



August 25, 2022

Kristi Grooms
2115 Catalina St.
Laguna Beach, CA 92651

Dear Ms. Grooms,

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 22-1563**

Visit Date: **08/04/2022**
Applicant: **Kristi Grooms**
View Address: **2115 Catalina 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/upper level: Kitchen, living room, dining room

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, Emerald Bay, Contino Point, whitewater, bluffs 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.

Date: 8/25/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-1563



2115 Catalina St.

The photograph above was taken from the primary bedroom on the ground floor/entry level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 08/11/2022 Photographed by: *Tony Farr* Submitted to property file: *8/25/22*

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VPP 22-1563



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The photograph above was taken from the primary bedroom on the ground floor/entry level of the primary residential structure.
Visual scene description: Catalina Island, Emerald Bay bluffs, whitewater and ocean horizon.

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August 25, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1563
2115 Catalina St., Laguna Beach, CA

Dear Property Owner:

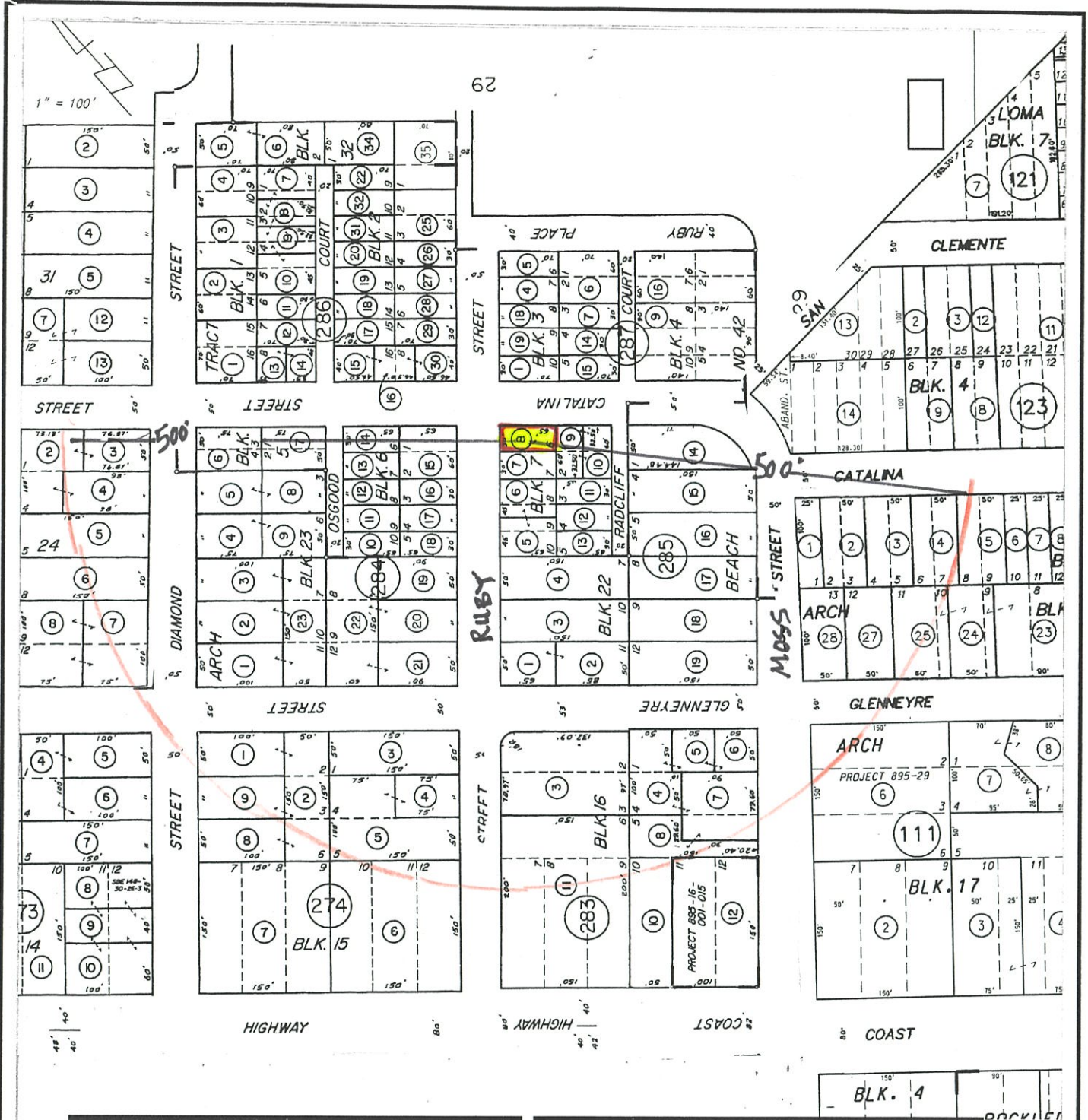
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2115 Catalina St.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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



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

FILE # 229014
 2115 CATALINA
 LAGUNA BEACH CA
 VIEW PRESERVATION
 AUGUST 23 2022
 644 285 08



SUSAN W. CASE, INC.

4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com



RECEIVED

Susan W Case Inc

RADIUS MAPS & LISTS

AUG 25 2022

ZONING DIVISION
CITY OF LAGUNA BEACH

FILE # 229014
2115 CATALINA
LAGUNA BEACH CA
VIEW PRESERVATION
AUGUST 23 2022
644 285 08

644-268-02
Michael P Hogan
1963 Catalina St
Laguna Beach CA 92651

644-268-03
Carmen & Robin Tortolani Italia
10303 Valley Spring Ln
Toluca Lake CA 91602

644-268-04
James M Beck
376 Diamond St
Laguna Beach CA 92651

644-268-05
Nicholas & Claire Hooper
360 Diamnd St
Laguna Beach CA 92651

644-268-06
William Vitale
340 Diamond St
Laguna Beach CA 92651

644-268-07
Arthur S & Candy J Przybyl
4231 Northside Dr Nw
Atlanta GA 30342

644-274-01
Kenneth Craig Haase
9925 Lower Azusa Rd
Temple City CA 91780

644-274-02
Adrian R M Proctor
2045 Glenneyre St
Laguna Beach CA 92651

644-274-03
Cove Villas Woods
150 Rockledge Ter
Laguna Beach CA 92651

644-274-04
William C Anderson
278 Ruby St
Laguna Beach CA 92651

644-274-05
Laguna Ruby
9301 Central Ave
Montclair CA 91763

644-274-06
Blessing Second
2094 S Coast Hwy 1a
Laguna Beach CA 92651

644-274-08
255 Diamond
414 N Main St
Thiensville WI 53092

644-274-09
Kenneth Craig Haase
Po Box 80223
San Merino CA 91108

644-283-03
2101 Glenneyre Lb
668 N Coast Hwy 1372
Laguna Beach CA 92651

644-283-04
Michael La Riche
2151 Glenneyre Sq
Laguna Beach CA 92651

644-283-05
James M Weiland
2161 Glenneyre St
Laguna Beach CA 92651

644-283-06
Gary Yank & Rickie Sefton
1278 Glenneyre St
Laguna Beach CA 92651

644-283-07
Kathleen Brown
270 Moss St
Laguna Beach CA 92651

644-283-11
Glennwood Housing Foundation
668 N Coast Hwy 1345
Laguna Beach CA 92651

644-284-01
Thomas Boyd Craig
2020 Glenneyre St
Laguna Beach CA 92651

644-284-02
Ivor & Lyn Schucking
685 Oak St
Laguna Beach CA 92657

644-284-03
Frank Visconti
341 Diamond St
Laguna Beach CA 92651

644-284-04
James Robert & Robin Lee White
359 Diamond St
Laguna Beach CA 92651

644-284-05
Danny Mahelka
375 Diamond St
Laguna Beach CA 92651

644-284-06
Neil Mcqueen
391 Diamond St
Laguna Beach CA 92651

644-284-07
Diane A Alms
21748 Tahoe Ln
Lake Forest CA 92630

644-284-08
Carol L Ziegler
5962 W 75th St
Los Angeles CA 90045

644-284-09
Nick Rayson
Po Box 9397
Laguna Beach CA 92652

644-284-10
David Wilson
28785 Top Of The World Dr
Laguna Beach CA 92651

644-284-11
Raymond S Briggs
1245 Temple Ter
Laguna Beach CA 92651

644-284-12
Judith Engstrom
375 Osgood Ct
Laguna Beach CA 92651

644-284-13
John T Price
383 Osgood Ct
Laguna Beach CA 92651

644-284-14
Nick C Ralston
2055 Catalina St
Laguna Beach CA 92651

644-284-15
Brett Maurer
79 Kittansett Loop
Henderson NV 89052

644-284-16
Becky Traskell
378 Ruby St
Laguna Beach CA 92651

644-284-17
Kathleen Claire Chaix
730 2nd St E
Sonoma CA 95476

644-284-18
Robert K & Cecilia I Ornelas
350 Ruby St
Laguna Beach CA 92651

644-284-19
Timothy & Maria Schmanski
340 Ruby St
Laguna Beach CA 92651

644-284-20
Gloria J Gilbert
326 Ruby St
Laguna Beach CA 92651

644-284-21
David A Kulber
159 S Medio Dr
Los Angeles CA 90049

644-284-22
Joy A Berry
22361 3rd Ave
Laguna Beach CA 92651

644-284-23
Bruce J Aguinaldo
2030 Glenneyre St
Laguna Beach CA 92651

644-285-01
Charlotte K Wolfe
2110 Glenneyre St
Laguna Beach CA 92651

644-285-02
Lauryl Jane Sabaroff
2130 Glenneyre St
Laguna Beach CA 92651

644-285-03
Patricia L Tartaglia-mars
325 Ruby St A
Laguna Beach CA 92651

644-285-04
Randy B Lewis
339 Ruby St
Laguna Beach CA 92651

644-285-05
Taylor Cole Simshauser
4333 E Indianola Ave
Phoenix AZ 85018

644-285-06
George M Patterson
375 Ruby St
Laguna Beach CA 92651

644-285-07
Craig R & Kelly A Perkins
385 Ruby St
Laguna Beach CA 92651

644-285-08
Kristi D Grooms
8155 Baywood Ct
Maineville OH 45039

644-285-09
John Joseph Cushing
2135 Catalina
Laguna Beach CA 92651

644-285-10
Brett Nelson Lebars
2145 Catalina St
Laguna Beach CA 92651

644-285-11
Michael S Kahn
Po Box 2286
Palm Springs CA 92263

644-285-12
Jay G Thornton
300 Radcliff Ct
Laguna Beach CA 92561

644-285-13
Jay G Thornton
300 Radcliff Ct
Laguna Beach CA 92561

644-285-14
Tia Rose Management
2526 Monaco Dr
Laguna Beach CA 92651

644-285-15
Claudia Helen Kawas
380 Moss St
Laguna Beach CA 92651

644-285-16
Michelle Ann Saladino
360 Moss St
Laguna Beach CA 92651

644-285-17
James E Farthing
340 Moss St
Laguna Beach CA 92651

644-285-18
Jack M Early
320 Moss St
Laguna Beach CA 92651

644-285-19
Shane Curran
2152 Glenneyre St
Laguna Beach CA 92651

656-125-01
Eric M Byrens
5595 Mountain View Ave
Yorba Linda CA 92886

656-125-02
Ellen Witt
2209 Catalina St
Laguna Beach CA 92651

656-125-03
Richard J Talt
2223 Catalina St
Laguna Beach CA 92651

656-125-04
Richard V Nye
2228 Glenneyre St
Laguna Beach CA 92651

656-125-05
Richard V Nye
2228 Glenneyre
Laguna Beach CA 92651

656-125-24
James Edward Clayson
332 Forest Ave 13
Lagubna Beach CA 92651

656-125-25
Karen A Klammer
2242 Glenneyre St
Laguna Beach CA 92651

656-125-27
Next Gen Limited
6621 N Scottsdale Rd
Scottsdale AZ 85250

656-125-28
Sepehr Aaron Saeedi
913 Spring Tide Dr
Newport Beach CA 92660