



May 24, 2022

Kevin Beck
1374 Katella St.
Laguna Beach, CA 92651

Dear Mr. Beck,

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 22-0860**

Visit Date: **5/11/22**
Applicant: **Kevin Beck**
View Address: **1374 Katella 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.

Main level: Living Room, dining room, kitchen
Upper level: Loft

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, Newport Peninsula, Emerald Bay, Main Beach, Heisler Park 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: 5/24/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0860



1374 Katella St.

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

Visual scene description: Catalina Island, Newport peninsula, Emerald Bay, Main Beach, Heisler Park and the ocean horizon.

Date of photograph: 5/11/22 Photographed by: *Tony Farr* Submitted to property file: 5/24/22

Document
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RECORD OF VIEW

VPP 22-0860



1374 Katella St.

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

Visual scene description: Catalina Island, Newport peninsula, Emerald Bay, Main Beach, Heisler Park and the ocean horizon.

Date of photograph: 5/11/22 Photographed by: *Tony Farr* Submitted to property file: 5/24/22

Document
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RECORD OF VIEW

VPP 22-0860



1374 Katella St.

The photograph above was taken from the living room on the main level of the primary residential structure.
Visual scene description: Catalina Island, Newport peninsula, Emerald Bay, Main Beach, Heisler Park and the ocean horizon.

Document
3 of 9

Date of photograph: 5/11/22 Photographed by: *Tony Farr* Submitted to property file: 5/24/22



RECORD OF VIEW

VPP 22-0860



1374 Katella St.

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Document
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RECORD OF VIEW

VPP 22-0860



1374 Katella St.

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Date of photograph: 5/11/22 Photographed by: *Tony Farr* Submitted to property file: 5/24/22

Document

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RECORD OF VIEW

VPP 22-0860



1374 Katella St.

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

Visual scene description: Catalina Island, Newport peninsula, Emerald Bay, Main Beach, Heisler Park and the ocean horizon.

Date of photograph: 5/11/22 Photographed by: *Tony Farr* Submitted to property file: 5/24/22

Document
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RECORD OF VIEW

VPP 22-0860



1374 Katella St.

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

Visual scene description: Catalina Island, Newport peninsula, Emerald Bay, Main Beach, Heisler Park and the ocean horizon.

Date of photograph: 5/11/22 Photographed by: *Tony Farr* Submitted to property file: 5/24/22

Document
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RECORD OF VIEW

VPP 22-0860



1374 Katella St.

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

Visual scene description: Catalina Island, Newport peninsula, Emerald Bay, Main Beach, Heisler Park and the ocean horizon.

Date of photograph: 5/11/22 Photographed by: *Tony Farr* Submitted to property file: 5/24/22

Document
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RECORD OF VIEW

VPP 22-0860



1374 Katella St.

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

Visual scene description: Catalina Island, Newport peninsula, Emerald Bay, Main Beach, Heisler Park and the ocean horizon.

Date of photograph: 5/11/22 Photographed by: *Tony Farr* Submitted to property file: 5/24/22

Document

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May 24, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0860
1374 Katella Street, Laguna Beach, CA

Dear Property Owner:

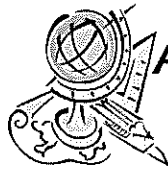
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1374 Katella Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

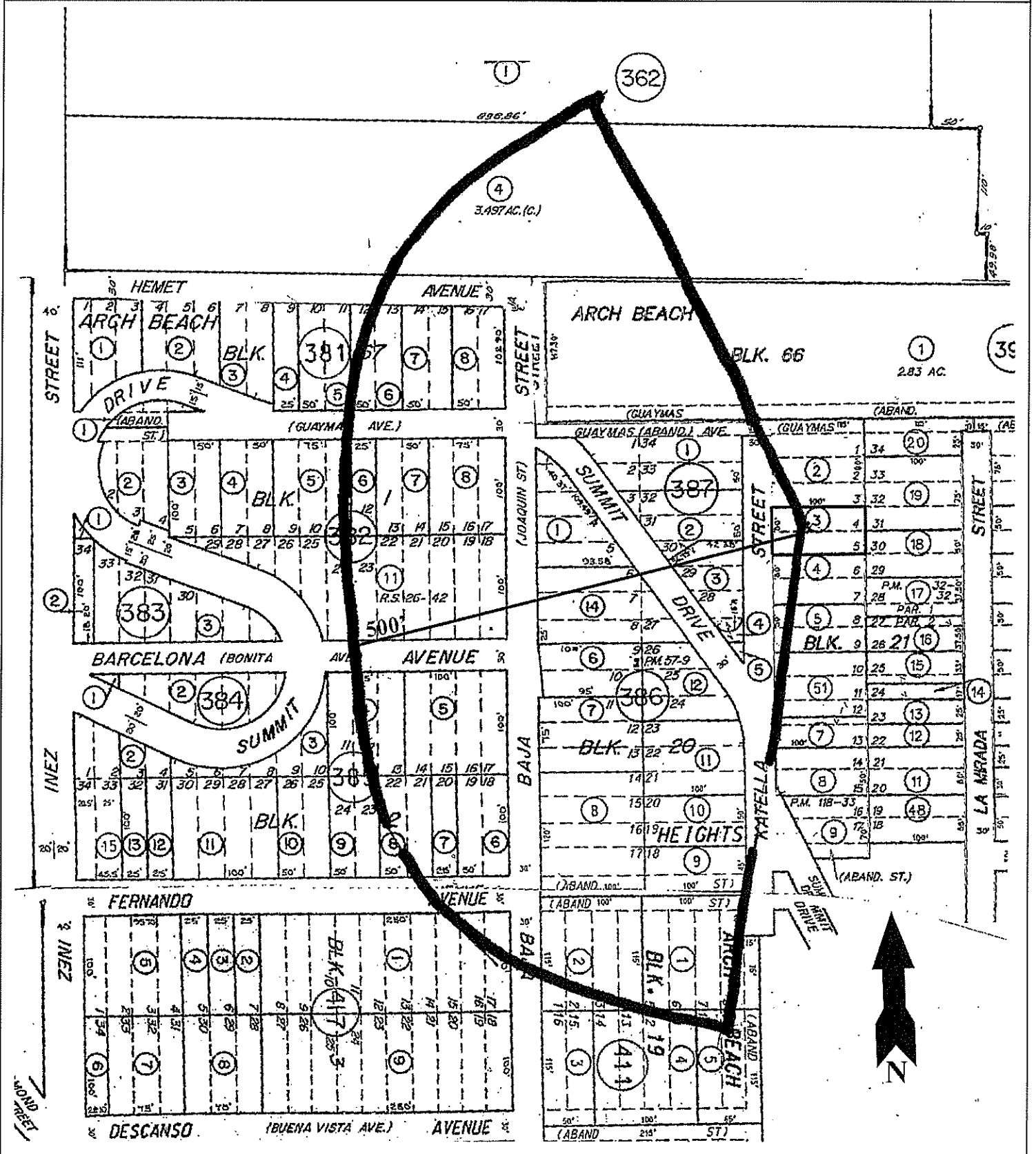
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-391-03
500' RADIUS for View Preservation

Address: 1374 KATELLA STREET
LAGUNA BEACH CA 92651



#11226
22-May-22



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
for View Preservation**

PREPARED FOR:

**644-391-03
KEVIN BECK
1374 KATELLA STREET
LAGUNA BEACH CA 92651**

RECEIVED

MAY 23 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

644-362-01,04
1085 BLUEBIRD CANYON DRIVE
1085 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-381-05
FATMA NEJMIYE YAZICI
970 SUMMIT DR
LAGUNA NIGUEL CA 92651

644-381-06
MARY R LANGJAHR
215 TOPAZ AVE
NEWPORT BEACH CA 92662

644-381-07
LAURENCE PAUL NOKES
3149 BONN DR
LAGUNA BEACH CA 92651

644-381-08
ALEX SHEN
4627 OCEAN BLVD 203
SAN DIEGO CA 92109

644-382-05
ROBERT S REINER
971 SUMMIT DR
LAGUNA BEACH CA 92651

644-382-06
DAVID F RUHNAU
PO BOX 7209
RANCHO SANTA FE CA 92067

644-382-07
ANNE E MC INNIS
983 SUMMIT DR
LAGUNA BEACH CA 92651

644-382-08
SEAN P NIKRAVAN
105 MISTY SKY
IRVINE CA 92618

644-382-11
MIRSHAFIEE SEYED ALL
884 SANTA ANA ST
LAGUNA BEACH CA 92651

644-385-04
I D WILKE
P O BOX 1151
COSTA MESA CA 92628

644-385-05, 06, 07, 08
THOMAS BLONDIN
1332 BAJA ST
LAGUNA BEACH CA 92651

644-385-09 644-386-08
CITY OF LAGUNA BEACH
505 FOREST AVE
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

644-386-09
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

644-387-01
DENNIS NELSON PAGE
602 LAUREL LN
MONROVIA CA 91016

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

644-387-04, 05
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-391-01
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-391-02
MARK DILORENZO
PO BOX 1658
LAGUNA BEACH CA 92652

644-391-03
KEVIN BECK
11492 POLO CLUB CT
SOUTH JORDAN UT 84095

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
CELESTE C ORTIZ
1335 LA MIRADA ST
LAGUNA BEACH CA 92651

644-391-51
GEORGE A KEPLINGER
1339 LA MIRADA
LAGUNA BEACH CA 92651

644-411-01
HOSSAM L SALIB
1131 SUMMIT DR
LAGUNA BEACH CA 92651

644-411-02
HOSSAM & MAGY SALIB
1131 SUMMIT DR
LAGUNA BEACH CA 92651

644-411-04, 05
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-417-01
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651