



July 19, 2022

Gary Zoromski
119 Mcaulay Pl.
Laguna Beach, CA 92651

Dear Mr. Zoromski,

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,

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 22-1189**

Visit Date: **6/29/22**
Applicant: **Gary Zoromski**
View Address: **119 Mcaulay Pl**

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/upper level: Kitchen, living room, dining room, primary 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, San Clemente Island, Christmas Cove, Goff Island, Goff Beach 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: 7/19/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

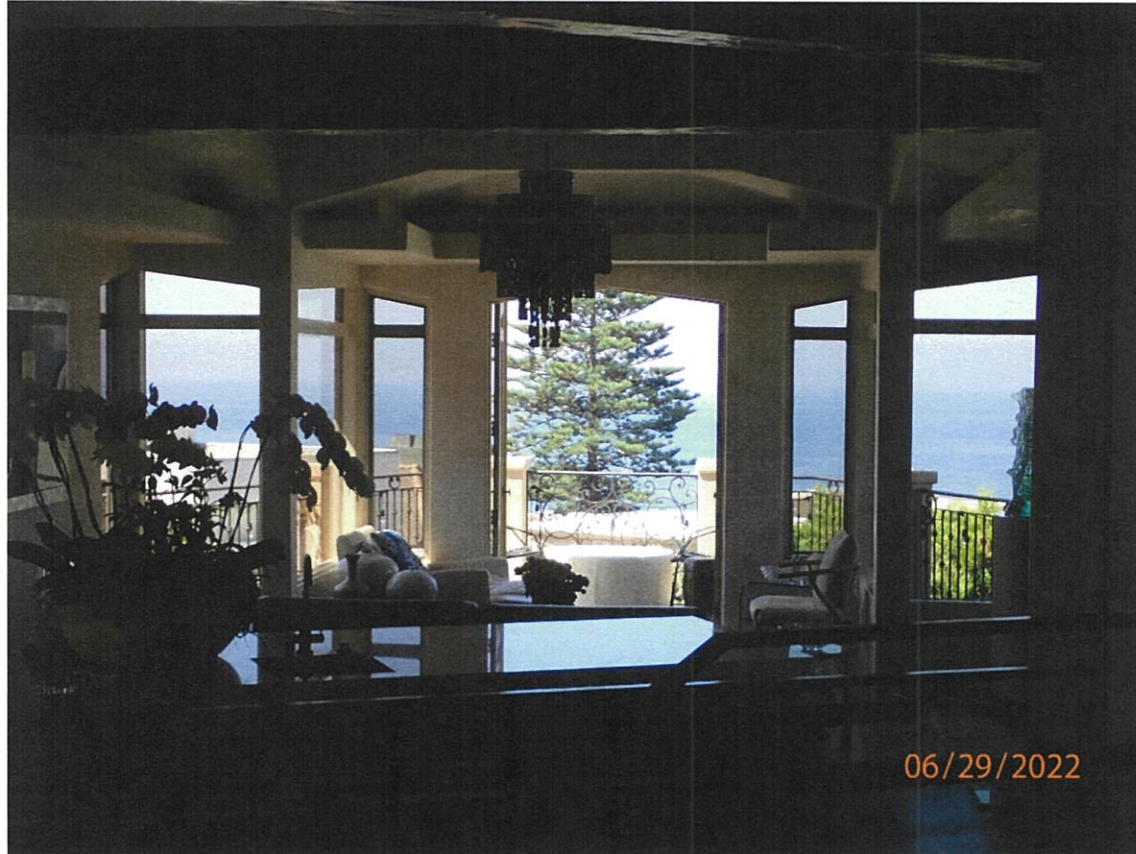
Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: *7/19/22*

Document
1 of 13



RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/19/22

Document
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RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

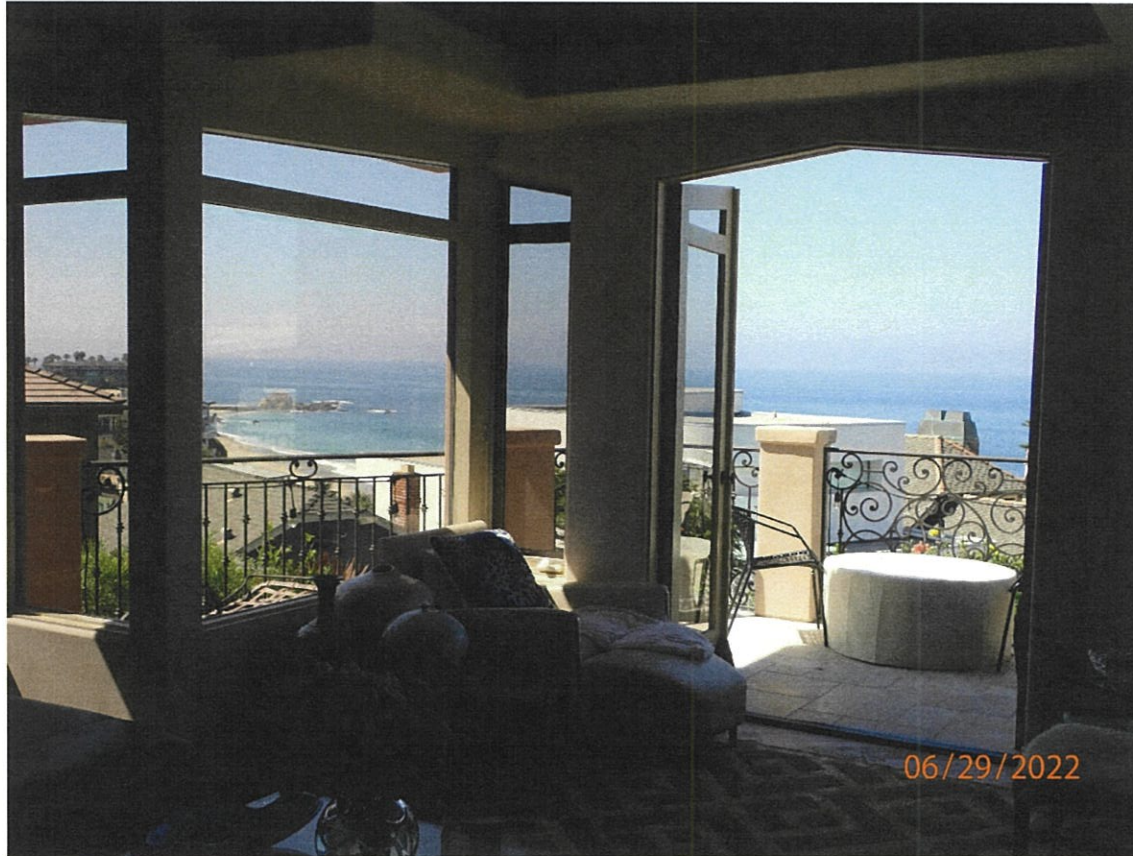
Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: *7/18/22*

Document
3 of 13



RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/19/22

Document
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RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/19/22

Document
5 of 13



RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/12/22

Document
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RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: *2/12/22*

Document
7 of 14



RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/12/22



RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/18/22



RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/12/22

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RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

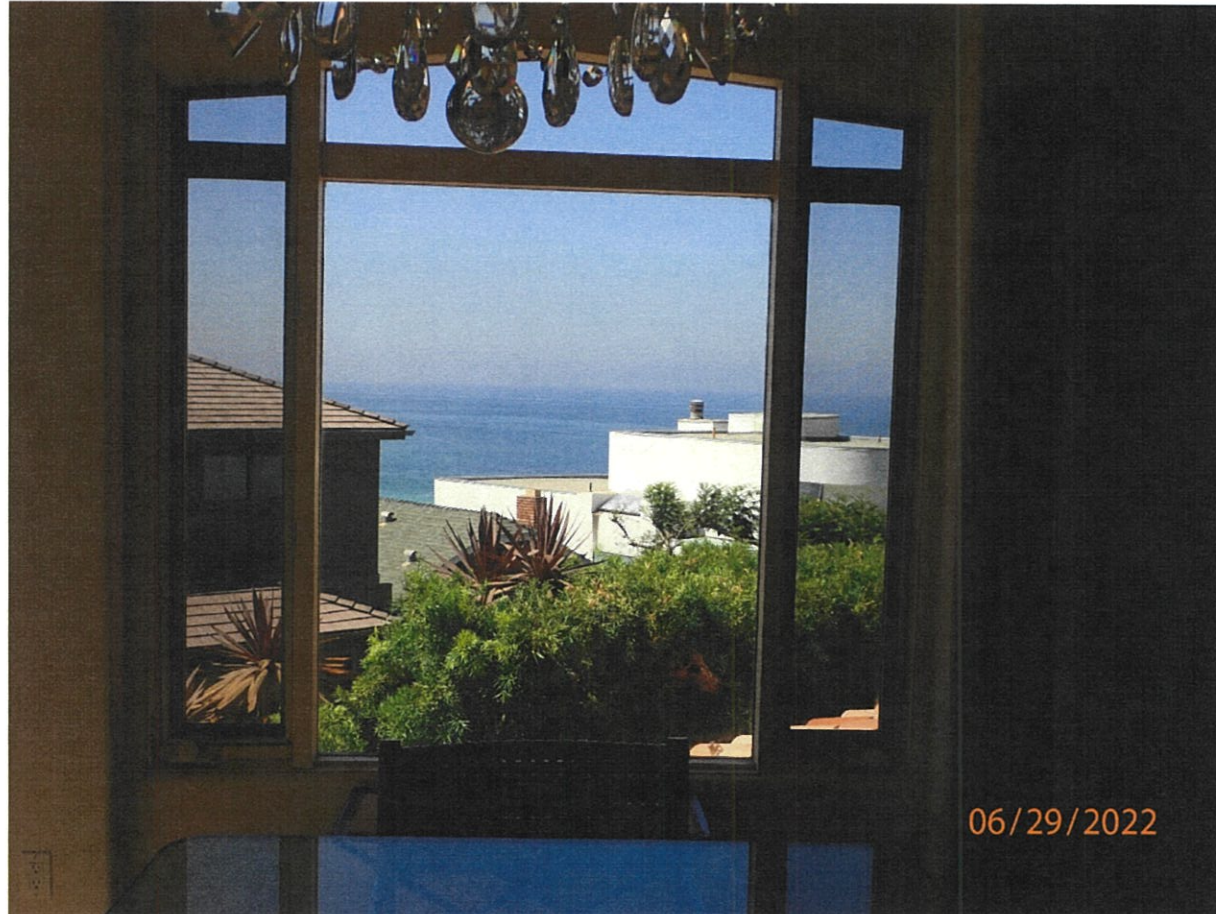
The photograph above was taken from the dining room on the main/upper level of the primary residential structure.
Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.
Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/19/22

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RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

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

Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/19/22

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RECORD OF VIEW

VPP 22-1189



119 Mcaulay Place

The photograph above was taken from the primary bedroom on the main/upper level of the primary residential structure.
Visual scene description: Catalina Island, San Clemente Island, Christmas Cove, Goff Island, Goff Beach and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/19/22

Document
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July 19, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
 View Preservation VPP 22-1189
 119 Mcaulay Pl., Laguna Beach, CA

Dear Property Owner:

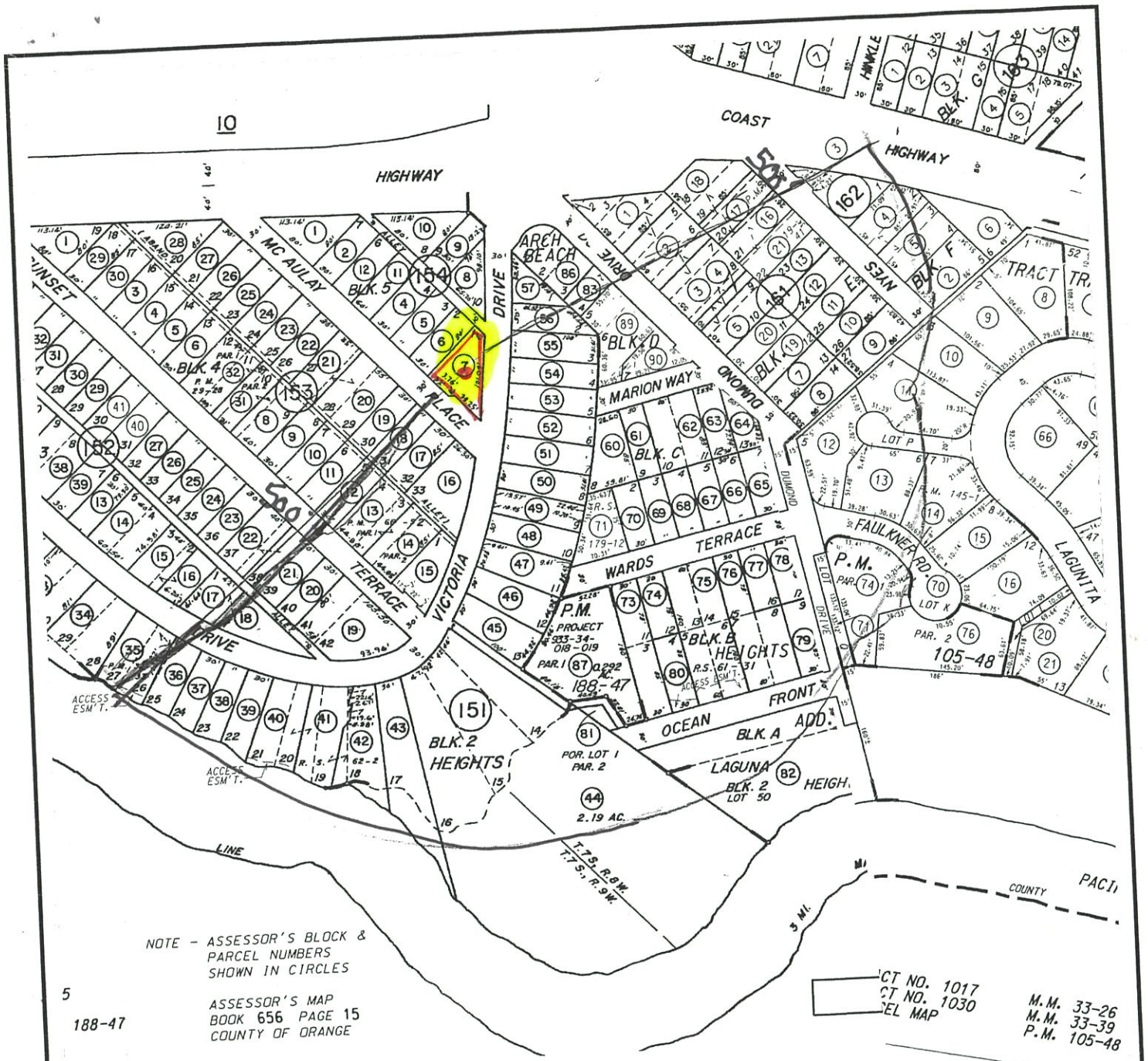
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **119 Mcaulay Place**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 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



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

ASSESSOR'S MAP BOOK 656 PAGE 15 COUNTY OF ORANGE

CT NO. 1017
CT NO. 1030
REL MAP

M.M. 33-26
M.M. 33-39
P.M. 105-48

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

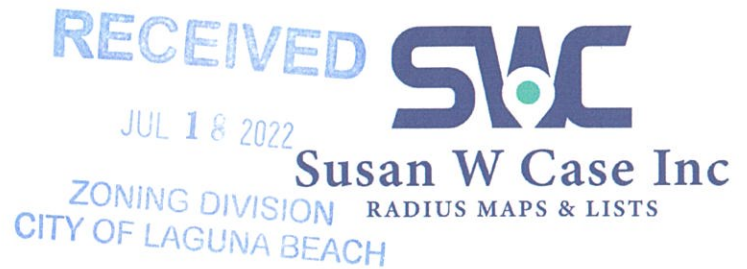
FILE # 228979
 119 MC AULAY PL
 LAGUNA BEACH CA
 500' VIEW PRESERVATION
 JULY 14 2022
 656 152 07

SUSAN W. CASE, INC.



OWNERSHIP MAP

4000 Barranca Pkwy #250 Irvine CA 92604
(949) 494-6105
orders@susancaseinc.com



FILE # 228979
119 MC AULAY PL
LAGUNA BEACH CA
500' VIEW PRESERVATION
JULY 14 2022
656 152 07

656-151-35
Wave Ocean
107 Timberwilde
Houston TX 77024

656-151-37
Mitchell Albom
25600 Franklin Park Dr
Franklin MI 48025

656-151-38
Diversified Graue
9422 Se 33rd St
Mercer Island WA 98040

656-151-39
Lewis L Iii Bird
1801 Deer Path
Flower Mound TX 75022

656-151-40
Robbyn L Armentrout
2683 Victoria Dr
Laguna Beach CA 92651

656-151-41
Brown F Mac Kenzie
2687 Victoria Dr
Laguna Beach CA 92651

656-151-42
Caroline Spencer Hamner-
Po Box 220038
Newhall CA 91322

656-151-43
Larry L Stamper
826 N Hollywood Way
Burbank CA 91505

656-151-44
Mnd Llc
2703 Victoria Dr
Laguna Beach CA 92651

656-151-45
Zachary Shuman
1585 Kapiolani Blvd 1110
Honolulu HI 96814

656-151-46
Washburn Investments Beach
807 Center St
Riverside CA 92507

656-151-47
Daniel B & Jill B Fugal Financil
1005 S Main St
Pleasant Grove UT 84062

656-151-48
Samuel & Chiao-en Ip Lin
1955 Marengo Ave
South Pasadena CA 91030

656-151-49
Eubulus J Kerr
370 Gallier Pl
Shreveport LA 71106

656-151-50
John Eric Housden
2741 Victoria Dr
Laguna Beach CA 92651

656-151-51
Patrick & Maura Mc Killen
2745 Victoria Dr
Laguna Beach CA 92651

656-151-52
Elizabeth Smith Hocking
513 Wyndmoor Ave
Wyndmoor PA 19038

656-151-53
Bros Williams
2757 Victoria Dr
Laguna Beach CA 92651

656-151-54
Grable B Ronning
Po Box 7804
Incline Village NV 89450

656-151-55
Angela Lynn Fitzgerald
4250 Arguello St
San Diego CA 92103

656-151-56
Mary Kathryn Neil
Po Box 510
Laguna Beach CA 92651

656-151-60
Damon Mcintosh
2845 Marion Way
Laguna Beach CA 92651

656-151-61
Tooners Properties
34145 Pacific Coast Highway 516
Dana Point CA 92629

656-151-62
Susan S Weller
2865 Marion Way
Laguna Beach CA 92651

656-151-63
Nvca Llc Abacus
2774 Athens Ridge Dr
Henderson NV 89052

656-151-64
Hazel B Ribarich
420 S Barrington Ave 301
Los Angeles CA 90049

656-151-65
Llc Ppi
2894 Wards Ter
Laguna Beach CA 92651

656-151-66
Richard W Day
2880 Wards Ter
Laguna Beach CA 92651

656-151-67
Susan S Weller
2865 Marion Way
Laguna Beach CA 92651

656-151-68
Susan S Weller
2865 Marion Way
Laguna Beach CA 92651

656-151-69
Wards Llc
Po Box 4623
Laguna Beach CA 92652

656-151-70
Randall L Tegtmeier
2836 Wards Ter
Laguna Beach CA 92651

656-151-71
Terrace Wards
4900 Edison Ave
Chino CA 91710

656-151-73
Patricia Harker
3419 Hayman Ave
La Canada CA 91011

656-151-74
Mark D Post
4575 Dean Martin Dr #1703
Las Vegas NV 89103

656-151-75
Telliard Enterprises
1460 Gilcross Way
Riverside CA 92506

656-151-76
William S Goodglick
26 Oakmont Dr
Los Angeles CA 90049

656-151-77
Stuart Klabin
626 N Bedford Dr
Beverly Hills CA 90210

656-151-78
John Hummer
Po Box 1768
Sun Valley ID 83353

656-151-79
Douglas S & Wendi T Dvorak
Po Box 683718
Park City UT 84068

656-151-80
2020 Ocean
1155 S Rock Blvd 400
Reno NV 89502

656-151-81
Tina A Weber
Po Box 151
Moose WY 83012

656-151-82
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

656-151-83
Peter D Lizotte
4601 Willshire Blvd 200
Los Angeles CA 90010

656-151-89
Raul A Estrada
2460 Irvine Cove Cres
Laguna Beach CA 92651

656-151-90
Steven Cardoza
170 Dumond Dr
Laguna Beach CA 92651

656-152-18
Gregory W Staffon
2680 Victoria Dr
Laguna Beach CA 92651

656-152-19
Jerald P Waldman
2694 Victoria Dr
Laguna Beach CA 92651

656-152-20
Miles Victor Bolkin
7034 Whipple Ave
San Diego CA 92122

656-152-21
James H Swanson
4500 E Crystal Ln
Paradise Valley AZ 85253

656-153-12
Nicolas M Steverlynck
4901 E Arroyo Verde Dr
Paradise Vly AZ 85253

656-153-13
Howard J Jelinek
119 Sunset Ter
Laguna Beach CA 92651

656-153-14
C Miranda Barone
111 Sunset Terrace
Laguna Beach CA 92651

656-153-15
Julie L Cotr Bo
101 Sunset Terrace
Laguna Beach CA 92651

656-153-16
John A Rowland
16414 Blue Grass Ln
Chino Hills CA 91709

656-153-17
Vartkess Ara Apkarian
8 Locke
Irvine CA 92617

656-153-18
Tina Veatch Lambert
124 Mcaulay Pl
Laguna Beach CA 92651

656-154-07
Gary J Zoromski
119 Mcaulay Pl
Laguna Beach CA 92651

656-161-02
Patrick A Pillsbury
1109 Via La
Cuesta Escondido CA 92029

656-161-03
Holdings Morgan
668 N Coast Hwy 329
Laguna Beach CA 92651

656-161-04
Nyes Place Properties
2130 Yacht Julia
Newport Beach CA 92660

656-161-05
Timothy L Alger
165 Dumond Dr
Laguna Beach CA 92651

656-161-07
James Hunter Iv Meriwether
2776 B Mountain View Dr
La Verne CA 91750

656-161-08
Jack Isaac Abecassis
151 Dumond Dr
Laguna Beach CA 92651

656-161-09
Robert F Kelly
3530 Eastcliff Dr
Salt Lake City UT 84124

656-161-10
Eleanor H Youmans
156 Nyes Pl
Laguna Beach CA 92651

656-161-11
Sharon Anita Walter
166 Nyes Pl
Laguna Beach CA 92651

656-161-12
Lalita M Sheno
1234 Rosalind Rd
San Marino CA 91108

656-161-13
Hanna R Struever
2130 Yacht Julia
Newport Beach CA 92660

656-161-16
Kristine Shay Darvish
6841 Hitchingpost Cir
Huntington Beach CA 92648

656-161-17
Rubinstein Family Limited
194 Nyes Pl
Laguna Beach CA 92651

656-161-19
Steven K Fowlkes
11661 San Vicente Blvd 510
Los Angeles CA 90049

656-161-20
James H Curtis
163 Dumond Dr
Laguna Beach CA 92651

656-161-21
Nyes Place Properties
2130 Yacht Julia
Newport Beach CA 92660

656-162-02
Robert F Kelly
3530 Eastcliff Dr
Salt Lake City UT 84124

656-162-03
Igor Khazanovich
167 Nyes Pl
Laguna Beach CA 92651

656-162-04
John E Csernotta
1720 Simpson Ave
Aberdeen WA 98520

656-162-05
Scott Jay Abraham
163 Nyes Pl
Laguna Beach CA 92651

656-171-09
Lagunita Investors
2 Lagunita Dr
Laguna Beach CA 92651

656-171-10
Robert A Unger
200 Fillmore St 200
Denver CO 80206

656-171-11
Ocf Real Estate Holdings
427 N Tatnall St 42510
Wilmington DE 19801

656-171-12
Odell Family
3937 Harbor Walk Ln
Fort Collins CO 80525

656-171-13
Sung-tsei Chen
6 Lagunita Dr
Laguna Beach CA 92651

656-171-14
Daniel I Siegel
7 Lagunita Dr
Laguna Beach CA 92612

656-171-68
Lagunita Community Assn
Po Box 4048
Santa Ana CA 92702

656-171-69
Lagunita Community Assn
Po Box 4048
Santa Ana CA 92702

656-171-70
Lagunita Community Assn
Po Box 4048
Santa Ana CA 92702

656-171-71
Lagunita Community Assn
Po Box 4048
Santa Ana CA 92702

656-171-72
Lagunita Community Assn
Po Box 7736
Laguna Niguel CA 92607

656-171-74
Edward J Iii Mylett
4195 Chino Hills Pkwy #e513
Chino Hills CA 91709

656-171-76
Luanita Stanley
6420 S Cameron St 207
Las Vegas NV 89118

933-34-018
Tori Elizabeth MCGOUGH
P O Box 151
Moose WY 83012

933-34-019
Raymond Lee Crebs
2110 N Laurel Ave
Upland CA 91784