



September 7, 2023

Catherine Muma  
865 Balboa Ave  
Laguna Beach, CA 92651

Dear Catherine,

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  
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 22-1771**

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Visit Date: **5/2/2023**

Applicant: **Catherine Muma**  
View Address: **865 Balboa Ave**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main Level:	Kitchen, Living Room
Lower Level 1:	Primary Bedroom, Bedroom 1 & 2
Lower Level 2:	Family/Game Room/Gym

***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

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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: *9/7/2023* By: *Joshua DeLoach*

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End of Checklist



**RECORD OF VIEW**

**VPP 22-1771**



**865 Balboa 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: 5/2/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

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**RECORD OF VIEW**

**VPP 22-1771**



**865 Balboa 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: 5/2/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

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VPP 22-1771



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**RECORD OF VIEW**

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**865 Balboa Ave**

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## RECORD OF VIEW

VPP 22-1771



**865 Balboa Ave**

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

Visual scene description: Ocean horizon.

Date of photograph: 5/2/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

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

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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 865 Balboa Ave.**

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 L.B.M.C. Section 12.16.030.

**Date: September 5, 2023**

**View Preservation VPP Number: VPP 22-1771**

**Address: 865 Balboa Ave | APN: 644-474-25**

644-464-05

NEW VENTURES

437 S CATARACT AVE 3

SAN DIMAS CA 91773

Dear Property Owner:

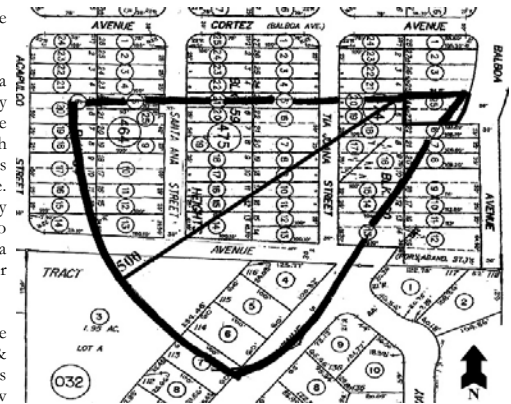
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **865 Balboa Ave.**

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 22-1771**  
**865 Balboa 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.



## AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 5<sup>th</sup> day of September, 2023, that I deposited 35 notices as described below in the United States Post Office, a Public Awareness Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 644-474-25

Subject: 865 BALBOA AVE  
LAGUNA BEACH CA92651

that on said day there was regular communication by United States Mail to the addresses shown above.

  
Denise Kaspar

#11954  
8/5/2023

**500' Ownership Listing  
for View Preservation**

**Prepared for:**

**644-474-25  
BRIAN GEORGE MUMA  
865 BALBOA AVE  
LAGUNA BEACH CA 92651**

644-464-05  
NEW VENTURES  
437 S CATARACT AVE 3  
SAN DIMAS CA 91773

644-464-06  
MAYLANI J FUKUSHIMA  
216 W PALM DR  
ARCADIA CA 91007

644-464-09  
JOHN T CALLAN  
PO BOX 764  
KENTFIELD CA 94914

644-464-10  
MICHAEL R ARREDONDO  
824 ACAPULCO ST  
LAGUNA BEACH CA 92651

644-464-11, 12, 13  
QIGUANG PAN  
127 LINDA VISTA  
IRVINE CA 92618

644-464-14  
KAREN S MASSEY  
18202 SUMMER CT  
RIVERSIDE CA 92508

644-464-15  
SUSAN MARY RAJA  
1278 GLENNEYRE ST 190  
LAGUNA BEACH CA 92651

644-464-16  
ANTONY & ELIZABETH CHANDLER  
820 ACAPULCO ST  
LAGUNA BEACH CA 92651

644-464-17  
MICHAEL R ARREDONDO  
824 ACAPULCO ST  
LAGUNA BEACH CA 92651

644-464-18  
KOUROSH KAVEH  
844 ACAPULCO ST  
LAGUNA BEACH CA 92651

644-464-19  
850 ACAPULCO  
3763 SAN AUGUSTINE DR  
GLENDALE CA 91206

644-464-20  
GEORGE & JULIE COCCAS  
862 ACAPULCO ST  
LAGUNA BEACH CA 92651

644-464-25  
GOLDEN EAGLE GROUP US  
30 BLACK HAWK  
IRVINE CA 92603

644-474-06, 07, 08, 09, 13, 14, 15, 16  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-474-17, 18, 19  
ARKAJIT BALA  
720 BAIR ISLAND RD 107  
REDWOOD CITY CA 94063

644-474-20  
LINDA K VARGO  
868 TIA JUANA ST  
LAGUNA BEACH CA 92651

644-474-25  
BRIAN GEORGE MUMA  
113 SEALE AVE  
PALO ALTO CA 94301

644-475-05  
OMID SHIRAZI  
867 TIA JUANA ST  
LAGUNA BEACH CA 92651

644-475-06  
MARK P ROBINSON  
857 TIA JUANA ST  
LAGUNA BEACH CA 92651

644-475-07, 08, 09  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-475-10  
MARK NOORIGIAN  
5542 MURIETTA AVE  
SHERMAN OAKS CA 91401

644-475-11  
BETTY LEE  
P O BOX 452  
GUAYMAS, SONORA MEX 0

644-475-12  
WP REAL ESTATE VENTURES CA  
166 W WASHINGTON ST 730  
CHICAGO IL 60602

644-475-13  
GEORGE WATSON  
833 ACAPULCO ST  
LAGUNA BEACH CA 92651



644-475-14, 15, 16  
ABDULLA ADIL ALRAYES AL-ALI  
UMM AL QUWAIN UNITED  
ARAB EMIRATES

644-475-17  
HILARY WHITE  
200 COSTA CT  
FULLERTON CA 92831

644-475-18  
ROBERT A BELL  
3660 DOVE HOLLOW RD  
ENCINITAS CA 92024

644-475-19  
YAN LING TENG  
3110 BATTLE RIDGE LN  
SUGAR LAND TX 77479

644-475-20  
JAMES F MC GEE  
5 PELICAN HILL CIR  
NEWPORT COAST CA 92657

644-475-21  
KREKOR KARAGUEZIAN  
868 SANTA ANA ST  
LAGUNA BEACH CA 92651

656-032-03  
MERRICK W & MARY LYNN LECKEY  
2152 DUPONT DR 290  
IRVINE CA 92612

656-032-04  
TOSSEY LAURENCE ALBERT TR THE  
L TOSSEY  
795 BALBOA AVE  
LAGUNA BEACH CA 92651

656-032-05  
RACHAEL S BERGER  
789 BALBOA AVE  
LAGUNA BEACH CA 92651

656-032-06  
DARRIN FARHAD ANSARI  
787 BALBOA AVE  
LAGUNA BEACH CA 92651

656-032-07  
JACK F JACOUB  
781 BALBOA AVE  
LAGUNA BEACH CA 92651