECORD OF VIEW**

**VPP 22-0183**



**276 Cajon Street**

The photograph above was taken from the dining area, living room and master bedroom on the main upper level of the primary residential structure.

Visual scene description: Catalina Island, southerly coastline and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: *2/16/22*

Document  
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February 23, 2022

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-0183**  
**276 Cajon Street, 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 **276 Cajon Street**. 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.

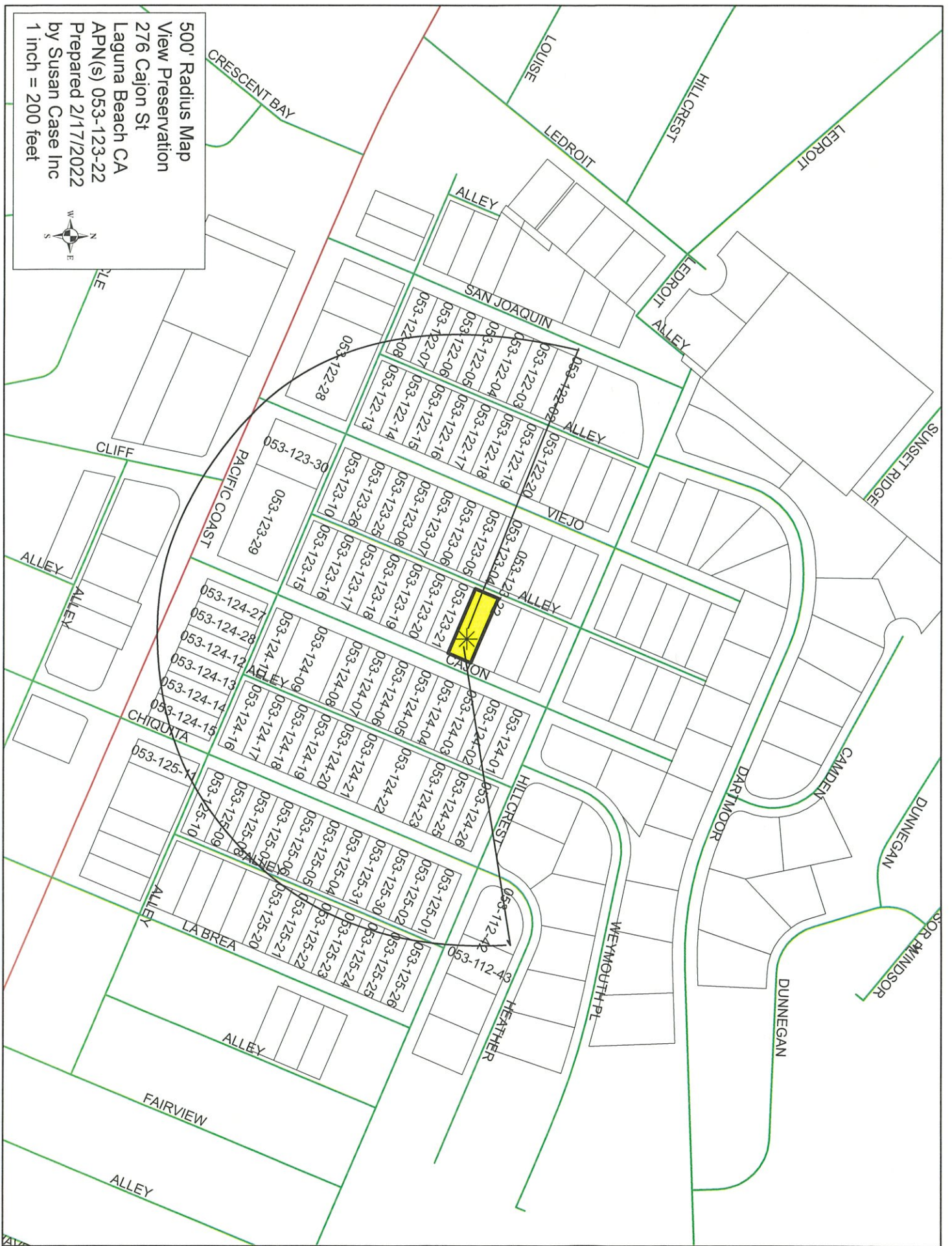
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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 green box to the right "Record of Views by Address". 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  
Community Development  
tfarr@lagunabeachcity.net

500' Radius Map  
View Preservation  
276 Cañon St  
Laguna Beach CA  
APN(s) 053-123-22  
Prepared 2/17/2022  
by Susan Case Inc



053-112-42  
Thomas Appleton Lamb  
313 Heather Pl  
Laguna Beach CA 92651

053-112-43  
Judith M Baldwin  
325 Heather Pl  
Laguna Beach CA 92651

053-122-02  
Ilse Lenschow  
3010 Alta Laguna Blvd  
Laguna Beach CA 92651

053-122-03  
Philip B Mc Manus  
261 San Joaquin St  
Laguna Beach CA 92651

053-122-04  
Norman H Cole  
255 San Joaquin St  
Laguna Beach CA 92651

053-122-05  
Paul B Meyerhof  
11 S Callecita  
Laguna Beach CA 92651

053-122-06  
Gregory Mykil Coben  
239 San Joaquin St  
Laguna Beach CA 92651

053-122-07  
Robert West Foes  
231 San Joaquin St  
Laguna Beach CA 92651

053-122-08  
Lowell W Reynolds  
221 San Joaquin  
Laguna Beach CA 92651

053-122-13  
Howard N Esbin  
224 Viejo St  
Laguna Beach CA 92651

053-122-14  
Navid Filsoof  
236 Viejo St  
Laguna Beach CA 92651

053-122-15  
Mark Brigham  
240 Viejo St  
Laguna Beach CA 92651

053-122-16  
James Jamshid Parvizi  
246 Viejo St  
Laguna Beach CA 92651

053-122-17  
Susan H Denton  
Po Box 13068  
Newport Beach CA 92658

053-122-18  
Gene Tsudik  
2 Joyce Ct  
Irvine CA 92617

053-122-19  
Lorraine Anna Adler  
266 Viejo St  
Laguna Beach CA 92651

053-122-20  
Patricia Carpenter  
406 Linden St  
Laguna Beach CA 92651

053-122-28  
Oceanic Laguna Beach Lp  
3656 Ruffin Rd #A  
San Diego CA 92123

053-123-04  
William A & Signe A Radovich  
82 Emerald Bay  
Laguna Beach CA 92651

053-123-05  
Dennis Camene  
265 Viejo St  
Laguna Beach CA 92651

053-123-06  
Martin C Kinselbaum  
1832 Windsor Ln  
Santa Ana CA 92705

053-123-07  
Viejo Llc  
91 Lookout Rd  
Mountain Lakes NJ 07046

053-123-08  
Mark N & Debra A Miller  
245 Viejo St  
Laguna Beach CA 92651

053-123-10  
Viejo Partners  
5950 Canoga Ave #510  
Woodland Hills CA 91367

053-123-15  
Diggers Daughters Ditch  
909 E Green St  
Pasadena CA 91106

053-123-16  
Wilbur Gin  
Po Box 876  
Tustin CA 92781

053-123-17  
Paul F & Marsha A Brinkman  
2815 Park Pl  
Laguna Beach CA 92651

053-123-18  
Elisabeth A Lequin  
12 Woodbridge Ct  
Trabuco Canyon CA 92679

053-123-19  
Donald Ross Campbell  
383 Magnolia Dr  
Laguna Beach CA 92651

053-123-20  
Terry W Trombatore  
262 Cajon St  
Laguna Beach CA 92651

053-123-21  
Robert Mangel  
2057 Ocean Way  
Laguna Beach CA 92651

053-123-22  
Stephanie Clark  
276 Cajon St  
Laguna Beach CA 92651

053-123-25  
Richard J Harper  
P O Box 5037  
Laguna Beach CA 92652

053-123-26  
John Requa  
15260 Ventura Blvd #1040  
Sherman Oaks CA 91403

053-123-29  
John G Mazza  
6613 Zumirez Dr  
Malibu CA 90265

053-123-30  
John G Mazza  
6613 Zumirez Dr  
Malibu CA 90265

053-124-01  
Richard B Calandro  
Po Box 3045  
Laguna Hills CA 92654

053-124-02  
Ann B Duvall  
289 Cajon St  
Laguna Beach CA 92651

053-124-03  
Carolyn Page Satzman  
1248 Dubonnet Ct  
Oak Park CA 91377

053-124-04  
Ryan K Ballance  
275 Cajon St  
Laguna Beach CA 92651

053-124-05  
Lawrence M Carpenter  
35 Via Barranca  
Greenbrae CA 94904

053-124-06  
Grace Louise Moscaritolo  
261 Cajon St  
Laguna Beach CA 92651

053-124-07  
Ian M Furar  
251 Cajon St  
Laguna Beach CA 92651

053-124-08  
James Ranney & Catherine Martin  
245 Cajon St  
Laguna Beach CA 92651

053-124-09  
Cajon Llc  
Po Box 4623  
Laguna Beach CA 92652

053-124-10  
Daniel M & Tamara H Cavana  
225 Cajon St  
Laguna Beach CA 92651

053-124-12  
Cynthia Glazer  
1254 N Coast Hwy  
Laguna Beach CA 92651

053-124-13  
Gregory S Fassett  
1702 Colina Terrestre  
San Clemente CA 92673

053-124-14  
Pacific Diversified  
Po Box 28  
Laguna Beach CA 92652

053-124-15  
Mark Evans  
435 Hilledge Dr  
Laguna Beach CA 92651

053-124-16  
John W Mc Murray  
1569 Skyline Dr  
Laguna Beach CA 92651

053-124-17  
James R & Michelle I Ratkovich  
232 Chiquita St  
Laguna Beach CA 92651

053-124-18  
Jonathan Yale Lukoff  
238 Chiquita St  
Laguna Beach CA 92651

053-124-19  
Mark B Lewis  
459 Holly St  
Laguna Beach CA 92651

053-124-20  
Conner Cooper  
P O Box 4104  
Laguna Beach CA 92652

053-124-21  
John Woods Hart  
965 Parrott Dr  
Hillsborough CA 94010

053-124-22  
Susan H Denton  
Po Box 13068  
Newport Beach CA 92658

053-124-23  
Llc Bianka  
282 Chiquita St  
Laguna Beach CA 92651

053-124-25  
Richard M Holbrook  
1460 Linda Ridge Rd  
Pasadena CA 91103

053-124-26  
Milton E Jones  
4188 Birchwood Ave  
Seal Beach CA 90740

053-124-27  
Jeffrey A Bruyn  
532 S Coronado St #100  
Los Angeles CA 90057

053-124-28  
George Hayos  
1280 N Coast Hwy  
Laguna Beach CA 92651

053-125-01  
James C Herdman  
31201 Holly Dr  
Laguna Beach CA 92651

053-125-02  
Robin Lee Hinton  
14741 Candeda Pl  
Tustin CA 92780

053-125-04  
Helvia Elisabeth Miller  
3028 Calle Sonora #B  
Laguna Woods CA 92651

053-125-05  
Barbara Mabe Sparkuhl  
255 Chiquita  
Laguna Beach CA 92651

053-125-06  
Deborah Karen Neev  
950 Acapulco  
Laguna Beach CA 92651

053-125-07  
Clifford Legault  
241 Chiquita St  
Laguna Beach CA 92651

053-125-08  
Elizabeth G & Steven J Olson  
282 S San Rafael Ave  
Pasadena CA 91105

053-125-09  
Horn M Burton  
32707 Casian Sea Dr  
Dana Point CA 92629

053-125-10  
Sherrell D Brown  
223 225 Chiquita St  
Laguna Beach CA 92651

053-125-11  
Joan Ellen & William Jeffrey Kadi  
145 Selby Dr  
Incline Village NV 89450

053-125-20  
Robert Girling  
2519 Hill Ct  
Berkeley CA 94708

053-125-21  
Lester M Wall  
260 La Brea St  
Laguna Beach CA 92651

053-125-22  
Alessandro Carozzino  
266 La Brea  
Laguna Beach CA 92651

053-125-23  
Brian D & Deborah J Huitt  
27810 Mt Whitney Way  
Yorba Linda CA 92887

053-125-24  
Raymond S Briggs  
112 N Curry St  
Carson City NV 89703

053-125-25  
Holly J Fredensburg  
292 La Brea St  
Laguna Beach CA 92651

053-125-26  
Aekuyper Llc  
385 Ledroit St  
Laguna Beach CA 92651

053-125-30  
Patricia L Collins  
283 Chiquita St  
Laguna Beach CA 92651

053-125-31  
George I Nelson  
275 Chiquita  
Laguna Beach CA 92651

## MATERIALS TO SUBMIT TO THE CITY

276 Cajon St, Laguna Beach

APN 053-123-22

### INCLUDES:

500' VIEW PRESERVATION OWNER LIST

500' RADIUS MAP

(1) SET OF STAMPED ENVELOPES & POSTAGE

PREPARED 02/17/2022

FILE #328870