



July 25, 2023

Patricia Morales
31521 Mar Vista Ave
Laguna Beach, CA 92651
VPP 23-0766

Dear Patricia Morales,

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 available on 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 fluid.

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 23-0766**

Visit Date: **5/31/2023**
Applicant: **Patricia Morales**
View Address: **31521 Mar Vista Ave**

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:	Kitchen, living room, dining room
Lower level:	Bedroom, bedroom
Upper level:	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 is primarily ocean horizon and Catalina Island

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: *7/25/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon, mountain vista and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

The panoramic photograph above was taken from the guest bedroom of the primary residential structure.

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0766



31521 Mar Vista Ave

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 5/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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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 31521 Mar Vista Avenue.

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.

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.

JULY 18, 2023

View Preservation VPP Number: VPP 23-0766
Address: 31521 Mar Vista Ave | APN: 056-093-01

TO:

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **31521 Mar Vista Ave.**

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 23-0766
31521 Mar Vista Ave

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.

4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com



Susan W Case Inc
RADIUS MAPS & LISTS

FILE # 239236revised
31521 MAR VISTA
LAGUNA BEACH
JULY 19 2023

056-070-01
Steven Mark Myers
12871 Brittany Woods Dr
Santa Ana CA 92705

056-070-06
Faec Holdings 390645
29911 Niguel Rd 7444
Laguna Niguel CA 92607

056-070-11
Joseph A & Nancy M Walker
32932 Pacific Coast Hwy 14-485
Dana Point CA 92629

056-070-14
Martin Schatz
845 Hollyview Ln
Holly MI 48442

056-070-15
Himansh Palsule
22200 Paseo Del Sur
Laguna Beach CA 92651

056-070-16
Warren E Aut
22202 Paseo Del Sur
Laguna Beach CA 92651

056-070-17
Ann Lester Farris
22212 Paseo Del Sur
Laguna Beach CA 92651

056-070-18
Michael E Rosenberg
22212 Rico Rd
Laguna Beach CA 92651

056-070-19
Russell Cogdill
22202 Rico Rd
Laguna Beach CA 92651

056-070-20
Christine T Milller
22196 Rico Rd
Laguna Beach CA 92651

056-070-21
Jason Steris
22192 Rico Rd
Laguna Beach CA 92651

056-070-22
Sean Mc Kevitt
28570 Martingale Dr
San Juan Capistrano CA 92675

056-070-23
Gaynor Fairweather & Mirko
11 Old Ranch Rd
Laguna Niguel CA 92677

056-070-27
Dennis J Dahle
31602 West St
Laguna Beach CA 92651

056-070-34
South Coast County Water
31592 West St
South Laguna CA 92651

056-070-37
John R Reilly
22162 Paseo Del Sur
Laguna Beach CA 92651

056-086-08
David C Thorne
1419 Lemonwood Dr East
Upland CA 91786

056-086-09
Home Expo Financial
23580 Alessandro Blvd 9818
Moreno Valley CA 92552

056-086-10
Bernard C Torrez
31531 Eagle Rock Way
Laguna Beach CA 92651

056-087-01
Jeff M Hogan
3885 Cresta Ct
Thousand Oaks CA 91360

056-087-02
Stephany Hales Snf Panlilio
31503 Eagle Rock Way
Laguna Beach CA 92651

056-087-03
Anja Reich
31505 Eagle Rock
Laguna Beach CA 92651

056-087-04
Jessica S Murray
31507 Eagle Rock Way
Laguna Beach CA 92651

056-087-05
Deana Duffek
31509 Eagle Rock Way
Laguna Beach CA 92651

056-087-06
Mark A Mowrey
31511 Eagle Rock Way
Laguna Beach CA 92651

056-087-07
Mark A Michalka Properties
1489 Eastwind Cir
Westlake Village CA 91361

056-087-08
J O Larson
10017 Phelan Rd
Oak Hills CA 92344

056-087-09
James Michael Dobbs
31517 Eagle Rock Way
Laguna Beach CA 92651

056-087-10
Stephen & Jacqueline Zimmer
225 Burgess Rd
Geneva IL 60134

056-087-11
Debra Lynn Pierson
31518 Egan Rd
Laguna Beach CA 92651

056-087-12
Nicholas M & Stephanie M
31622 Scenic Dr
Laguna Beach CA 92651

056-087-45
John W Sorenson
31605 Second Ave
Laguna Beach CA 92651

056-087-46
Shawn Mahoney
31558 Summit Rd
Laguna Beach CA 92651

056-087-47
Adam Drew Coghill
31554 Summit Rd
Laguna Beach CA 92651

056-087-48
Mary Jane Janz
31542 Summit Rd
Laguna Beach CA 92651

056-087-49
Reeves Smith
31534 Summit Rd
Laguna Beach CA 92651

056-087-50
Mary Angela Ordway
31581 Egan Rd
Laguna Beach CA 92651

056-087-51
Brian W Gowdy
1531 Highland Dr
Newport Beach CA 92663

056-087-52
Robert Brandt Allison
31522 Eagle Rock Way
Laguna Beach CA 92651

056-087-53
Timothy E Mc Adam
31532 Egan Rd
Laguna Beach CA 92651

056-087-54
Edward L Smith
31542 Egan Rd
Laguna Beach CA 92651

056-087-55
Peter B Compter
31561 Scenic Dr
Laguna Beach CA 92651

056-087-56
Mary A Ives
31538 Egan Rd
Laguna Beach CA 92651

056-087-57
Nathaniel Robert Doersam
31581 2nd Ave
Laguna Beach CA 92651

056-087-58
Jon Eric Jessen
31518 Eagle Rock Way
Laguna Beach CA 92651

056-087-60
Thomas Lee Phillips
31531 Scenic Dr
Laguna Beach CA 92651

056-087-61
Three Arch Investment
5 Bay Dr
Laguna Beach CA 92651

056-093-01
Valente C Morales
33722 Chula Vista Ave B
Dana Point CA 92629

056-093-02
Neil Steinman
31500 Eagle Rock Way
Laguna Beach CA 92651

056-093-03
Frank Bernard Giacobetti
31561 Mar Vista Ave
Laguna Beach CA 92651

056-093-04
James L Perry
31571 Mar Vista Ave
Laguna Beach CA 92651

056-093-05
Paul Sarnsen
31591 Mar Vista Ave
Laguna Beach CA 92651

056-093-11
Marion A Staggs
31618 Scenic Dr
Laguna Beach CA 92651

056-093-12
Daniel Exceen
31596 Brentwood Dr
Laguna Beach CA 92651

056-093-13
Kamran Roshannejad
31614 Scenic Dr
Laguna Beach CA 92651

056-093-15
William C Deline
31576 Scenic Dr
Laguna Beach CA 92651

056-093-16
Beata Stroz
31502 Shrewsbury Dr
Laguna Beach CA 92651

056-093-17
Barbara Love
3616 Litchfield Dr
Bakersfield CA 93309

056-093-18
Gregory Alan Frock
31566 Scenic Dr
Laguna Beach CA 92651

056-093-20
Dianna Colleen Costanzo
266 Acero Pl
Arroyo Grande CA 93420

056-093-21
Kathe Madrigal
1075 Wykoff Way
Laguna Beach CA 92651

056-093-22
David Andrew Serrurier
8010 Fareholm Dr
Los Angeles CA 90046

056-093-24
Vanessa E Ryan
31582 Scenic Dr
Laguna Beach CA 92651

056-093-25
Jonathan S Moore
31503 Brentwood Dr
Laguna Beach CA 92651

056-093-28
George Gilbert
31562 Scenic Dr
Laguna Beach CA 92651

056-093-29
Sellco Commercial Equity
31502 Burnside Pl
Laguna Beach CA 92651

056-093-30
John Kirk English
183 Leucadia Rd
La Habra Heights CA 90631

056-093-31
John A Labreche
Po Box 80087
Las Vegas NV 89180

056-093-32
Margaret G Budreau
31506 Eagle Rock Way
Laguna Beach CA 92651

056-093-33
Cathy Louise Taylor
282 Oakland Rd
West Chester PA 19382

056-102-38
Michael A & Angelina M
31606 2nd Ave
Laguna Beach CA 92651

056-102-39
Brian W Orr
31645 Scenic Dr
Laguna Beach CA 92651

056-102-55
Thomas J Fitzgerald
602 Devonwood Rd
Altadena CA 91001

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

JULY 21 2023

31521 Mar Vista, Laguna Beach CA was mailed on July
19th 2023.

Susan Case