



May 20, 2024

Hal Morris
624 Loretta Drive
Laguna Beach, CA 92651
VPP 23-1945

Dear Applicant,

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.

Kind Regards,

Kate Kazama

Kate Kazama, Associate Planner
Community Development
Tel. (949) 497-0748
kkazama@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-1945**

Visit Date: **3/15/24**
Applicant: **Hal Morris**
View Address: **624 Lorretta Drive**

Visit Conducted by: **Kate Kazama, Associate Planner**

VIEW LOCATION / VISUAL SCENE

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

Main level:	Guest bedroom and office
Upper level:	Master bedroom and 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 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: *5/20/2024* By: *Kate Kazama*

End of Checklist



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

The photograph above was taken from the master bedroom on the main level of primary residential structure.
Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kayama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kayama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/27/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kayama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



RECORD OF VIEW



624 Loretta Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 3/15/24 Photographed by: *Kate Kazama* Submitted to property file: 5/20/24



**Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651**

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 624 Loretta Drive.**

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.

May 20, 2024

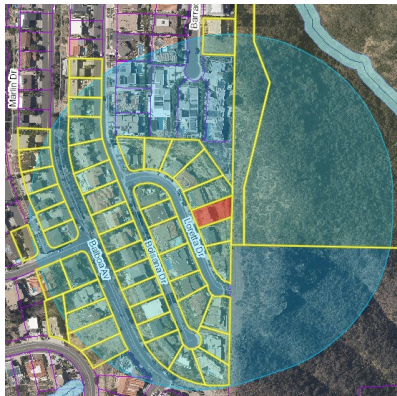
View Preservation VPP Number: VPP 23-1945
Address: 624 Loretta Drive | APN: 656-053-23

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **624 Loretta Drive**.

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. **Please allow up to 30 days for the record to be available on the website from the date of this postcard.** If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at (949) 497-0748 or at kkazama@lagunabeachcity.net



VPP 23-1945
624 Loretta Drive

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.

May 26 2024

The public notification was mailed on May 26T for the property located at 624 LORETTA DR.

SUSAN CASE

Susan Case

4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com

File # 249415

624 LORETTA



Susan W Case Inc

RADIUS MAPS & LISTS

CITY OF LAGUNA BEACH/GALL
505 FOREST AVE
LAGUNA BEACH CA 92651

056-240-65
DRIFTWOOD PROPERTIES
1991 BROADWAY ST 140
REDWOOD CITY CA 94063

056-240-68
ORANGE COUNTY TRANSPOR
PO BOX 14184
ORANGE CA 91203

656-053-17
ROY & KERRY SATTERTHWAIT
600 LORETTA DR
LAGUNA BEACH CA 92651

656-053-18
LOC VAN & VAN THU NGUYEN
20 SALTAIRE
LAGUNA NIGUEL CA 92677

656-053-19
VIOLET SARHAD
608 LORETTA DR
LAGUNA BEACH CA 92651

656-053-20
WAYNE WU
741 BARRACUDA WAY
LAGUNA BEACH CA 92651

656-053-21
VASKEN DEMIRJIAN
610 LORETTA DR
LAGUNA BEACH CA 92651

656-053-22
MOHAMMAD SAFFARIAN-TOOS
618 LORETTA DR
LAGUNA BEACH CA 92651

656-053-23
DEBRA L MORRIS
4 HARBOR PT
CORONA DEL MAR CA 92625

656-053-24
DAVID SIEBERT
630 LORETTA DR
LAGUNA BEACH CA 92651

656-053-25
DAVID LAMOINE LONG
636 LORETTA DR
LAGUNA BEACH CA 92651

656-053-34
ALEC J & SUSAN M GLASSER
301 FOREST AVE 204
LAGUNA BEACH CA 92651

656-054-01
LISA K RICHTER
611 LORETTA DR
LAGUNA BEACH CA 92651

656-054-02
ROY E KOENIG
617 LORETTA DR
LAGUNA BEACH CA 92651

656-054-06
BINGHONG LI
637 LORETTA DR
LAGUNA BEACH CA 92651

656-054-07
DOUGLAS R ANTONE
641 LORETTA DR
LAGUNA BEACH CA 92651

656-054-08
MARY LOUISE RAPPAPORT
2050 W WARM SPRING FORD 1
HENDERSON NV 89014

656-054-09
STEVEN B NIELSEN
616 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-10
ROBERT D RIEDEL
102 ABBOTSFORD
NASHVILLE TN 37215

656-054-11
TOKSOZ M NAFI
104 HOOKER FARM RD
SALEM NH 3079

656-054-12
STEPHEN M HANDLER
32701 SEA ISLAND DR
DANA POINT CA 92629

656-054-13
JAMES L & DIANE S VAN DALFS
629 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-14
MICHAEL & BEVERLY OUIMETT
639 BOLSANA
LAGUNA BEACH CA 92651

656-054-15
PATRICK REILLY
649 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-18
JOSETTE WILLIAM RAGHEB
679 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-21
DOUGLAS FRANK & TANIA LYN
705 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-24
CLIFFORD TERRY
725 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-29
GENE BALSOM
24310 MOULTON PKWY O-238
LAGUNA HILLS CA 92637

656-055-08
DAVID DONNELLY
717 BALBOA AVE
LAGUNA BEACH CA 92651

656-055-11
JOHN J VELLA
703 BALBOA AVE
LAGUNA BEACH CA 92651

656-058-06
ALI HOMAYOUNI
1750 E OCEAN BLVD 1307D
LONG BEACH CA 90802

656-058-09
RONALD M ROOHIAN
PO BOX 17391
IRVINE CA 92623

656-058-21
STEPHEN K & AVIVA D WATKIN
775 KENDALL DR
LAGUNA BEACH CA 92651

656-054-16
JASON R CARTIE
659 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-19
BHAGU R BHATIA
689 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-22
PHILIP W GARRISON
713 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-25
BEHROOZ B & KAY MIRSHAFIE
733 BOLSANA DR
LAGUNA BEACH CA 92651

656-055-06
PAUL E SCHENCKING
725 BALBOA AVE
LAGUNA BEACH CA 92651

656-055-09
ROBERT DANE & LING LINDA S
715 BALBOA AVE
LAGUNA BEACH CA 92651

656-058-04
THANH DUC TRAN
796 NYES PL
LAGUNA BEACH CA 92651

656-058-07
SCOTT T OBRIEN
15927 BERKLEY DR
CHINO HILLS CA 91709

656-058-13
ABBAS KHOSHNIYATI
19 LAGUNITA DR
LAGUNA BEACH CA 92651

656-062-62
PETER F & KAREN K CAPUCIAT
1097 SUNSET RD
STANFORD CT 6903

656-054-17
CHAD STICKNEY
669 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-20
PATRICIA LYNN SIMMONS
699 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-23
CHARLES J BIXLER
721 BOLSANA DR
LAGUNA BEACH CA 92651

656-054-28
DEAN A LE
631 LORETTA DR
LAGUNA BEACH CA 92651

656-055-07
RITA A KING
623 E 20TH ST
SANTA ANA CA 92702

656-055-10
JUANITA R DOBY
709 BALBOA AVE
LAGUNA BEACH CA 92651

656-058-05
THANH DUC TRAN
796 NYES PL
LAGUNA BEACH CA 92651

656-058-08
DAVID K SINGER
651 BALBOA AVE
LAGUNA BEACH CA 92651

656-058-18
THEODORE L FERN
675 BALBOA AVE
LAGUNA BEACH CA 92651