



July 26, 2023

Nicole Baker
785 Barracuda Way
Laguna Beach, CA 92651
VPP 23-0648

Dear Nicole Baker,

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 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". Please allow 5-7 days for the record to be uploaded to the website.

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach". The signature is stylized and cursive.

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 23-0648**

Visit Date: **5/10/2023**
Applicant: **Nicole Baker**
View Address: **785 Barracuda Way**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room, kitchen
Upper level: Bedroom

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 ocean horizon and mountain vista

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: *7/26/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
1 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
2 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
3 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
4 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
5 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
6 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
7 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
8 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
9 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
10 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
11 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
12 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
13 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
14 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
15 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
16 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
17 of 18



RECORD OF VIEW

VPP 23-0648



785 Barracuda Way

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

Visual scene description: Mountain vista

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/26/2023

Document
18 of 18



NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at 785 Barracuda Way.

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

TO:

There is no action required from you at this time.

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.

7-25-2023

View Preservation VPP Number: VPP 23-0648

Address: 785 Barracuda Way | APN: 053-112-04

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **785 Barracuda Way**.

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

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 staff directly at (949) 497-0322 or at the email address listed below.

Warm Regards,

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



VPP 23-0648
785 Barracuda Way

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.

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

JULY 25 2023

785 BARRACUDA WAY, Laguna Beach CA was mailed
on July 25TH 2023.



Susan Case

4000 Barranca Pkwy #250 Irvine CA 92604
(949) 494-6105
orders@susancaseinc.com



FILE # 239237-revised
785 BARRACUDA
LAGUNA BEACH
JULY 24 2023

656-035-04
Gregory J Baker
785 Barracuda Way
Laguna Beach CA 92651

056-240-62
Jacqueline Ann Sanson
791 Barracuda Way
Laguna Beach CA 92651

656-035-02
Shahla & Moe Torabi
793 Barracuda Way
Laguna Beach CA 92651

644-371-05
County Of Orange
P O Box 4106
Santa Ana CA 92702

644-371-06
County Of Orange
P O Box 4106
Santa Ana CA 92702

056-240-67
Driftwood Properties
8880 Rio San Diego Dr 345
San Diego CA 92108

655-051-06
County Of Orange
P O Box 4106
Santa Ana CA 92702

656-035-06
Andrew F Arredondo
2703 Starfall Dr
La Crescenta CA 91214

656-035-07
Gary Edward Boisen
767 Barracuda Way
Laguna Beach CA 92651

656-035-09
Adrian Lloyd Siedle
757 Barracuda Way
Laguna Beach CA 92651

656-035-05
Victoria Strombom Gershenson
783 Barracuda Way
Laguna Beach CA 92651

656-035-08
David T Van Meter
763 Barracuda Way
Laguna Beach CA 92651

644-371-03
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651