

January 4, 2021

Danny Bostros 528 Poplar St. Laguna Beach, CA 92651

Dear Mr. Bostros,

Attached are the documents for the View Preservation/Record of Views claim 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 link www.lagunabeachcity.net/viewpreservation.

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

Planning Division, Community Development

Tel. 949.497.0322

tfarr@lagunabeachcity.net

VIEW PRESERVATION SITE VISIT CHECKLIST

City of Laguna Beach View Claim No: VPP 20-7645

Visit Date:

December 16, 2020

Applicant:

View Address:

Danny Bostros 528 Poplar Street

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, kitchen, front 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 San Clemente and Catalina Islands and 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.

End of Checklist



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

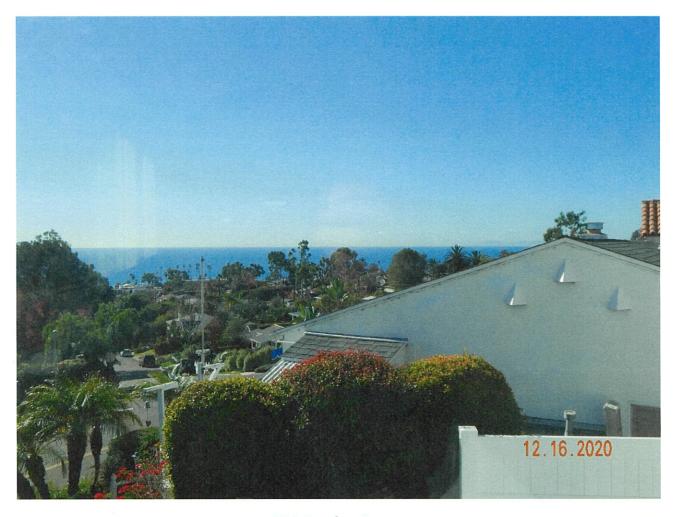
Date of photograph: 12/16/20 Photographed by: ______ Submitted to property file: _

Document 1 of 9

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RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: ______ Submitted to property file: __

Document 2 of 9

CALIFORNIA CALIFORNIA

RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

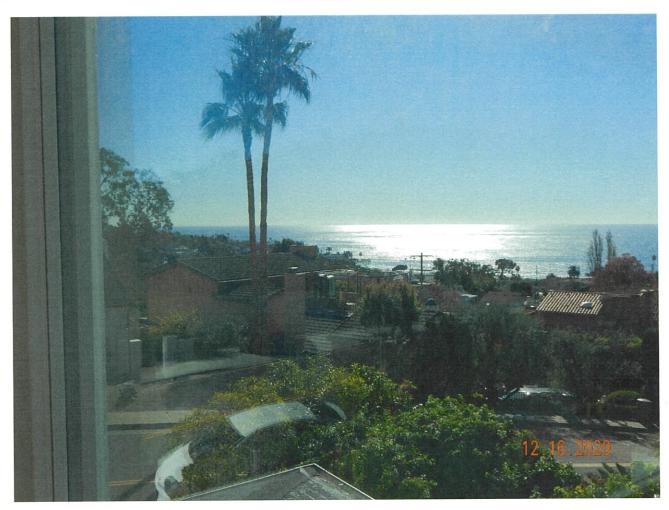
Date of photograph: 12/16/20 Photographed by:

_Submitted to property file: _/

Document 3 of 9



VPP 20-7645 **RECORD OF VIEW**



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: ______ Submitted to property file:

Document 4 of 9



RECORD OF VIEW VPP 20-7645



528 Poplar Street

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

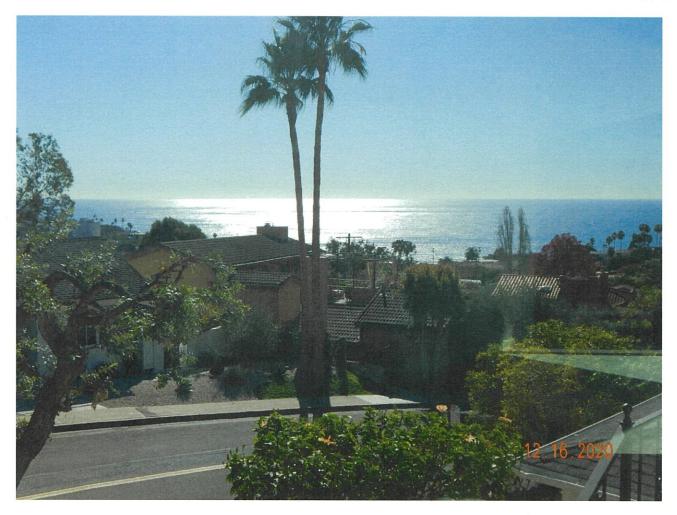
Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: ______ Submitted to property file: _

Document 5 of 9

RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: ______ Submitted to property file: _

Document 6 of 9

CALIFORNIA CALIFORNIA

RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: Whan Submitted to property file:

Document 7 of 9



RECORD OF VIEW VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: ______ Submitted to property file: _____

Document 8 of 9

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RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: ______ Submitted to property file:

Document 9 of 9



January 4, 2021

SUBJECT: NOTICE - RECORD OF VIEW

View Preservation Claim VPP 20-7645 528 Poplar St., Laguna Beach, CA

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **528 Poplar 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 an affected 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 link, www.lagunabeachcity.net/viewpreservation. 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

Planning Division, Community Development

tfarr@lagunabeachcity.net



SUSAN W. CASE, INC.

orders@susancaseinc.com

File #308187 528 Poplar St Laguna Beach CA APNs 496 161 03 500' View Preservation

December 28 2020

496 162 03

Peggy Sexton

488 Poplar St

Laguna Beach CA 92651

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

496 111 01	496 111 02	496 111 03
Gregory Wallace	Nancy Birkhauser	Nancy Birkauser
230 High Dr	516 Linden St	516 Linden St
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
496 111 04	496 111 07	496 111 23
David John Masino	Bela Denes	Bela Denes
515 Poplar St	9648 Olive Blvd	9648 Olive Blvd #236
Laguna Beach CA 92651	Saint Louis MO 63132	Saint Louis MO 63132
496 111 24	496 111 26	496 161 03
Philip Fusco	City Of Laguna Beach	Danny & Katherine Botros
508 Linden St	505 Forest Ave	528 Poplar St
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
496 161 04	496 161 06	496 161 07
Doris Wilkinson	Evergreen Dreams LLC	Melissa Metez
514 Poplar St	27412 Aliso Viejo Pkwy	448 Randall Rd
Laguna Beach CA 92651	Aliso Viejo CA 92656	Elyria OH 44035
		Section 1 to 1
496 161 08	496 161 09	496 161 10
Columbus Paul Savas	Peter Halper	Willa Cather Lang
Po Box 1207	170 Rockledge Ter	292 High Dr
Laguna Beach CA 92652	Laguna Beach CA 92651	Laguna Beach CA 92651
496 161 11	496 161 12	496 161 13
James William Shea	James William Shea	James Williams Shea
314 High Dr	314 High Dr	314 High Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
496 161 14	496 162 01	496 162 02
Patrick Kelly	Heather Bodenhamer Lee	Clinton Lager
1809 Ladera Vista PI	496 Poplar St And 251 High Dr	37 Wayfaire
Fullerton CA 92831	Laguna Beach CA 92651	Rcho Sta Marg CA 92688
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496 162 04

480 Poplar St

Lowell M L Frazee

Laguna Beach CA 92651

496 162 05

Patricia Neprud-Mehls

Mission Viejo CA 92691

27792 Aberdeen

496 162 06 496 162 07 496 162 24 Mark Of McCulloch Sherri LaFrance Frank Carri Jr. 363 Crescent Bay Dr Po Box 16133 455 Aster St Laguna Beach CA 92651 Newport Beach CA 92659 Laguna Beach CA 92651 496 162 25 496 162 26 496 162 27 Richard Leon Osmanski Dwayne The Bratcher Rohl Louis The Rohl 465 Aster St 580 Allview Ter 463 Aster St Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 496 162 28 496 162 29 496 162 30 Michael Ronald Solton James Mortimer James Knapp Po Box 100 489 Aster St 295 High Dr Myers Flat CA 95554 Laguna Beach CA 92651 Laguna Beach CA 92651 496 163 03 496 163 02 496 163 01 Ecrossb Trust Lea Mathieu Thomas Gibbs Po Box 1207 490 Aster St 482 Aster St Laguna Beach CA 92651 Laguna Beach CA 92652 Laguna Beach CA 92651 496 171 01 496 163 26 496 163 04 Carol Few White Carol Jackson H Frederick Sharman 495 Poplar St 474 Aster St 333 High Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 496 171 02 496 171 03 496 171 04 Joseph Andras Michael The Austin Diana Baskevitch 477 Poplar St 325 Diamond St 485 Poplar St Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 496 171 07 496 171 05 496 171 06 Alan Cseresznyak Robert Beck Jeffrey Stevens 469 Poplar St 461 Poplar St 451 Poplar St Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 496 171 22 496 171 23 496 171 21 Marcia Ellsworth Rachel Reinus John Holcombe 470 Linden St 639 Pearl St 464 Linden St Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 496 171 24 496 171 25 496 171 26 Scott Wright Pritchard Trust Marc Magstadt 205 High Dr 478 Linden St 484 Linden St Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 496 171 27 496 172 01 496 172 02 Tony Fucile James Furcolow Robert & Judith Hall 483 Linden St 215 High Dr 2217 N Timbergrove Rd #R

Orange CA 92867

Laguna Beach CA 92651

Laguna Beach CA 92651

496 172 03 Djive Mihaic 467 Linden St Laguna Beach CA 92651 496 172 16 Westport Properties 10 LLC 23461 Ridge Route Dr #I Laguna Hills CA 92653