



April 3, 2023

Sharon & Craig Stefanoni  
463 Myrtle Street  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Stefanoni,

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,

*Joshua DeLoach*

Joshua DeLoach, Planning Technician  
View Preservation and Restoration  
Community Development  
Tel. 949.497.0322  
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 23-0272**

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Visit Date: **02/22/2023**  
Applicant: **Sharon & Craig Stefanoni**  
View Address: **463 Myrtle St.**

Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Main level: Living room, dining room, kitchen,

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily Catalina Island and ocean horizon.

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**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: *02/15/2023* By: *Tony Farr*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/22/23 Photographed by: *Tony Farr* Submitted to property file: 4/4/2023

Document  
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**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/22/23 Photographed by: *Tony Farr* Submitted to property file: 4/4/2023

Document  
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**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 02/22/23 Photographed by: *Tony Farr* Submitted to property file: 4/4/2023

Document  
3 of 9



**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/22/23 Photographed by: *Tony Farr* Submitted to property file: 4/4/2023

Document  
4 of 9



**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the dining room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/22/23 Photographed by: *Tony Farr* Submitted to property file: 9/4/2023

Document  
5 of 9



**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the dining room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/22/23 Photographed by: *Tony Farr* Submitted to property file: 4/4/2023

Document  
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**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the dining room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/22/23 Photographed by: *Tony Farr* Submitted to property file: 4/4/2023

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**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the dining room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/22/23 Photographed by: *Tony Farr* Submitted to property file: 4/4/2023

Document  
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**RECORD OF VIEW**

**VPP 23-0272**



**463 Myrtle St.**

The photograph above was taken from the kitchen on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/22/23 Photographed by: *Tony Farr* Submitted to property file: 4/4/2023

Document  
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April 3, 2022

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 23-0272**  
**463 Myrtle Street, 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 **463 Myrtle 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 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,

*Joshua DeLoach*

Joshua DeLoach, Planning Technician  
View Preservation and Restoration  
Community Development  
jdeloach@lagunabeachcity.net



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

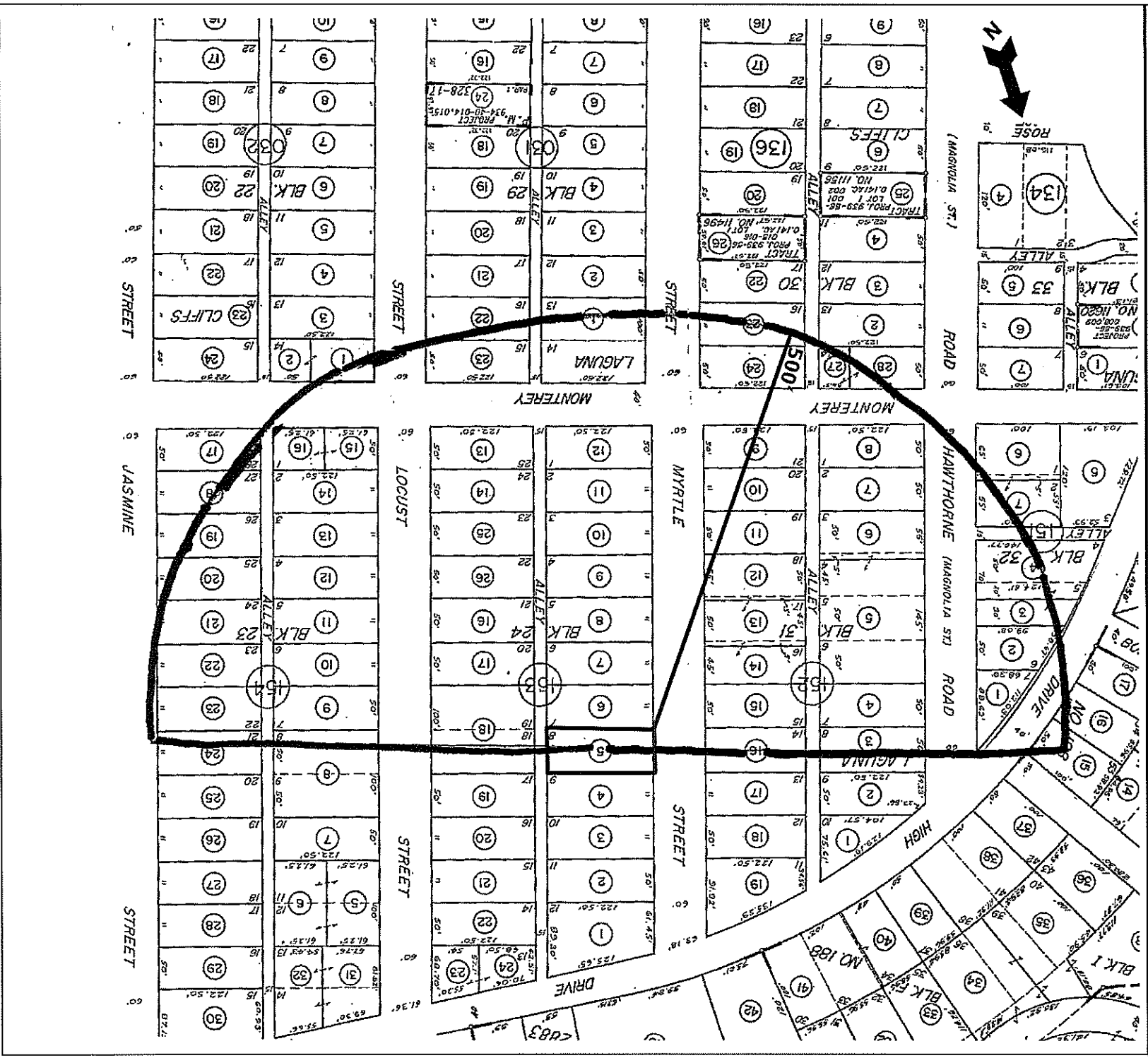
P.O. Box 2593 • Dana Point, CA • 92624

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

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 496-153-05  
500' RADIUS for View Preservation

Address: 463 MYRTLE ST  
LAGUNA BEACH CA 92651



#11681  
3/1/2023



## 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

RECEIVED

MAR 20 2023

PLANNING DIVISION  
CITY OF LAGUNA BEACH

### 500' Ownership Listing Prepared for:

496-153-05  
CRAIG STEFANONI  
463 MYRTLE ST  
LAGUNA BEACH CA 92651

496-031-01  
JANE MITCHELL  
393 MYRTLE ST  
LAGUNA BEACH CA 92651

496-032-01  
VICTORIA WHITTAKER-SKARMAN  
395 LOCUST ST  
LAGUNA BEACH CA 92651

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

496-136-23  
TIFFANY W LOVETT  
625 WALTHER WAY  
LOS ANGELES CA 90049

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

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

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

496-031-22  
STUART J BARLOW  
386 LOCUS ST  
LAGUNA BEACH CA 92651

496-032-02  
KAREN THOMAS  
425 MONTEREY DR  
LAGUNA BEACH CA 92651

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

496-136-24  
GLENNA BARTLETT LOVETT  
396 MYRTLE ST  
LAGUNA BEACH CA 92651

496-151-02  
ELIZABETH R VAUGHAN  
376 CLIFF DR #B  
LAGUNA BEACH CA 92651

496-151-06  
GLENN PROVOST  
9111 MAHALO DR  
HUNTINGTON BEACH CA 92646

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

496-152-07  
EILEEN A COTR CHADICK  
415 HAWTHORNE RD  
LAGUNA BEACH CA 92651

496-031-23  
EDWIN V ZIMMERMAN  
465 MONTEREY DR  
LAGUNA BEACH CA 92651

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

496-136-02  
KATHIE BRODIE  
16924 SW THEODORE WAY  
BEAVERTON OR 97006

496-136-27, 28  
ROBERT B MC LAIN  
440 OAK ST  
LAGUNA BEACH CA 92651

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

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

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

496-152-08  
MARGARET L BALDWIN  
405 HAWTHORNE RD  
LAGUNA BEACH CA 92651

496-152-09  
GEOFFREY SCOTT BECKHAM  
406 MYRTLE ST  
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

496-153-05  
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

496-153-11  
SHAUN JAMES MACGILLIVRAY  
413 MYRTLE ST  
LAGUNA BEACH CA 92651

496-153-12  
SHAUN JAMES MACGILLIVRAY  
413 MYRTLE ST  
LAGUNA BEACH CA 92651

496-153-13  
DEEDEE & PETER MCCABE  
385 BANBURY XING  
ALPHARETTA GA 30009

496-153-14  
DANIEL & KARA PERLIS  
414 LOCUST ST  
LAGUNA BEACH CA 92651

496-153-16  
LOCUST ST LLC 436  
425 ESTRELLA DORO  
MONTEREY CA 93940

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

496-153-25  
CYNTHIA SAUNDERS  
420 LOCUST ST  
LAGUNA BEACH CA 92651

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

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

496-154-09  
JEFFORD B NELSEN  
211 GROOM LN  
LANGLEY WA 98260

496-154-10  
CHRISTOPHER J CROTTA  
375 SHORELINE HWY  
MILL VALLEY CA 94941

496-154-11  
STEPHEN P MILNER  
19 N STONINGTON RD  
LAGUNA BEACH CA 92651

496-154-12  
JEFFREY L BENEDICK  
425 LOCUST ST  
LAGUNA BEACH CA 92651

496-154-13  
CHARLES B EDGERTON  
419 LOCUST ST  
LAGUNA BEACH CA 92651

496-154-14  
PATRICK SPARKUHL  
409 LOCUST ST  
LAGUNA BEACH CA 92651

496-154-15  
DANIELLE MARIE BEARDEN-MEAD  
132 23RD ST  
COSTA MESA CA 92627

496-154-16  
MURIETTA REAL ESTATE COMPANY  
8332 SUNSET BLVD 400  
WEST HOLLYWOOD CA 90069

496-154-17  
LETICIA & MARK CHRISTY  
386 HIGH DR  
LAGUNA BEACH CA 92651

496-154-18  
SCHUYLER W & AMY ELIZABETH  
JACKSON  
412 JASMINE ST  
LAGUNA BEACH CA 92651

496-154-19  
MCMILLAN K VIRGINIA  
416 JASMINE ST  
LAGUNA BEACH CA 92651

496-154-20  
RICHARD G THOMPSON  
424 JASMINE ST  
LAGUNA BEACH CA 92651

496-154-21  
JEANNINE VANDERTOLL  
432 JASMINE ST  
LAGUNA BEACH CA 92651

496-154-22  
GREGORY S & LAURA MUND BRUCE  
438 JASMINE ST  
LAGUNA BEACH CA 92651

496-154-23  
JEFFREY LLOYD JAHRAUS  
444 JASMINE ST  
LAGUNA BEACH CA 92651

496-154-24  
PATRICK OHARE  
460 JASMINE ST  
LAGUNA BEACH CA 92651