



August 18, 2022

Valeri-Stannard Family Living Trust
520 High Dr.
Laguna Beach, CA 92651

Dear Amanda,

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 22-1195**

Visit Date: **07/21/22**
Applicant: **Valeri-Stannard Family Trust**
View Address: **520 High Dr.**

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: Breakfast nook, dining room, living room, family room
Upper level: Guest bedroom, 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, southernly coastline 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: 8/18/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/20

Document

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RECORD OF VIEW

VPP 22-1195



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Visual scene description: Catalina Island and the ocean horizon.

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: *8/18/22*

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22



RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: *8/18/22*

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: *8/18/22*



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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: *2/18/22*

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RECORD OF VIEW

VPP 22-1195



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Visual scene description: Catalina Island and the ocean horizon.

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

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RECORD OF VIEW

VPP 22-1195



520 High Dr.

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

Visual scene description: southerly coastline and the ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

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RECORD OF VIEW

VPP 22-1195



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

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RECORD OF VIEW

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RECORD OF VIEW

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August 18, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1195
520 High Dr., 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 **520 High Dr.** 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.

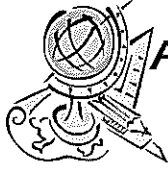
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

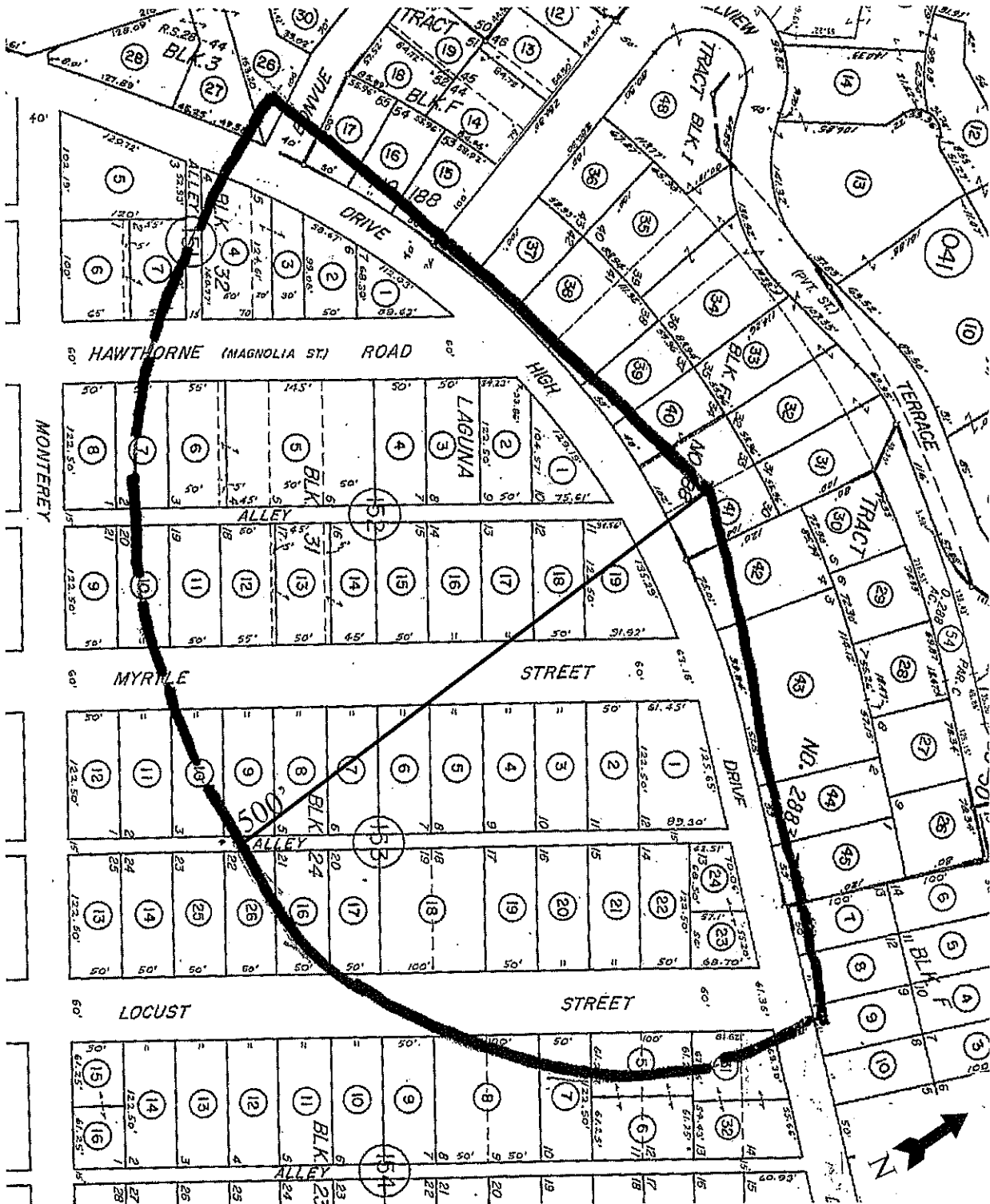
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 496-041-41
500' RADIUS for View Preservation

Address: 520 HIGH DR
LAGUNA BEACH CA 92651



#11371
8/16/2022



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

AUG 18 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

**500' Ownership Listing
Prepared for:**

**496-041-41
AMANDA L STANNARD
520 HIGH DR
LAGUNA BEACH CA 92651**

496-041-37
KAREN A ELLIS
500 ALLVIEW TER
LAGUNA BEACH CA 92651

496-041-40
KAMRAN NARAGHI-ARANI
5762 HEMPSTEAD ST
AGOURA HILLS CA 91301

496-041-43
RICHARD J DREXELIUS
10051 SUNRISE LN
SANTA ANA CA 92705

496-041-49
ALLVIEW TERRACE
COMMUNITYASSN
P O BOX 60
LAGUNA BEACH CA 92652

496-071-17
JOSH D BRADBURY
568 HIGH DR
LAGUNA BEACH CA 92651

496-141-07
SWETT E LINCOLN
460 HIGH DR
LAGUNA BEACH CA 92651

496-151-01
NANCY EIMER HAMILTON
33152 VIA MAYOR
SAN JUAN CAPISTRA CA 92675

496-151-04
FERNANDO V MICHELI
446 HAWTHORNE RD
LAGUNA BEACH CA 92651

496-041-38
SHELLEY P DETWEILER
540 HIGH DR
LAGUNA BEACH CA 92651

496-041-41
AMANDA L STANNARD
520 HIGH DR
LAGUNA BEACH CA 92651

496-041-44
VIRGINIA L DREXELIUS
482 HIGH DR
LAGUNA BEACH CA 92651

496-071-15
RUTH A STAFFORD
505 ALLVIEW TER
LAGUNA BEACH CA 92651

496-071-26
DAVID FRITH
419 BONVUE TER
LAGUNA BEACH CA 92651

496-141-08
EDWIN CLAYTON SHORS
450 HIGH ST
LAGUNA BEACH CA 92651

496-151-02
CHRISTOPHER H MILLER
470 HAWTHORNE RD
LAGUNA BEACH CA 92651

496-151-07
PATRICIA GAYLE LAM
426 HAWTHORNE RD
LAGUNA BEACH CA 92651

496-041-39
PAUL R & JORJA A PUMA
530 HIGH DR
LAGUNA BEACH CA 92651

496-041-42
ELISA STIPKOVICH
500 HIGH DR
LAGUNA BEACH CA 92651

496-041-45
JAY D GLASS
464 HIGH DR
LAGUNA BEACH CA 92651

496-071-16
SHARON JENNINGS
76 S LA SENDA DR
LAGUNA BEACH CA 92651

496-071-27
ERIC T MOORE
584 HIGH DR
LAGUNA BEACH CA 92651

496-141-09
VIKEN & NORA BEDROSSIAN
2489 N HIGHWOOD ROAD
ORANGE CA 92867

496-151-03
EARL HARRIS REVOC STEVEN
2450 LIFT LINE WAY
STEAMBOAT SPRINGS CA 80487

496-152-01
HEATHER GARDEA
523 HIGH DR
LAGUNA BEACH CA 92651

496-152-02
MARY J WILLIAMS
535 HIGH DR
LAGUNA BEACH CA 92651

496-152-03
CHRISTOPHER JAMES NOLAN
485 HAWTHORNE RD
LAGUNA BEACH CA 92651

496-152-04
JAY STEPHEN SULLIVAN
475 HAWTHORNE RD
LAGUNA BEACH CA 92651

496-152-05
RUSSEL & SONJA RADACH
451 HAWTHORNE RD
LAGUNA BEACH CA 92651

496-152-06
KEVIN KINSEY
429 HAWTHORNE RD
LAGUNA BEACH CA 92651

496-152-07
THOMAS LEE CHADICK
415 HAWTHORNE RD
LAGUNA BEACH CA 92651

496-152-10
MARK C NOONAN
412 MYRTLE ST
LAGUNA BEACH CA 92651

496-152-11
GORDON L DOOLEY
420 MYRTLE ST
LAGUNA BEACH CA 92651

496-152-12
DENNIS & COURTNEY DEVINE
430 MYRTLE ST
LAGUNA BEACH CA 92651

496-152-13
LINDA MARIE SKILLINGS
26361 VIA LARA
MISSION VIEJO CA 92691

496-152-14
TERRY & LISA SCHULTE
DAVENPORT
7916 NE 22ND ST
MEDINA WA 98039

496-152-15
GRANT A WILLIAMS
454 MYRTLE ST
LAGUNA BEACH CA 92651

496-152-16
GARY L GREENSTEIN
15 TOLMAN ST
NEEDHAM MA 2492

496-152-17
CATHERINE WELCH
472 MYRTLE ST
LAGUNA BEACH CA 92651

496-152-18
SUSAN COE
480 MYRTLE ST
LACUNA BEACH CA 92651

496-152-19
WEIER G WILLIAM
490 MYRTLE ST
LAGUNA BEACH CA 92651

496-153-01
KENNETH R BODEN
485 HIGH DR
LAGUNA BEACH CA 92651

496-153-02
WENDY PROUDLOCK MEYER
487 MYRTLE ST
LAGUNA BEACH CA 92651

496-153-03
DETRA LEE FRANCIS
477 MYRTLE ST
LAGUNA BEACH CA 92651

496-153-04
JERRY D OSWALD
21892 CONSUEGRA
MISSION VIEJO CA 92692

496-153-05
RICHARD F FULFORD
780 MAZANITA DR
LAGUNA BEACH CA 92651

496-153-06
PATRICK & LIDIA BUTERA
455 MYRTLE ST
LAGUNA BEACH CA 92651

496-153-07
MARK & BLAIR SPECIALE
9688 DEE RUN DR
PONTE VEDRA BEACH FL 32082

496-153-08
SOO LEE MALCHOW
PO BOX 5160
LAGUNA BEACH CA 92652

496-153-09
GARRETT HOLDERNESS COTR
BROWN
431 MYRTLE ST
LAGUNA BEACH CA 92651

496-153-10
LINDA RAMIREZ FURNISS
7005 PARK MANOR AVE
NORTH HOLLYWOOD CA 91605

496-153-16
CHARLES I KOSMONT
PO BOX 3756
SALINAS CA 93912

496-153-17
JAMES T WOOD
444 LOCUST ST
LAGUNA BEACH CA 92651

496-153-18
CARRIE S MCLAIN
456 LOCUST ST
LAGUNA BEACH CA 92651

496-153-19
CLAUDIO S MARINO
301 VIA ALMANSA
ENCINITAS CA 92024

496-153-20
CHRISTOPHER D BOYD
PO BOX 10256
SANTA ANA CA 92711

496-153-21
CHARLES ROBERT ROHRER
564 HIGH DR
LAGUNA BEACH CA 92651

496-153-22
IAN A DEVRIES
486 LOCUST ST
LAGUNA BEACH CA 92651

496-153-23
SALVADORE J DE LPIZZO
496 LOCUST ST
LAGUNA BEACH CA 92651

496-153-24
LORI M NIMMER
PO BOX 13333
WAWATOSA WI 53213

496-153-26
TRIGG A GUMM
424 LOCUST ST
LAGUNA BEACH CA 92651

496-154-05
BURGLIN, WILLIAM ROBERT TR THE
BURGLIN
485 LOCUST ST
LAGUNA BEACH CA 92651

496-154-07
MARGARET A BROWN
PO BOX 190
LAGUNA BEACH CA 92652

496-154-08
MICHAEL R NORTON
461 LOCUST ST
LAGUNA BEACH CA 92651

496-154-31
WESLEY LEWIS LITZINGER
495 LOCUST ST
LAGUNA BEACH CA 92651