



February 8, 2022

Brian Cooper & Suzann Papagoda
311 Viejo St.
Laguna Beach, CA 92651

Dear Mr. Cooper and Ms. Papagoda,

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 22-0060**

Visit Date: **January 17, 2023**

Applicant: **Brian Cooper & Suzann Papagoda**

View Address: **311 Viejo 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: Dining room, kitchen, office

Lower level: Den

Upper level: Master 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, Main Beach, southernly coastline, Emeral Bay, whitewater 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: 1/18/23 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0060



311 Viejo St.

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

Visual scene description: Catalina Island, Main Beach, southernly coastline, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 01/17/23 Photographed by: *Tony Farr* Submitted to property file: 2/8/23



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February 8, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0060
311 Viejo 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 **311 Viejo 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.

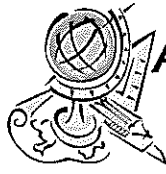
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

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

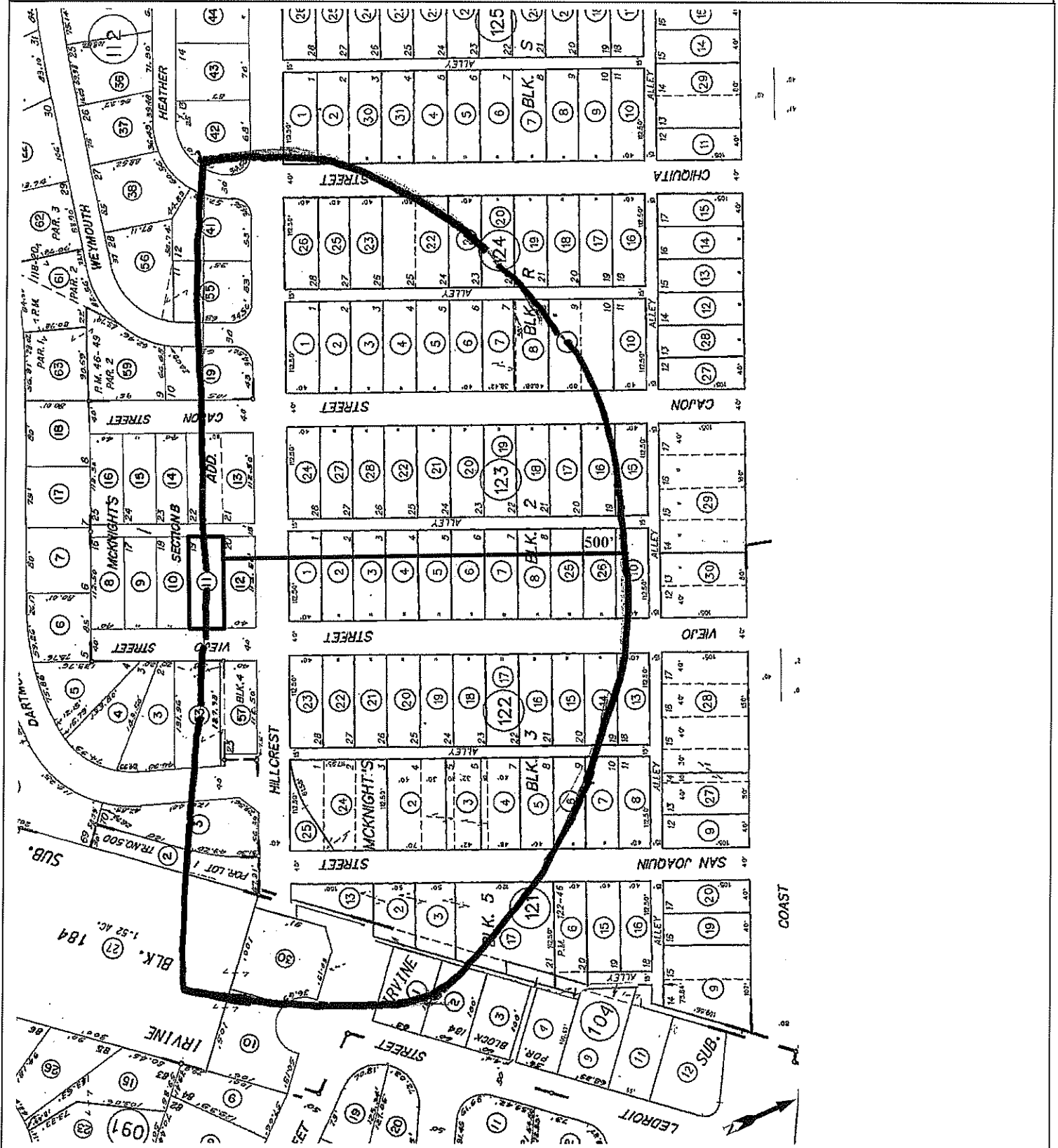
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 053-112-11
500' RADIUS

Address: 311 VIEJO STREET
LAGUNA BEACH CA 92651





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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

JAN 30 2023

PLANNING DEPARTMENT
CITY OF LAGUNA BEACH

#11625
1/25/2023

500' Ownership Listing
For View Preservation
Prepared for:

053-112-11
BRIAN COOPER
311 VIEJO STREET
LAGUNA BEACH CA 92651

053-091-10
SUZANNE M LAWSON
307 LEDROIT ST
LAGUNA BEACH CA 92651

053-104-01
ANDREW J HOWITT
281 LEDROIT ST
LAGUNA BEACH CA 92651

053-111-02
LAGUNA BEACH COUNTY
WATERDISTRICT
P O BOX 987
LAGUNA BEACH CA 92652

053-112-12
THEODORE M & SUSAN JACOB
HANKIN
1390 HILLCREST DR
LAGUNA BEACH CA 92651

053-112-41
NICHOLAS J WORAVKA
1611 HILLCREST DR
LAGUNA BEACH CA 92651

053-112-55
KENNETH CARTER
1250 HILLCREST DR
LAGUNA BEACH CA 92651

053-121-03
JOHN F STOLLSTEIMER
1052 PESCADOR
NEWPORT BEACH CA 92660

053-122-02
ILSE LENSCHOW
3010 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

053-091-27
LAGUNA BEACH COUNTY
WATERDISTRICT
306 - 3RD ST
LAGUNA BEACH CA 92651

053-104-02
TODD T & LORNA M HAMMETT
267 LEDROIT ST
LAGUNA BEACH CA 92651

053-111-03
JULIANA GAMBRELL
310 DARTMOOR ST
LAGUNA BEACH CA 92651

053-112-13
JUDSON J SLUSSER
1380 HILLCREST DR
LAGUNA BEACH CA 92651

053-112-42
THOMAS APPLETON LAMB
313 HEATHER PL
LAGUNA BEACH CA 92651

053-112-57
WILLIAM N SOKOL
400 NEWPORT CENTER DR 406
NEWPORT BEACH CA 92660

053-121-13 053-122-25
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

053-122-03
PHILIP B MC MANUS
261 SAN JOAQUIN ST
LAGUNA BEACH CA 92651

053-091-30
JOHN WILLIAM COOLEY
215 EMERALD BAY
LAGUNA BEACH CA 92651

053-111-01
PETER COLDOFF
PO BOX 910
FRAZIER PARK CA 93225

053-112-11
BRIAN COOPER
5335 GODBEY DR
LA CANADA CA 91011

053-112-19
MARY ANN BROWN
304 WEYMOUTH PL
LAGUNA BEACH CA 92651

053-112-53
WILLIAM G BARTON
309 DARTMOOR ST
LAGUNA BEACH CA 92651

053-121-02
HEINZ PASCHEN
280 SAN JOAQUIN ST
LAGUNA BEACH CA 92651

053-121-17
RUTH A WILLETTE
260 SAN JOAQUIN
LAGUNA BEACH CA 92651

053-122-04
NORMAN H COLE
255 SAN JOAQUIN ST
LAGUNA BEACH CA 92651

053-122-05
PAUL B MEYERHOF
329 RAMONA AVE
EL CERRITO CA 94530

053-122-06
GREGORY MYKIL COBEN
239 SAN JOAQUIN ST
LAGUNA BEACH CA 92651

053-122-07
ROBERT WEST FOES
231 SAN JOAQUIN ST
LAGUNA BEACH CA 92651

053-122-13
HOWARD N ESBIN
224 VIEJO ST
LAGUNA BEACH CA 92651

053-122-14
NAVID FILSOOF
236 VIEJO ST
LAGUNA BEACH CA 92651

053-122-15
MARK BRIGHAM
240 VIEJO ST
LAGUNA BEACH CA 92651

053-122-16
JAMES JAMSHID PARVIZI
246 VIEJO ST
LAGUNA BEACH CA 92651

053-122-17 053-124-22
SUSAN H DENTON
PO BOX 13068
NEWPORT BEACH CA 92658

053-122-18
GENE TSUDIK
2 JOYCE CT
IRVINE CA 92617

053-122-19
LORRAINE ANNA ADLER
264 VIEJO ST
LAGUNA BEACH CA 92651

053-122-20
PATRICIA CARPENTER
406 LINDEN ST
LAGUNA BEACH CA 92651

053-122-21
DIANE & EDWARD FINKBEINER
280 VIEJO ST
LAGUNA BEACH CA 92651

053-122-22
CHARLES G FLETCHER
292 VIEJO ST
LAGUNA BEACH CA 92651

053-122-23
MERCEDES COTR AGUILAR
1425-14 HILLCREST DR
LAGUNA BEACH CA 92651

053-122-24
P O L
31553 CRYSTAL SANDS DR
LAGUNA NIGUEL CA 92677

053-123-01
REBECCA A FONG
1435 16TH AVE
SAN FRANCISCO CA 94122

053-123-02
BORIS N & SARAH SUKHOV
289 VIEJO ST
LAGUNA BEACH CA 92651

053-123-03
S K PROPERTIES
8 HAZEL RD
BERKLEY CA 94705

053-123-04
WILLIAM A & SIGNE A RADOVICH
82 EMERALD BAY
LAGUNA BEACH CA 92651

053-123-05
DENNIS CAMENE
265 VIEJO ST
LAGUNA BEACH CA 92651

053-123-06
MARTIN C KANSELBAUM
1832 WINDSOR LN
SANTA ANA CA 92705

053-123-07
VIEJO LLC
91 LOOKOUT RD
MOUNTAIN LAKES NJ 7046

053-123-08
MARK N & DEBRA A MILLER
245 VIEJO ST
LAGUNA BEACH CA 92651

053-123-10
123 WEST POMONA
1328 RODEO RD
ARCADIA CA 91006

053-123-15
DIGGERS DAUGHTERS DITCH
107 APOLENA AVE
NEWPORT BEACH CA 92662

053-123-16
WILBUR GIN
PO BOX 876
TUSTIN CA 92781

053-123-17
PAUL F & MARSHA A BRINKMAN
2815 PARK PL
LAGUNA BEACH CA 92651

053-123-18
ELISABETH A LEQUIN
12 WOODBRIDGE CT
TRABUCO CANYON CA 92679

053-123-19
DONALD ROSS CAMPBELL
383 MAGNOLIA DR
LAGUNA BEACH CA 92651

053-123-20
TERRY W TROMBATORE
262 CAJON ST
LAGUNA BEACH CA 92651

053-123-21
ROBERT MANGEL
2057 OCEAN WAY
LAGUNA BEACH CA 92651

053-123-22
STEPHANIE CLARK
30 POIRIER RD
NEWPORT WA 99156

053-123-24
JOHN S PENHOLLOW
3610 5TH AVE
CORONA DEL MAR CA 92625

053-123-25
RICHARD J HARPER
P O BOX 5037
LAGUNA BEACH CA 92652

053-123-26
JOHN REQUA
15260 VENTURA BLVD 1040
SHERMAN OAKS CA 91403

053-123-27
VLADIMIR N & SANDRA SUKHOV
290 CAJON ST
LAGUNA BEACH CA 92651

053-123-28
KOREY S JORGENSEN
616 ALLVIEW PL
LAGUNA BEACH CA 92651

053-124-01
RICHARD B CALANDRO
PO BOX 3045
LAGUNA HILLS CA 92654

053-124-02
ANN B DUVALL
289 CAJON ST
LAGUNA BEACH CA 92651

053-124-03
HILARY D SATZMAN
1248 DUBONNET CT
OAK PARK CA 91377

053-124-04
RYAN K BALLANCE
275 CAJON ST
LAGUNA BEACH CA 92651

053-124-05
LAWRENCE M CARPENTER
35 VIA BARRANCA
GREENBRAE CA 94904

053-124-06
GRACE LOUISE MOSCARITOLO
261 CAJON ST
LAGUNA BEACH CA 92651

053-124-07
IAN M FURAR
251 CAJON ST
LAGUNA BEACH CA 92651

053-124-08
CATHERINE M WOLCOTT
245 CAJON ST
LAGUNA BEACH CA 92651

053-124-09
JEFFREY L & LAURIE C ALTER
1 BAY DR
LAGUNA BEACH CA 92651

053-124-19
MARK B LEWIS
459 HOLLY ST
LAGUNA BEACH CA 92651

053-124-20
CONNER COOPER
PO BOX 4104
LAGUNA BEACH CA 92652

053-124-21
JOHN WOODS HART
965 PARROTT DR
HILLSBOROUGH CA 94010

053-124-23
BIANKA LLC
282 CHIQUITA ST
LAGUNA BEACH CA 92651

053-124-25
RICHARD M HOLBROOK
1460 RIDGE RD
PASADENA CA 91103

053-124-26
MILTON E JONES
4188 BIRCHWOOD AVE
SEAL BEACH CA 90740

053-125-01
JAMES C HERDMAN
31201 HOLLY DR
LAGUNA BEACH CA 92651

053-125-02
ROBIN LEE HINTON
14741 CANDEDA PL
TUSTIN CA 92780

053-125-30
PATRICIA L COLLINS
283 CHIQUITA ST
LAGUNA BEACH CA 92651