



April 21, 2022

Zheng Zhang
1340 La Mirada St.
Laguna Beach, CA 92651

Dear Ms. Zhang,

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 22-0546**

Visit Date: **April 6, 2022**
Applicant: **Zheng Zhang**
View Address: **1340 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.

Upper level: Office/bedroom, bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of 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: 4/21/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0546



1340 La Mirada St.

The photograph above was taken from the bedroom/office on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 4/6/22 Photographed by: *Tony Farr* Submitted to property file: 4/21/22

Document
1 of 2



RECORD OF VIEW

VPP 22-0546



1340 La Mirada St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 4/6/22 Photographed by: *Tony Farr* Submitted to property file: 4/01/22

Document
2 of 2



April 21, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
 View Preservation VPP 22-0546
 1340 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 **1340 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 > 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

#11178
4/19/2022



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

RECEIVED

APR 20 2022

ZONING DIVISION
CITY OF LAGUNA BEACH

500' OWNERSHIP LISTING

Prepared for:

644-391-26

PEIQING WANG

1340 LA MIRADA ST

LAGUNA BEACH CA 92651

644-386-01

DAVID C & SHERIE M FRANSSSEN

1005 SUMMIT DR

LAGUNA BEACH CA 92651

644-386-06

MICHELLE BENTCLIFF

1348 BAJA ST

LAGUNA BEACH CA 92651

644-386-07

BEHROOZ MIRSHAFIEE

1332 BAJA ST

LAGUNA BEACH CA 92651

644-386-08 644-387-05 644-387-04

CITY OF LAGUNA BEACH

505 FOREST AVE

LAGUNA BEACH CA 92651

644-386-09

TOM EMBERSON

27311 CORTE MONTECITO

SAN JUAN CAPISTRA CA 92675

644-386-10

FRANK W DANIEL

1125 SUMMIT DR

LAGUNA BEACH CA 92651

644-386-11

GERALD R DAUGHERTY

1105 SUMMIT DR

LAGUNA BEACH CA 92651

644-386-12

DEAN RONAL HARBOLD

1091 SUMMIT DR

LAGUNA BEACH CA 92651

644-386-14

KOJIAN H & CAROLINE V JAMES

1320 S 6TH AVE

ARCADIA CA 91006

644-387-02

ERICA A GUZALO

111 E CHESTNUT ST 33K

CHICAGO IL 60611

644-387-03

TRUDIE M FOX

1365 KATELLA ST

LAGUNA BEACH CA 92651

644-391-04

JAMSHID & HENGAMEH NAZARI

1364 KATELLA ST

LAGUNA BEACH CA 92651

644-391-05

MICHAEL S LANCE

1354 KATELLA ST

LAGUNA BEACH CA 92651

644-391-07, 08

CELESTE C ORTIZ

1335 LA MIRADA ST

LAGUNA BEACH CA 92651

644-391-11

EARL N SANDVIGEN

1315 LA MIRADA

LAGUNA NIGUEL CA 92651

644-391-12

GANKA BROWN

1325 LA MIRADA

LAGUNA BEACH CA 92651

644-391-13

GRAEBE ALEXANDER

136 LOUREYRO RD A

SANTA BARBARA CA 93108

644-391-14, 15

GREGORY JONES

6 GALORA LN

LADERA RANCH CA 92694

644-391-16

JANICE K HOBBS

1351 LA MIRADA

LAGUNA BEACH CA 92651

644-391-17

JIM D & INA FRIESEL

1361 LA MIRADA ST

LAGUNA BEACH CA 92651

644-391-26

PEIQING WANG

1340 LA MIRADA ST

LAGUNA BEACH CA 92651

644-391-51

GEORGE A KEPLINGER

1339 LA MIRADA

LAGUNA BEACH CA 92651