



February 25, 2019

Douglas Duplisea  
1070 Baja Street  
Laguna Beach, CA 92651

Dear Mr. Duplisea,

Attached are the documents for the View Preservation/Record of Views claim filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

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,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 19-3075**

---

Visit Date: **February 19, 2019**

Applicant: **Douglas Duplisea**  
View Address: **1070 Baja Street**

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

---

**VIEW LOCATION / VISUAL SCENE**

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

Upper level: Living room, dining room & kitchen  
Lower level: Master bedroom

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

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and 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: 2/19/2019 By: T. Farr

---

End of Checklist



**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Newport and Palos Verdes peninsulas, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 2/19/2019 Photographed by: *myan* Submitted to property file: *2/25/2019*

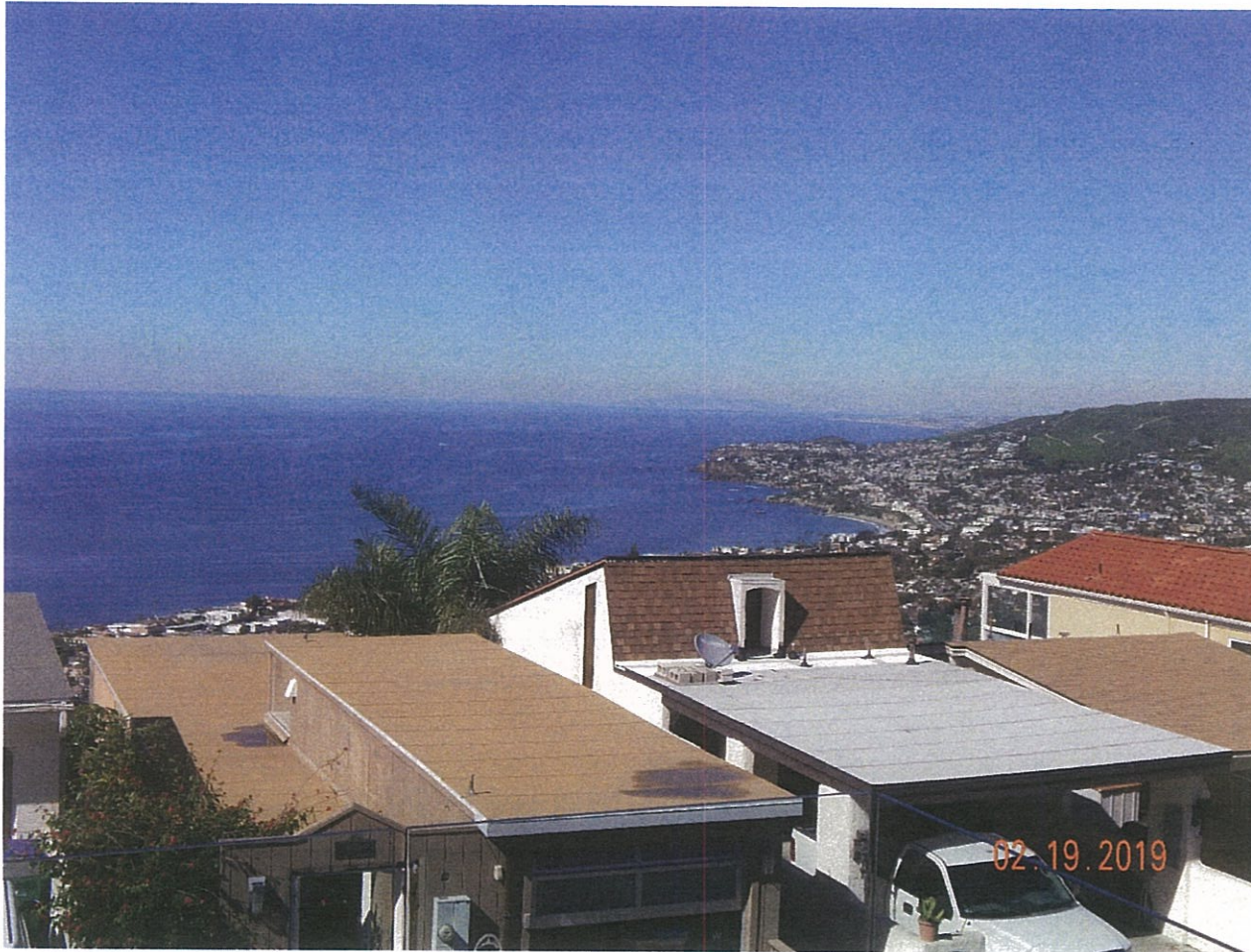
Document  
1 of 9





**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

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

Visual scene description: Catalina Island, Main Beach, Newport and Palos Verdes peninsulas, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 2/19/2019 Photographed by: *mjar* Submitted to property file: *2/25/2019*





**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/19/2019 Photographed by: *[Signature]* Submitted to property file: *2/25/2019*





**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

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

Visual scene description: Catalina and San Clemente Islands and ocean horizon.

Date of photograph: 2/19/2019 Photographed by: [Signature] Submitted to property file: 2/25/2019





**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

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

Visual scene description: San Clemente Island and ocean horizon.

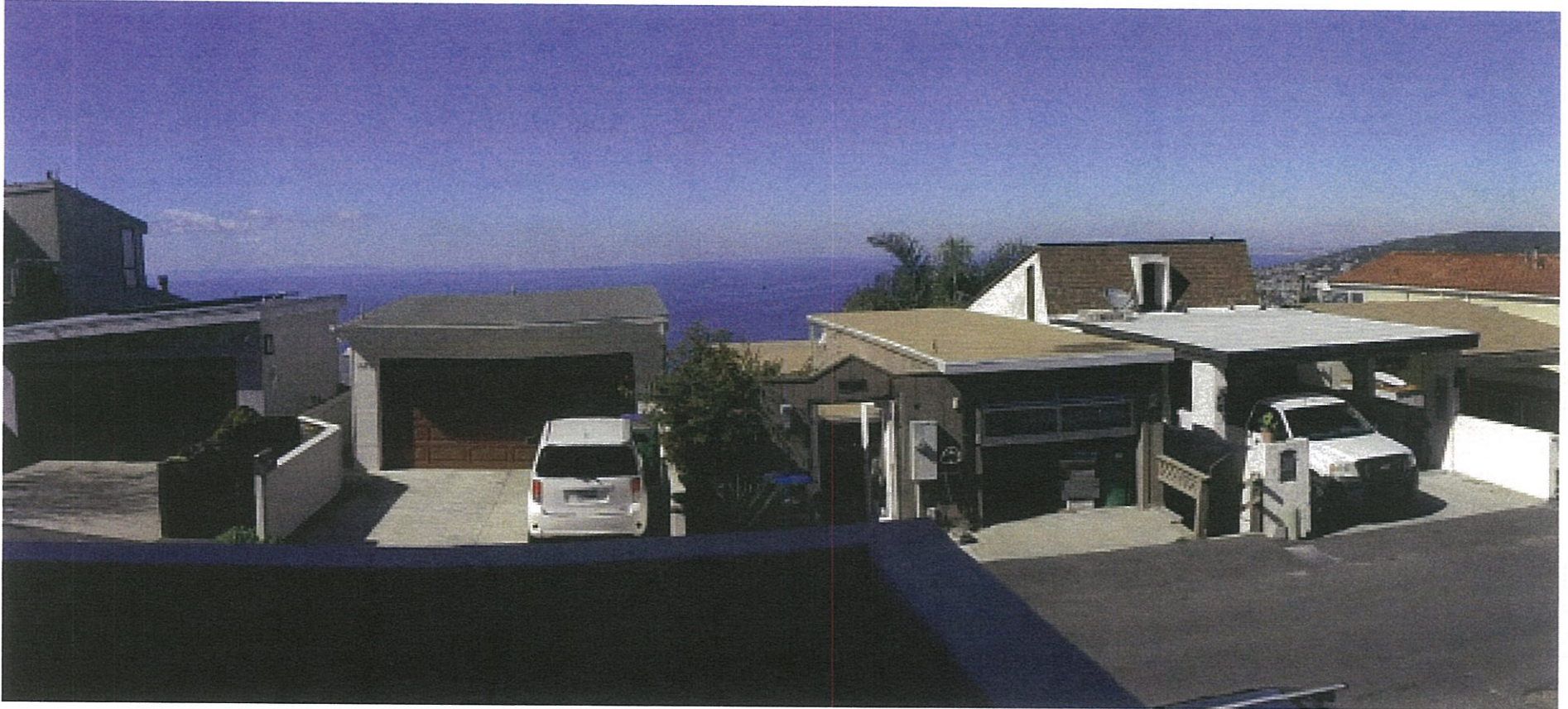
Date of photograph: 2/19/2019 Photographed by: *[Signature]* Submitted to property file: *1502/5019*





**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

The photograph above was taken from the master bedroom on the lower floor of the primary residential structure.

Visual scene description: Catalina and San Clemente Islands, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 2/19/2019 Photographed by: *Ryan* Submitted to property file: *15c/2019*

Document  
6 of 9





**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

The photograph above was taken from the master bedroom on the lower floor of the primary residential structure.

Visual scene description: Catalina Island, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

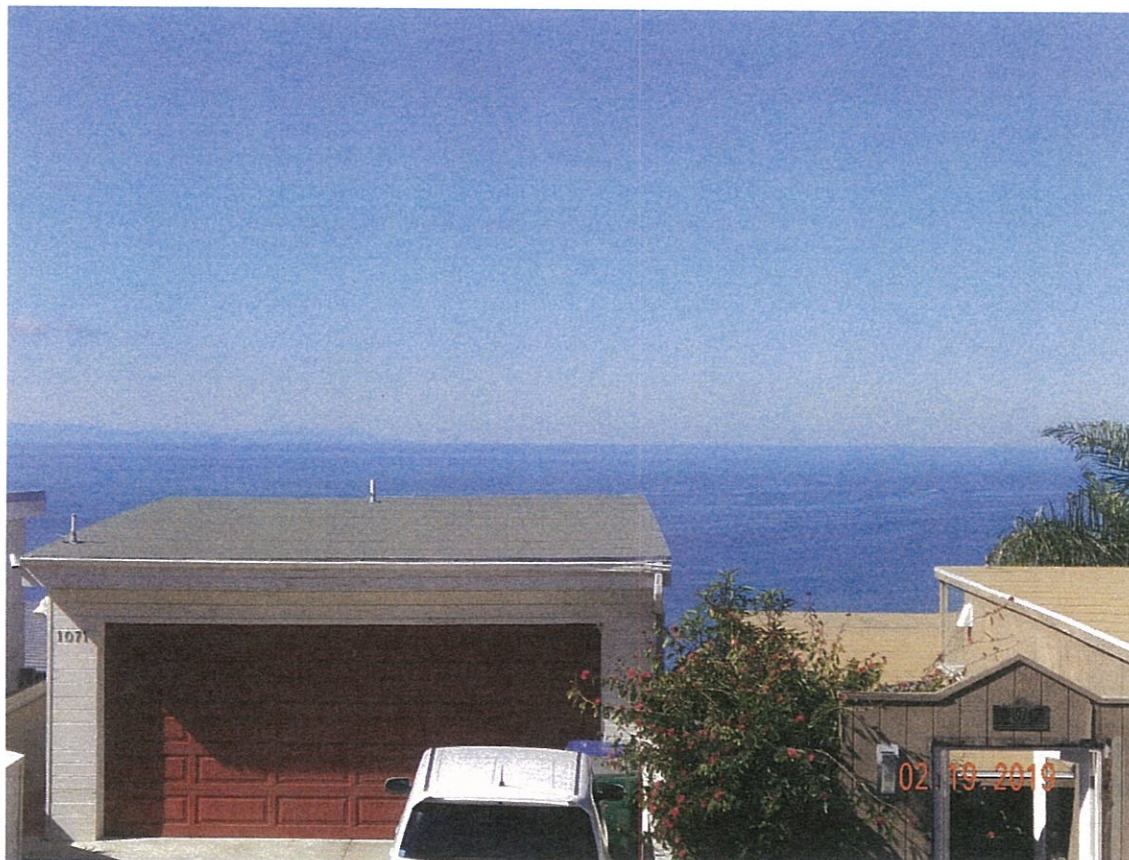
Date of photograph: 2/19/2019 Photographed by: *[Signature]* Submitted to property file: *2/25/2019*

Document  
7 of 9



**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

The photograph above was taken from the master bedroom on the lower floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/19/2019 Photographed by: *mfan* Submitted to property file: *2/25/2019*

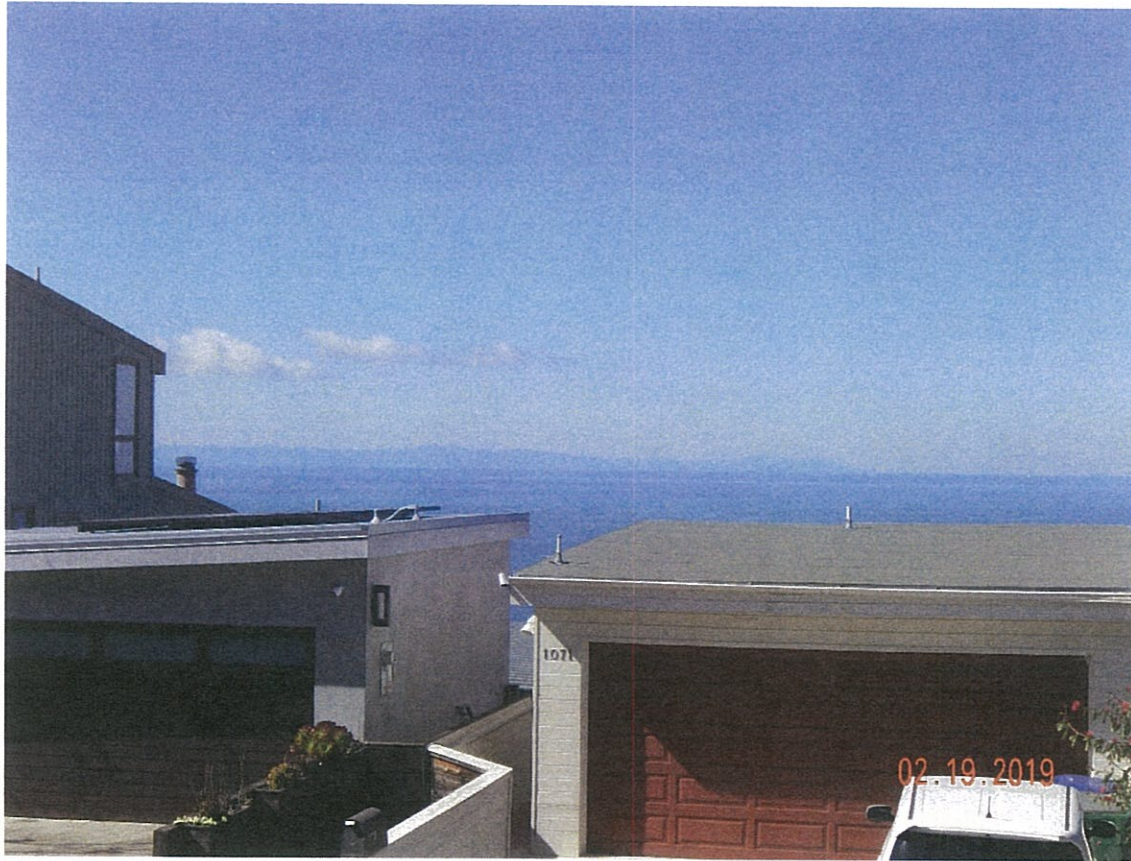
Document  
8 of 9





**RECORD OF VIEW**

**VPP 19-3075**



**1070 Baja Street**

The photograph above was taken from the master bedroom on the lower floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/19/2019 Photographed by: *[Signature]* Submitted to property file: *2/25/2019*



February 25, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3075  
1070 BAJA STREET, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **1070 Baja 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 an affected 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 applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

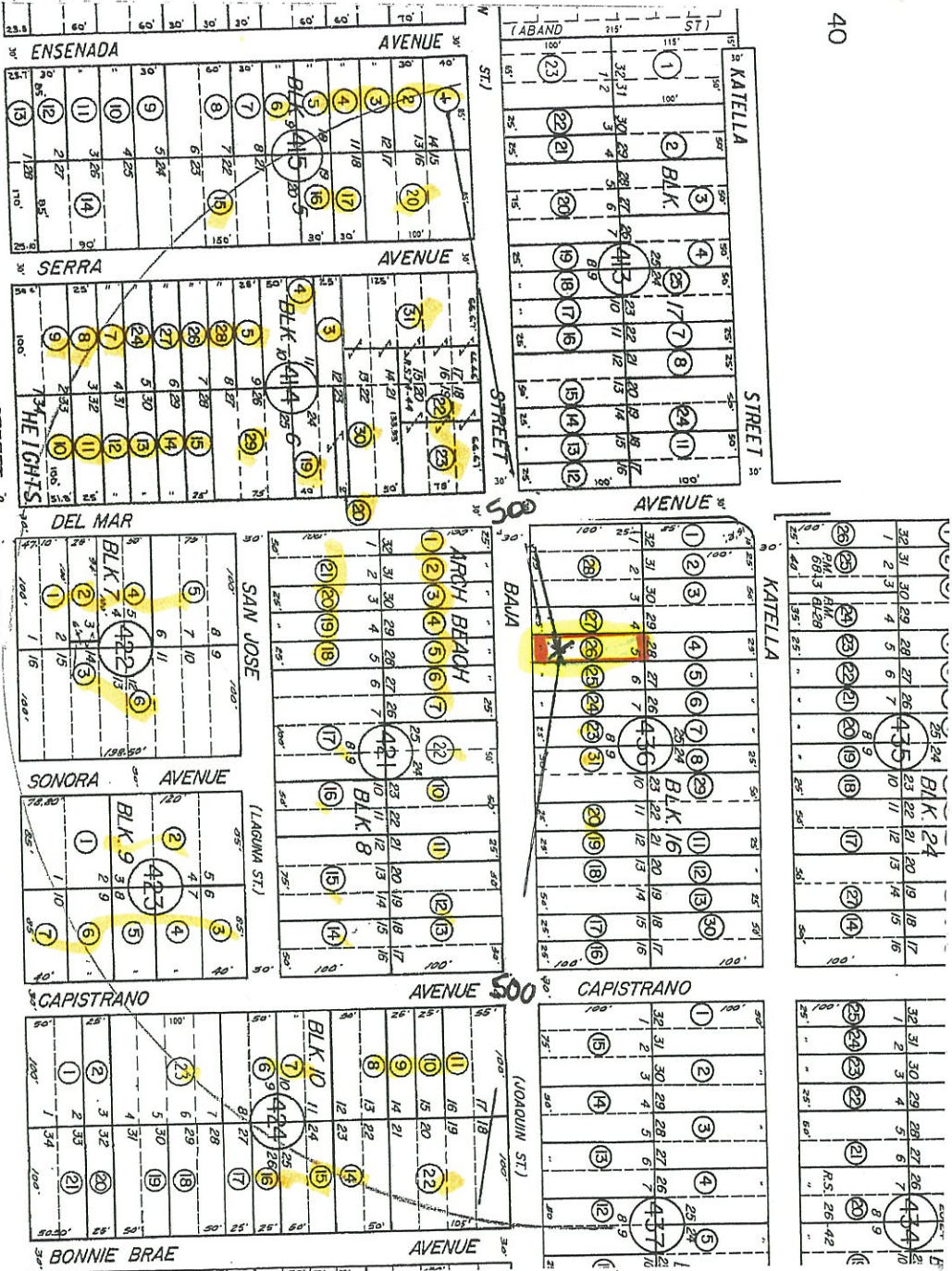
A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in cursive script, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)





29

29

M.M. 7-9,10

NOTE - ASSESSOR'S BLOCK PARCEL NUMBERS SHOWN IN CIRCLES

ARCH BEACH HEIGHTS

M.M. 7-9, 10

NC

Map Preparer:  
**SUSAN W. CASE, INC.**  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
 susancaseinc@yahoo.com

FILE #196944  
 1070 BAJA ST  
 LAGUNA BEACH CA  
 500' VIEW PRESERVATION  
 FEBRUARY 22 2019  
 644 436 26



SUSAN W. CASE, INC.

SUSAN W. CASE, INC.  
orders@susancaseinc.com

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105

FILE #196944  
1070 BAJA ST  
LAGUNA BEACH CA  
500' VIEW PRESERVATION  
FEBRUARY 22 2019  
644 436 26

FEB 22 2019

ZONING DIVISION  
CITY OF LAGUNA BEACH, CA

644 414 03  
Alan Safari  
609 Bay Hill Dr  
Newport Beach CA 92660

644 414 04  
Alan Safari  
609 Bay Hill Dr  
Newport Beach CA 92660

644 414 05  
Alan Safari  
609 Bay Hill Dr  
Newport Beach CA 92660

644 414 07  
Eay LLC-Series Vii  
Po Box 231894  
Las Vegas NV 89105

644 414 08  
Eay LLC-Series Vii  
Po Box 231894  
Las Vegas NV 89105

644 414 09  
Anton Seban  
155 E 232nd Pl  
Carson CA 90745

644 414 10  
Ray McCullough  
Po Box 3082  
Newport Beach CA 92659

644 414 11  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 414 12  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 414 13  
Fei Weng  
17951 Nearbank Dr  
Rowland Heights CA 91748

644 414 14  
Fei Weng  
17951 Nearbank Dr  
Rowland Heights CA 91748

644 414 15  
David Armstrong  
6761 SE Harbor Cir  
Stuart FL 34996

644 414 19  
Kris Rittenhouse  
962 Del Mar Ave  
Laguna Beach CA 92651

644 414 20  
Alan Safari  
609 Bay Hill Dr  
Newport Beach CA 92660

644 414 22  
Ronald Tarbell  
26 Calle De Princesa  
Coto De Caza CA 92679

644 414 23  
Veena Charu  
445 S Peralta Hills Dr  
Anaheim CA 92807

644 414 24  
Ilse Wilke  
Po Box 1151  
Costa Mesa CA 92628

644 414 26  
Ilse Wilke  
Po Box 1151  
Costa Mesa CA 92628

644 414 27  
Loh Investment Ltd  
4747 Executive Dr #9TH  
San Diego CA 92121

644 414 28  
Loh Investment Ltd  
4747 Executive Dr #9TH  
San Diego CA 92121

644 414 29  
David Armstrong  
6761 SE Harbor Cir  
Stuart FL 34996

644 414 30  
Sivoush Nayyeri  
2152 Alton Pkwy #1  
Irvine CA 92606

644 414 31  
Mohammad Homayoun Osmani  
12241 Reseda Dr  
Yucaipa CA 92399

644 415 01  
Eric Michael Schantz  
2031 S Eileen Dr  
Anaheim CA 92802



644 415 02  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 415 03  
Joseph Inge  
5608 Great Divide Dr  
Bee Cave TX 78738

644 415 04  
Sheryl Caverly  
553 Temple Hills Dr  
Laguna Beach CA 92651

644 415 05  
Joseph Livernash  
12672 Senda Acantilada  
San Diego CA 92128

644 415 06  
Joseph Inge  
5608 Great Divide Dr  
Bee Cave TX 78738

644 415 15  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 415 16  
Ronald Davies  
71 Princeville Ln  
Las Vegas NV 89113

644 415 17  
Ronald Davies  
71 Princeville Ln  
Las Vegas NV 89113

644 415 20  
Ronald Davies  
1165 Baja St  
Laguna Beach CA 92651

644 421 01  
Scott Dunkleman  
3419 E Chapman Ave #310  
Orange CA 92869

644 421 02  
Lindon & K Thomas  
3965 Myrtle Ave  
Long Beach CA 90807

644 421 03  
Sara Adams  
8960 Cynthia St #209  
West Hollywood CA 90069

644 421 04  
Larry Dunn  
621 Las Lomas Ave  
Pacific Palisades CA 90272

644 421 05  
Michael Weissman  
4223 San Joaquin Plz  
Newport Beach CA 92660

644 421 06  
Joseph Ziomek  
Po Box 368  
Laguna Beach CA 92652

644 421 07  
William Armstrong  
318 W Avenida Gaviota  
San Clemente CA 92672

644 421 10  
James Brian Sheldon  
1039 Baja St  
Laguna Beach CA 92651

644 421 11  
James Nelson  
1029 Baja St  
Laguna Beach CA 92651

644 421 12  
Emad Hakim  
1019 Baja St  
Laguna Beach CA 92651

644 421 13  
David Thomas Austin  
990 Capistrano Ave  
Laguna Beach CA 92651

644 421 14  
Rosalie Marsh-Boinus  
966 Capistrano Ave  
Laguna Beach CA 92651

644 421 15  
Reza Jozi  
1352 La Mirada St  
Laguna Beach CA 92651

644 421 16  
James Sheldon  
1039 Baja St  
Laguna Beach CA 92651

644 421 17  
Joseph Sanders  
200 Pacific Coast Hwy #406  
Huntington Beach CA 92648

644 421 18  
Roberto Viggayan  
102 Ocean Harbour Ln  
Las Vegas NV 89148

644 421 19  
Roberto Viggayan  
102 Ocean Harbour Ln  
Las Vegas NV 89148

644 421 20  
Sara Adams  
8960 Cynthia St #209  
West Hollywood CA 90069

644 421 21  
Edward Daniel Fitzgerald  
965 Del Mar Ave  
Laguna Beach CA 92651

644 421 22  
Joseph Sanders  
200 Pacific Coast Hwy #406  
Huntington Beach CA 92648

644 422 01  
Edward Daniel Fitzgerald  
965 Del Mar Ave  
Laguna Beach CA 92651

644.422 02  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 422 03  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 422 04  
Harry G B F John  
222 E Olive Ave #3  
Redlands CA 92373

644 422 05  
Edward Daniel Fitzgerald  
965 Del Mar Ave  
Laguna Beach CA 92651

644 422 06  
Gilbert Bezar  
4 Sagitta Way  
Coto De Caza CA 92679

644 423 01  
Thomas Francis Doherty  
1510 Buttercup Ln  
Kingwood TX 77339

644 423 02  
Thomas Doherty  
1510 Buttercup Ln  
Kingwood TX 77339

644 423 03  
Janice Hobbs  
1 City West Blvd #1125  
Orange CA 92868

644 423 04  
Janice Hobbs  
1 City West Blvd #1125  
Orange CA 92868

644 423 05  
Janice Hobbs  
1 City West Blvd #1125  
Orange CA 92868

644 423 06  
Janice Hobbs  
1 City West Blvd #1125  
Orange CA 92868

644 423 07  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 424 06  
Richard Schnyder  
945 Capistrano Ave  
Laguna Beach CA 92651

644 424 07  
Darryl Korn  
955 Capistrano Ave  
Laguna Beach CA 92651

644 424 08  
Caroline Starner  
965 Capistrano Ave  
Laguna Beach CA 92651

644 424 09  
Darryl Korn  
955 Capistrano Ave  
Laguna Beach CA 92651

644 424 10  
Wiley Langford  
24362 Baxter Dr  
Malibu CA 90265

644 424 11  
Jesa Kreiner  
Po Box 3075  
Fullerton CA 92834

644 424 14  
City Of Laguna Beach  
900 Bonnie Brae Ave  
Laguna Beach CA 92651

644 424 15  
Timothy The Graber  
1018 N Cambria Pl  
Anaheim CA 92801

644 424 16  
Loh Investment Ltd  
4747 Executive Dr #9TH  
San Diego CA 92121

644 424 22  
Denise Roberson  
996 Bonnie Brae Ave  
Laguna Beach CA 92651

644 424 23  
Lloyd B L B Mote  
935 Capistrano Ave  
Laguna Beach CA 92651

644 436 19  
Sunrise III LLC  
23890 Copperhill Dr #205  
Valencia CA 91354

644 436 20  
Ida Theodor  
1034 Baja St  
Laguna Beach CA 92651

644 436 23  
Ruth Of Smith  
8346 Beverly Dr  
San Gabriel CA 91775

644 436 24  
Manfred Lietz  
3005 Via Del Cielo  
Fallbrook CA 92028

644 436 25  
Frank Pearce Jr.  
1064 Baja St  
Laguna Beach CA 92651

644 436 26  
Douglas Duplisea  
Po Box 707  
Saratoga WY 82331

644 436 27  
Meuy Saeteurn  
1076 Baja St  
Laguna Beach CA 92651



644 436 28  
Paul Butler  
16114 E Powderhorn Dr  
Fountain Hills AZ 85268

644 436 31  
Ida Theodor  
1034 Baja St  
Laguna Beach CA 92651