



Date Filed:	5/9/2017
Application No.:	VPP 17-1011

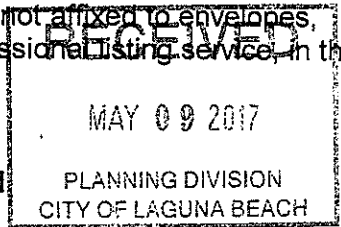
**RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. 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 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. Please refer to the View Preservation flow chart for a further 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: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, ~~not affixed to envelopes,~~ must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.



APPLICANT (PROPERTY OWNER) INFORMATION:

Name: JEFF & DIANA TOMEI
 Address: 466 ASTER STREET

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-1011**

Visit Date: **May 17, 2017**

Applicant: **Jeff & Diana Tomei
466 Aster St.**

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.***

First floor: Living room, Dining room, Kitchen
Second floor: Master bedroom, son's bedroom

- b. *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 ocean horizon and whitewater views.

2. RECORD OF VIEWS

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

Date: 5/25/2017 By: [Signature]

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

Date: 5/25/2017 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 2017-1011



466 Aster St.

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

Visual scene description: ocean horizon.

Date of photograph: 5/17/17 Photographed by: [Signature] Submitted to property file: 5/25/2017

Document

1 of 8



RECORD OF VIEW

VPP 2017-1011



466 Aster St.

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

Visual scene description: ocean horizon.

Date of photograph: 5/17/17 Photographed by: *[Signature]* Submitted to property file: 5/25/2017

Document

2 of 8



RECORD OF VIEW

VPP 2017-1011



466 Aster St.

The photograph above was taken from the Dining room on the first floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 5/17/17 Photographed by: *[Signature]* Submitted to property file: 5/25/2017

Document

3 of 8



RECORD OF VIEW

VPP 2017-1011



466 Aster St.

The photograph above was taken from the Master bedroom on the second floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 5/17/17 Photographed by: *W. Ryan* Submitted to property file: *5/25/2017*

Document

4 of 8



RECORD OF VIEW

VPP 2017-1011



466 Aster St.

The photograph above was taken from the Master bedroom on the second floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 5/17/17 Photographed by: [Signature] Submitted to property file: 5/25/2017

Document

5 of 8



RECORD OF VIEW

VPP 2017-1011



466 Aster St.

The photograph above was taken from the Master bedroom on the second floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 5/17/17 Photographed by: *[Signature]* Submitted to property file: 5/25/2017

Document

6 of 8



RECORD OF VIEW

VPP 2017-1011



466 Aster St.

The photograph above was taken from son's bedroom on the second floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 5/17/17 Photographed by: Mass Submitted to property file: 5/25/2017

Document

7 of 8



RECORD OF VIEW

VPP 2017-1011



466 Aster St.

The photograph above was taken from son's bedroom on the second floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 5/17/17 Photographed by: *[Signature]* Submitted to property file: 5/25/2017

Document

8 of 8



May 25, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-1011
466 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(s) at **466 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,

A handwritten signature in cursive script that reads "Tony Farr".

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

ORANGE COUNTY
 COUNTY ASSESSOR'S OFFICE
 177 ASSESSOR 2009

NOTE - ASSESSOR'S BLOCK
 PARCEL NUMBERS
 SHOWN IN CIRCLES

LAGUNA CLIFFS NO.2
 TRACT NO.700
 A.M. 7-39-90
 M.A. 100-90

ASSESSOR'S MAP
 BOOK 496 PAGE 15
 COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &
 PARCEL NUMBERS
 SHOWN IN CIRCLES

THIS MAP IS FOR INFORMATION ONLY AND DOES NOT
 CONSTITUTE A WARRANTY OF ANY KIND. THE COUNTY
 OF ORANGE AND THE COUNTY ASSESSOR'S OFFICE
 MAKE NO WARRANTY AS TO THE ACCURACY OF THE
 INFORMATION SHOWN HEREON. THE COUNTY OF ORANGE
 DOES NOT WARRANT THE ACCURACY OF THE INFORMATION
 SHOWN HEREON.

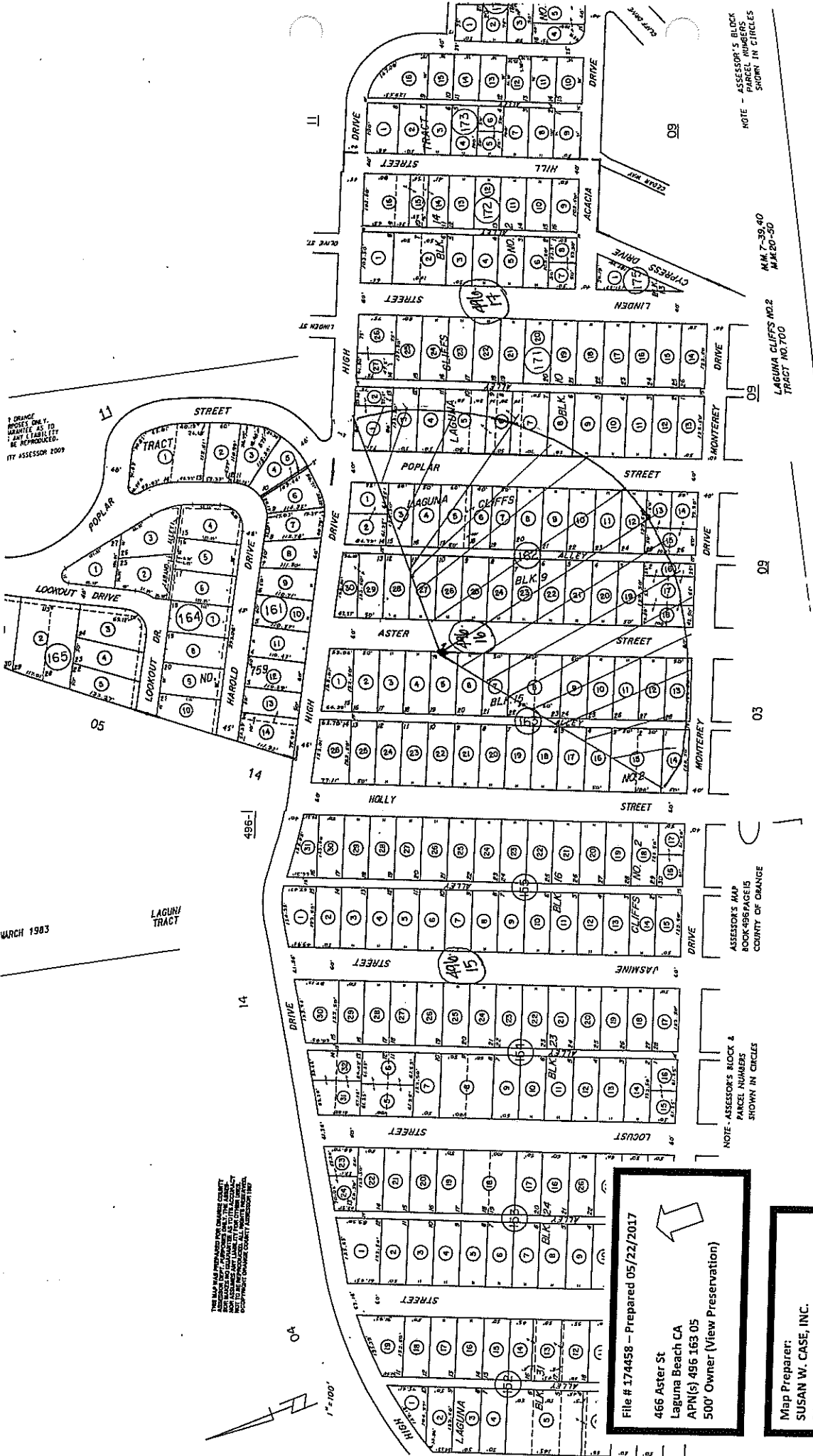
MARCH 1983

LAGUNA
 TRACT

1800.

File # 174458 - Prepared 05/22/2017
 466 Aster St
 Laguna Beach CA
 APN(s) 496 163 05
 500' Owner (View Preservation)

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



SUSAN W. CASE, INC.

orders@susancaseinc.com



File# 174458
466 Aster St
Laguna Beach CA
APN(s) 496 163 05
500' View Preservation
May 22 2017

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418

MAY 22 2017

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

496 162 01
Heather Bodenhamer Lee
496 Poplar St
Laguna Beach CA 92651

496 162 02
Long LLC
1558 Knoll Circle Dr
Santa Barbara CA 93103

496 162 03
Peggy Sexton
488 Poplar St
Laguna Beach CA 92651

496 162 04
Lowell Frazee
480 Poplar St
Laguna Beach CA 92651

496 162 05
Patricia Neprud-Mehls
27792 Aberdeen
Mission Viejo CA 92691

496 162 06
Frank Carri Jr.
363 Crescent Bay Dr
Laguna Beach CA 92651

496 162 07
McCulloch Mark Trust
Po Box 16133
Newport Beach CA 92659

496 162 08
Ken Garcia
444 Poplar St
Laguna Beach CA 92651

496 162 09
William Keller
8 Kendall St
Laguna Niguel CA 92677

496 162 10
Richard Putnam
434 Poplar St
Laguna Beach CA 92651

496 162 11
Hurley Salisbury
428 Poplar St
Laguna Beach CA 92651

496 162 12
Elizabeth Benton
420 Poplar St
Laguna Beach CA 92651

496 162 13
Daryl Donovan Dartez
412 Poplar St
Laguna Beach CA 92651

496 162 15
James Loofbourrow
274 Monterey Dr
Laguna Beach CA 92651

496 162 16
Nour Tillo
282 Monterey Dr
Laguna Beach CA 92651

496 162 17
Mishel Elias Munayyer
287 Crescent Bay Dr
Laguna Beach CA 92651

496 162 18
Irene Ashley
296 Monterey Dr
Laguna Beach CA 92651

496 162 19
Snow Trust
415 Aster St
Laguna Beach CA 92651

496 162 20
Lea Mathieu
490 Aster St
Laguna Beach CA 92651

496 162 21
Helena Leitner
429 Aster St
Laguna Beach CA 92651

496 162 22
Charlotte Carole Kain
441 Aster St
Laguna Beach CA 92651

496 162 23
Spiridon Koulouris
447 Aster St
Laguna Beach CA 92651

496 162 24
Sherri LaFrance
455 Aster St
Laguna Beach CA 92651

496 162 25
Richard Leon Osmanski
463 Aster St
Laguna Beach CA 92651

496 162 26
Dwayne Bratcher
Po Box 5087
Laguna Beach CA 92652

496 162 27
Mark Noonan
475 Aster St
Laguna Beach CA 92651

496 162 28
Carita Knapp
483 Aster St
Laguna Beach CA 92651

496 163 05
Tomei Trust
466 Aster St
Laguna Beach CA 92651

496 163 06
Rufus Artmann Jr.
460 Aster St
Laguna Beach CA 92651

496 163 07
Mark E M E Chastaney
452 Aster St
Laguna Beach CA 92651

496 163 08
Emily Sparkuhl
233 Clayton St #5
San Francisco CA 94117

496 163 09
Lea Mathieu
490 Aster St
Laguna Beach CA 92651

496 163 10
Samuel David Hernandez
3200 Palm Ave
Manhattan Beach CA 90266

496 163 11
Kagawa-Fujii
42200 Altanos Rd
Temecula CA 92592

496 163 12
Christian Horton
410 Aster St
Laguna Beach CA 92651

496 163 13
John Schram
611 Acacia Ave
Corona Del Mar CA 92625

496 163 14
Robert Alan Boyd
Po Box 4319
Laguna Beach CA 92652

496 163 15
Jeffrey Benedick
425 Locust St
Laguna Beach CA 92651

496 163 16
Walter Coursen
431 Holly St
Laguna Beach CA 92651

496 163 17
Walter Coursen
431 Holly St
Laguna Beach CA 92651

496 163 18
Mark Philip Draper
435 Holly St
Laguna Beach CA 92651

496 171 01
H Frederick Sharman
495 Poplar St
Laguna Beach CA 92651

496 171 02
Gary Ruben Weber
229 High Dr
Laguna Beach CA 92651

496 171 03
Diana Baskevitch
485 Poplar St
Laguna Beach CA 92651

496 171 04
Joseph Andras
477 Poplar St
Laguna Beach CA 92651

496 171 05
Jeffrey Stevens
469 Poplar St
Laguna Beach CA 92651

496 171 06
Alan Cseresznyak
461 Poplar St
Laguna Beach CA 92651

496 171 07
Robert Beck
451 Poplar St
Laguna Beach CA 92651

496 171 08
Vall Murry Du
5 Singingwood
Irvine CA 92614

496 171 09
Anne-Gaelle Pouille
433 Poplar St
Laguna Beach CA 92651