

Date Filed: 4-20-2016
 Application No. VPP 16-0801

RECORD OF VIEWS

(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. 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 LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves 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.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS. Applicant's must provide a certified mailing list, from an approved ownership listing service, of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Michael Solton
 Address: 489 Aster St, LAGUNA BEACH
 Telephone No. (Home/Cell) 949 293 4313 (Work) _____
 Email Address: mikel@oc@gmail.com

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

APPLICANT/PROPERTY OWNER'S SIGNATURE

4-18-16
 DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-0801**

Visit Date: **May 10, 2016**

Applicant: **Michael Solton
489 Aster Street**

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

1. VIEW LOCATION / VISUAL SCENE

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


Living room, Kitchen & Office/Guest bedroom – main level

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


Living room, Kitchen & Office/Guest bedroom – Catalina Island and ocean horizon.

2. RECORD OF VIEWS

- a. *Written notice sent to affected vegetation owners within 500 feet. (Noticing list attached.)***

Date: 5/18/2016 By: 

- b. *Record of View documents prepared and attached to property file.***

Date: 5/18/2016 By: 

End of Checklist



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Living room on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/10/16 Photographed by: ryan Submitted to property file: 5/18/2016



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Living room on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/10/16 Photographed by: [signature] Submitted to property file: 5/10/16



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Living room on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/10/16 Photographed by: [signature] Submitted to property file: 5/18/2016



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Living room on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/10/16 Photographed by: *[Signature]* Submitted to property file: *5/18/2016*



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Kitchen on the main floor of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 5/10/16 Photographed by: *[Signature]* Submitted to property file: *5/18/2016*



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Kitchen on the main floor of the primary residential structure.

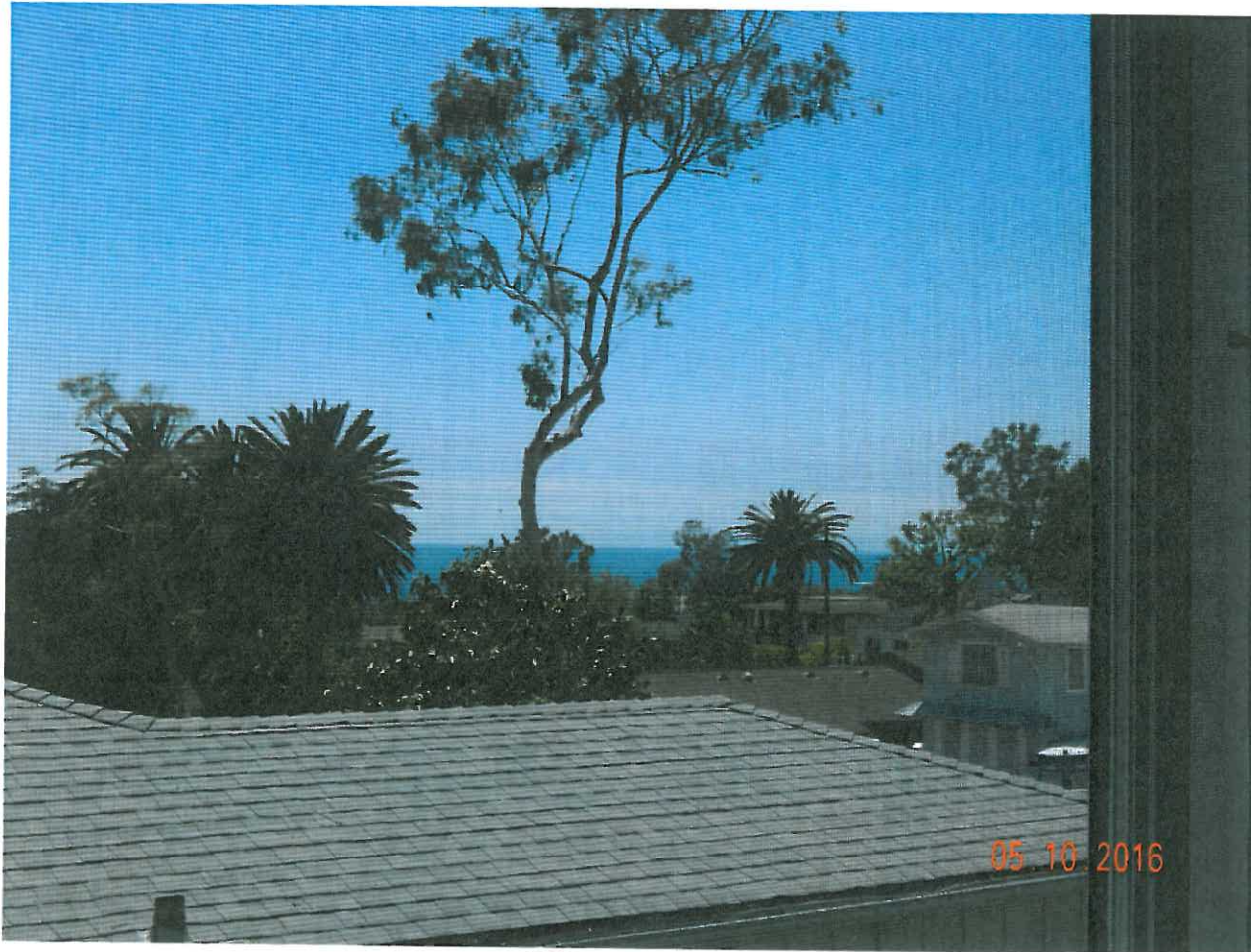
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/10/16 Photographed by: *[Signature]* Submitted to property file: 5/18/2016



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Office/Guest bedroom on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/10/16 Photographed by: *[Signature]*

Submitted to property file: 5/18/2016



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Office/Guest bedroom on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/10/16 Photographed by: *[Signature]* Submitted to property file: 5/18/2016



RECORD OF VIEW

VPP 16-0801



489 Aster St.

The photograph above was taken from the Office/Guest bedroom on the main floor of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 5/10/16 Photographed by: *[Signature]* Submitted to property file: 5/18/2016



May 18, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-0801
489 ASTER STREET, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **489 Aster Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

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. 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,

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



Advanced Listing Services inc

Ownership Listings & Radius Maps

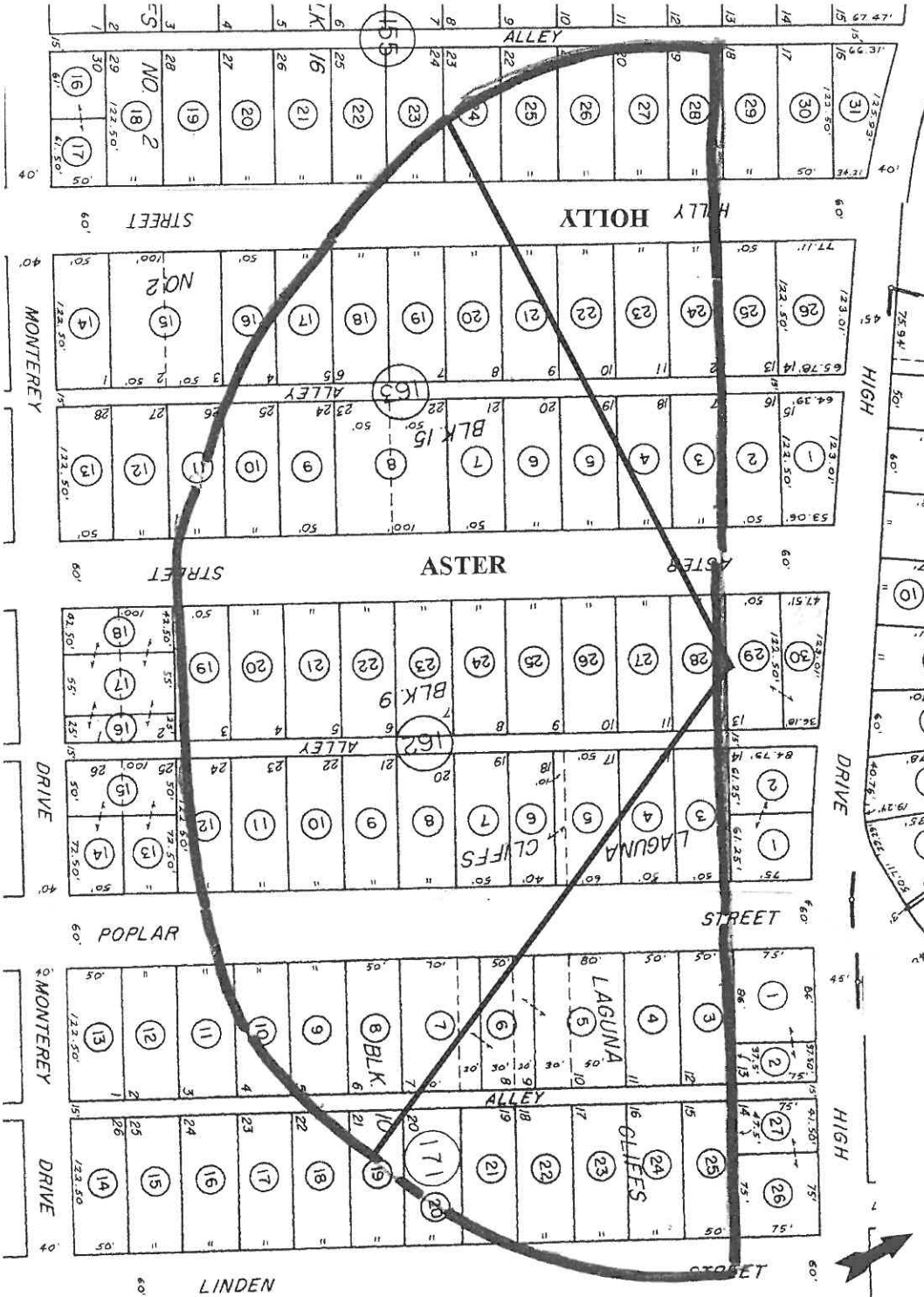
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.AdvancedListing.com denise@advancedlisting.com

Subject APN: 496-162-29
500' Radius (View Preservation)

Address: 489 ASTER ST
LAGUNA BEACH CA 92651



#7405
13-May-16



Advanced Listing Services Inc

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869
www.Advancedlisting.com Denise@Advancedlisting.com

500' Ownership Listing for
View Preservation

Prepared for:

496-162-29
MICHAEL SOLTON
489 ASTER ST
LAGUNA BEACH CA 92651

MAY 16 2016

496-155-22
DAVID H ENGLISH
5701 CRESTRIDGE RD 308
RANCHO PALOS VERDES CA 90275

496-155-23
BRADFORD H BARRETT
668 N COAST HWY 1370
LAGUNA BEACH CA 92651

496-155-24
ROY D & GINA WATSON
452 HOLLY ST
LAGUNA BEACH CA 92651

496-155-25
FISHER SUZANNE G THE S G FISHER
460 HOLLY ST
LAGUNA BEACH CA 92651

496-155-26
STEVEN C & JENNIFER BILT
464 HOLLY ST
LAGUNA BEACH CA 92651

496-155-27
LAGUNAHOUSE LLC
472 HOLLY ST
LAGUNA BEACH CA 92651

496-155-28
RUTH-ALICE HAILWOOD
478 HOLLY ST
LAGUNA BEACH CA 92651

496-162-03
PEGGY SEXTON
488 POPLAR ST
LAGUNA BEACH CA 92651

496-162-04
LOWELL M FRAZEE
480 POPLAR ST
LAGUNA BEACH CA 92651

496-162-05
PATRICIA E NEPRUD-MEHLIS
27792 ABERDEEN
MISSION VIEJO CA 92691

496-162-06
FRANK CARRI
363 CRESCENT BAY DR
LAGUNA BEACH CA 92651

496-162-07
MARK MC CULLOCH
PO BOX 16133
NEWPORT BEACH CA 92659

496-162-08
KEN & JODY GARCIA
444 POPLAR ST
LAGUNA BEACH CA 92651

496-162-09
WILLIAM G KELLER
8 KENDALL ST
LAGUNA NIGUEL CA 92677

496-162-10
RICHARD B PUTNAM
434 POPLAR ST
LAGUNA BEACH CA 92651

496-162-11
GREG HURLEY
428 POPLAR ST
LAGUNA BEACH CA 92651

496-162-12
ELIZABETH A BENTON
420 POPLAR ST
LAGUNA BEACH CA 92651

496-162-16
NOUR TILLO
282 MONTEREY DR
LAGUNA BEACH CA 92651

496-162-17
MISHEL MUNAYYER
287 CRESCENT BAY DR
LAGUNA BEACH CA 92651

496-162-18
IRENE N ASHLEY
296 MONTEREY DR
LAGUNA BEACH CA 92651

496-162-19
LAUREN WOLF
415 ASTER ST
LAGUNA BEACH CA 92651

496-162-20 496-163-09
LEA B MATHIEU
490 ASTER ST
LAGUNA BEACH CA 92651

496-162-21
HELENA J LEITNER
429 ASTER ST
LAGUNA BEACH CA 92651

496-162-22
CHARLOTTE KAIN
441 ASTER ST
LAGUNA BEACH CA 92651

496-162-23
SPIRIDON & PARKER KOULOURIS
447 ASTER ST
LAGUNA BEACH CA 92651

496-162-24
SHERRI E LA FRANCE
455 ASTER ST
LAGUNA BEACH CA 92651

496-162-25
RICHARD OSMANSKI
463 ASTER ST
LAGUNA BEACH CA 92651

496-162-26
DWAYNE & LINDA BRATCHER
PO BOX 5087
LAGUNA BEACH CA 92652

496-162-27
MARK C NOONAN
475 ASTER ST
LAGUNA BEACH CA 92651

496-162-28
CARITA A KNAPP
483 ASTER ST
LAGUNA BEACH CA 92651

496-162-29
MICHAEL SOLTON
489 ASTER ST
LAGUNA BEACH CA 92651

496-163-03
THOMAS & NANCY GIBBS
482 ASTER ST
LAGUNA BEACH CA 92651

496-163-04
CAROL WHITE
474 ASTER ST
LAGUNA BEACH CA 92651

496-163-05
LEE L & SHERI MATIGIAN
466 ASTER ST
LAGUNA BEACH CA 92651

496-163-06
RUFUS ARTMANN
460 ASTER ST
LAGUNA BEACH CA 92651

496-163-07
MARK CHASTENEY
452 ASTER ST
LAGUNA BEACH CA 92651

496-163-08
EMILY W SPARKUHL
233 CLAYTON ST 5
SAN FRANCISCO CA 94117

496-163-10
SAMUEL & THERESE HERNANDEZ
3200 PALM AVE
MANHATTAN BEACH CA 90266

496-163-11
JULIE A FUJII
42200 ALTANOS RD
TEMECULA CA 92592

496-163-16 496-163-17
WALTER H COURSEN
431 HOLLY ST
LAGUNA BEACH CA 92651

496-163-18
MARK DRAPER
435 HOLLY ST
LAGUNA BEACH CA 92651

496-163-19
COBY W NAESS
445 HOLLY ST
LAGUNA BEACH CA 92651

496-163-20
JANET L & RICHARD NAESS
22601 ALLVIEW TER
LAGUNA BEACH CA 92651

496-163-21
JOYCE M LEWIS
459 HOLLY ST
LAGUNA BEACH CA 92651

496-163-22 496-163-23
JILL MOULTON
473 HOLLY ST
LAGUNA BEACH CA 92651

496-163-24
ROBERT J WHALEN
477 HOLLY ST
LAGUNA BEACH CA 92651

496-171-03
EUGENE & DIANA BASKEVITCH
485 POPLAR ST
LAGUNA BEACH CA 92651

496-171-04
JOSEPH C & ESTHER ANDRAS
477 POPLAR ST
LAGUNA BEACH CA 92651

496-171-05
JEFFREY M STEVENS
469 POPLAR ST
LAGUNA BEACH CA 92651

496-171-06
ALAN CSERESZNYAK
461 POPLAR ST
LAGUNA BEACH CA 92651

496-171-07
ROBERT S BECK
451 POPLAR ST
LAGUNA BEACH CA 92651

496-171-08
E DU VALL
900 E HARRISON AVE B10
POMONA CA 91767

496-171-09
ANNE-GAELLE POUILLE
433 POPLAR ST
LAGUNA BEACH CA 92651

496-171-10
L CLEMENCE
425 POPLAR ST
LAGUNA BEACH CA 92651

496-171-11
PAUL M AUSTIN
16 CORSICA
LAGUNA NIGUEL CA 92677

496-171-18
BRUCE WADDINGTON
440 LINDEN ST
LAGUNA BEACH CA 92651

496-171-19
DAVID & ANGELA SHIPP
444 LINDEN ST
LAGUNA BEACH CA 92651

496-171-20
RAYMOND NOGAWA
5808 GREENWOOD AVE
SEATTLE WA 98103

496-171-21
JOHN HOLCOMBE
639 PEARL ST
LAGUNA BEACH CA 92651

496-171-22
G CARPENTER
464 LINDEN ST
LAGUNA BEACH CA 92651

496-171-23
MARCIA L ELLSWORTH
470 LINDEN ST
LAGUNA BEACH CA 92651

496-171-24
SCOTT A WRIGHT
478 LINDEN ST
LAGUNA BEACH CA 92651

496-171-25
SILVERMAN
484 LINDEN ST
LAGUNA BEACH CA 92651