



May 3, 2019

Todd Schiffman and Mark Puente  
31361 Coast Highway  
Laguna Beach, CA 92651

Dear Mr. Schiffman and Mr. Puente,

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. The documented Record of Views they may be located on the city's website via the link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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,

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 19-3500**

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Visit Date: **April 17, 2019**  
Applicant: **Todd Schiffman & Mark Puente**  
View Address: **31361 Coast Highway**  
  
Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Living room, dining room, kitchen

***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, Camel Point and Camel Point Beach, whitewater and ocean horizon.

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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: \_\_\_\_\_ By: \_\_\_\_\_

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End of Checklist

8



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: [Signature] Submitted to property file: 5/3/2019

SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *[Signature]* Submitted to property file: 5/3/2019

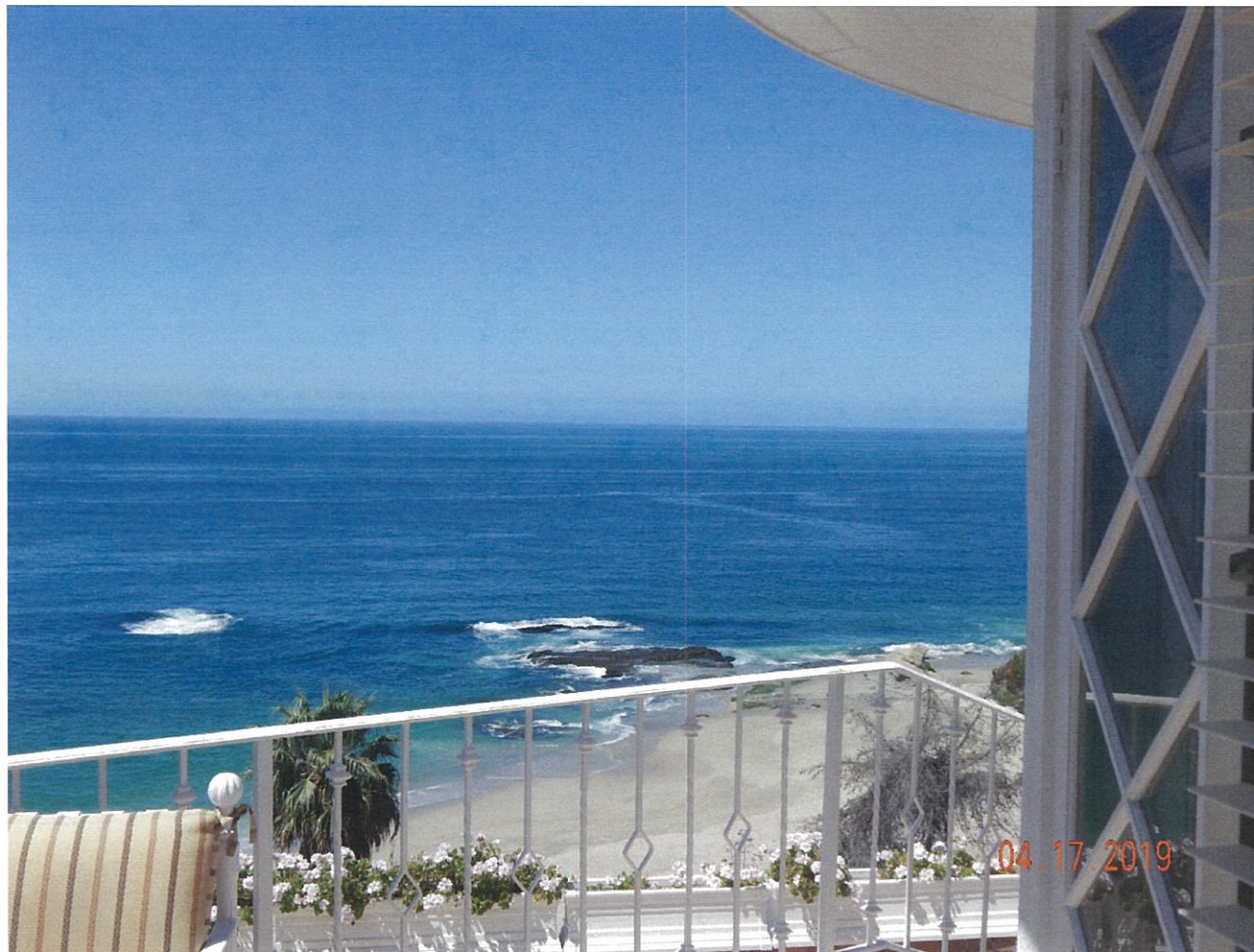
Document  
2 of 13

SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *[Signature]* Submitted to property file: 5/3/2019

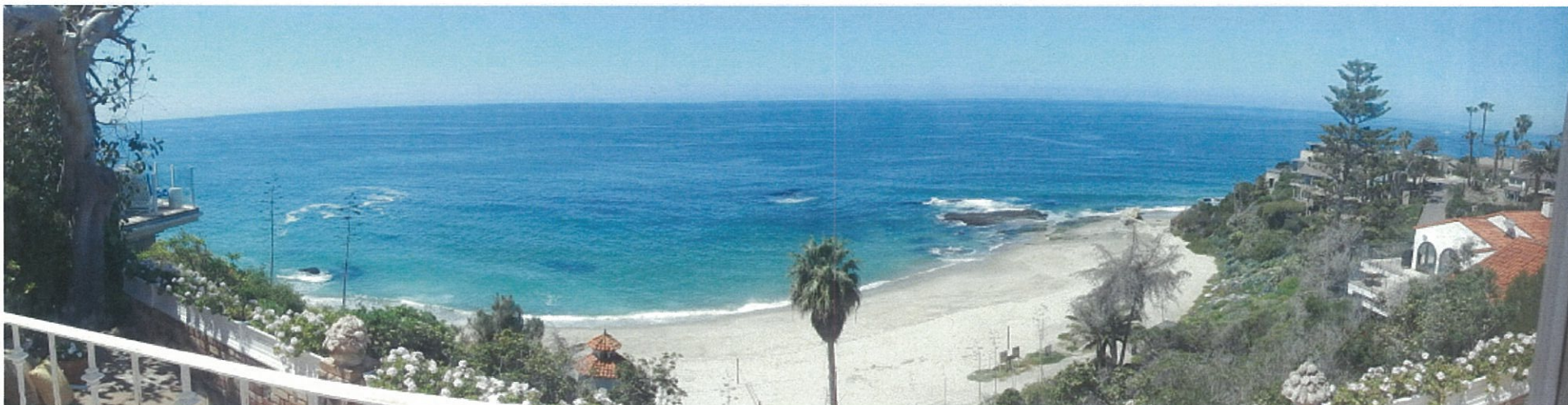
Document  
3 of 13

SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *W. J. [Signature]* Submitted to property file: *5/03/2019*

Document

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SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *njan* Submitted to property file: *5/3/2019*

Document  
5 of 13

SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *Myan* Submitted to property file: *5/3/2019*

Document  
6 of 13

SCANNED





**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *myan* Submitted to property file: *5/3/2019*

Document  
7 of 13

SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *M. J. [Signature]* Submitted to property file: *5/3/2019*

Document  
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SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: [Signature] Submitted to property file: 5/3/2019

Document  
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**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: Myass Submitted to property file: 5/3/2019

Document  
10 of 13

SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *W. J. [Signature]* Submitted to property file: 5/3/2019

Document  
11 of 13

SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *nyan* Submitted to property file: *5/3/2019*

Document  
12 of 13

SCANNED



**RECORD OF VIEW**

**VPP 19-3500**



**31361 Coast Highway**

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

Visual scene description: San Clemente and Catalina Islands, Camel Point/Beach, whitewater and ocean horizon.

Date of photograph: 4/17/19 Photographed by: *mfarr* Submitted to property file: *5/3/2019*

Document  
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SCANNED



May 3, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3500  
31361 COAST HIGHWAY, 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 **31361 Coast Highway**. 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.

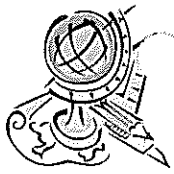
The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from the subject property. A map of the affected 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 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](mailto:tfarr@lagunabeachcity.net)

SCANNED





# Advanced Listing Services Inc

Ownership Listings & Radius Maps

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

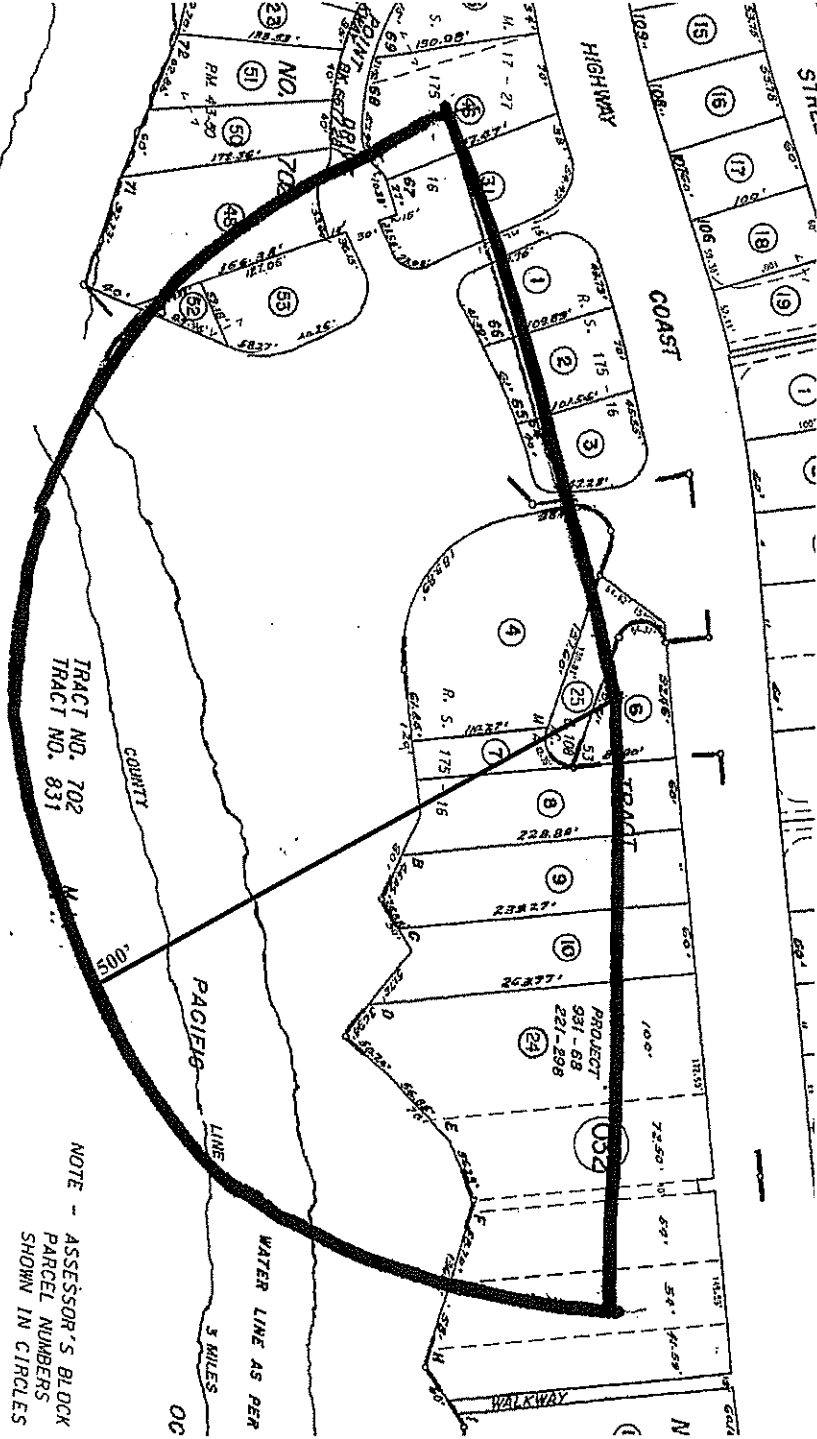
Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 056-032-06  
500' Radius for View Preservation

Address: 31361 COAST HWY  
LAGUNA BEACH CA 92651

AP  
05 02  
CHANGE



NOTE - ASSESSOR'S BLOCK  
PARCEL NUMBERS  
SHOWN IN CIRCLES



056-032-06



## 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

#9475  
1-May-19

500' Ownership Listing  
(for View Preservation)  
Prepared for:

056-032-06  
TODD I SCHIFFMAN  
31361 COAST HWY  
LAGUNA BEACH CA 92651

056-020-31  
GLENN LEDEZMA  
31312 CAMEL POINT DR  
LAGUNA BEACH CA 92651

056-020-46  
B A & L WILLIAMS  
450 BENTON ST  
SANTA ROSA CA 95401

056-020-48  
MARTIN M HALE  
220 BOYLSTON ST 1020  
BOSTON MA 2116

056-020-52  
ORANGE COUNTY HARBORS  
PO BOX 4048  
SANTA ANA CA 92702

056-020-53  
CAROLE URIE-CHICKERING  
668 N COAST HWY 236  
LAGUNA BEACH CA 92651

056-032-01  
ETHEL L FARRAND  
322 S WINDSOR BLVD  
LOS ANGELES CA 90020

056-032-02  
RICHARD GRAHAM  
31331 COAST HWY  
LAGUNA BEACH CA 92651

056-032-03  
ALGIS RATKELIS  
31341 COAST HWY  
LAGUNA BEACH CA 92651

056-032-04  
JACK B CORWIN  
31351 COAST HWY  
LAGUNA BEACH CA 92651

056-032-06, 25  
TODD I SCHIFFMAN  
9229 W SUNSET BLVD 501  
LOS ANGELES CA 90069

056-032-07  
JACK B CORWIN  
31355 COAST HWY  
LAGUNA BEACH CA 92651

056-032-08  
MARSHALL RONALD W R MARSHAL  
RESI  
31365 COAST HWY  
LAGUNA BEACH CA 92651

056-032-09  
AHURA LLC  
PO BOX 280148  
SAN FRANCISCO CA 94128

056-032-10  
JOHN R MEEHAN  
362 PINECREST DR  
LAGUNA BEACH CA 92651

931-68-221  
CAMIAR OHADI  
31423 COAST HWY 11  
LAGUNA BEACH CA 92651

931-68-222  
SANDRA L STENIUS  
PO BOX 1674  
BURBANK CA 91507

931-68-223, 224  
JOAN WINCHELL  
8978 SPANISH RIDGE AVE  
LAS VEGAS NV 89148

931-68-225  
DARLENE VARZAK  
31423 COAST HWY 15  
LAGUNA BEACH CA 92651

931-68-226  
PAUL MCCULLEY  
PO BOX 569  
NEWPORT BEACH CA 92661

931-68-227  
SUSAN D KURZ  
31423 COAST HWY 17  
LAGUNA BEACH CA 92651

931-68-228  
ELIZABETH S BURTON  
1436 HILLCREST AVE  
PASADENA CA 91106

931-68-229  
PETER BLAIR  
31423 COAST HWY 19  
LAGUNA BEACH CA 92651

931-68-230  
GABRIEL SILVA  
12021 REDHILL AVE  
SANTA ANA CA 92705

931-68-231  
MONFARED RAMIN  
PO BOX 9258  
LAGUNA BEACH CA 92652

UNFINISHED  
SCANNED

931-68-232  
JUDITH SEGAL  
3307 PIRAGUA ST  
CARLSBAD CA 92009

931-68-235  
FREDERICK R BENNETT  
16 PLANE0  
RANCHO MISSION VIEJO CA 92694

931-68-238  
WEISS SANDRA THE WEISS  
31423 COAST HWY 29  
LAGUNA BEACH CA 92651

931-68-241  
THOMAS W KAWAGUCHI  
6 HEXHAM  
IRVINE CA 92603

931-68-244  
LIVIU GOLD  
31423 COAST HWY 36  
LAGUNA BEACH CA 92651

931-68-247  
SAM A BORNO  
183 W RIVERRIDGE AVE  
FRESNO CA 93711

931-68-250  
MOHINI G SHAH  
5675 RIDGEVIEW DR  
LA VERNE CA 91750

931-68-253  
MACCI IMRAN  
31423 COAST HWY 46  
LAGUNA BEACH CA 92651

931-68-256  
PAUL J WALLIN  
31423 COAST HWY 49  
LAGUNA BEACH CA 92651

931-68-259  
GUY & ANNE DANNER  
31423 COAST HWY 53  
LAGUNA BEACH CA 92651

931-68-233  
GRABEIN LLC  
31331 COAST HWY  
LAGUNA BEACH CA 92651

931-68-236  
ROBERT ROUBIAN  
2200 NEWPORT BLVD  
NEWPORT BEACH CA 92663

931-68-239  
MARY D BUTTS  
11266 LANDING RD  
EDEN PRAIRIE MN 55347

931-68-242  
MICHAEL G ROSE  
5170 W 2ND ST  
LOS ANGELES CA 90004

931-68-245  
ART WALKER  
152 3RD AVE 107  
EDMONDS WA 98020

931-68-248  
PAXTON LAGUNA  
559 S 400  
SALT LAKE CITY UT 84101

931-68-251  
MARTIN HAAK  
11232 E HO HO KAM LN  
CAVE CREEK AZ 85331

931-68-254  
BRUCE R & ODETTE BAILEY  
498 N BOWLING GREEN WAY  
LOS ANGELES CA 90049

931-68-257  
JOHN SHIPPEL  
13160 ADDISON ST  
SHERMAN OAKS CA 91423

931-68-260  
RALPH H FLEWELLING  
200 S ORANGE GROVE BLVD 307  
PASADENA CA 91105

931-68-234  
GLASBERG RICHARD THE GLASBERG  
FA  
440 S ARDEN BLVD  
LOS ANGELES CA 90020

931-68-237  
SCOTT E FRASER  
31423 COAST HWY 28  
LAGUNA BEACH CA 92651

931-68-240  
EDWIN A SIMOVICH  
31423 COAST HWY 32  
LAGUNA BEACH CA 92651

931-68-243  
JAMES W ERICKSON  
3818 THORNTON AVE  
DES MOINES IA 50321

931-68-246  
JUDY STERN  
4188 HIGH VALLEY RD  
ENCINO CA 91436

931-68-249  
CHARLES RATTRAY  
29500 HEATHERCLIFF RD  
MALIBU CA 90265

931-68-252  
WALTER P & SHERYL NIKOWITZ  
31423 COAST HWY 45  
LAGUNA BEACH CA 92651

931-68-255  
ELDON PENCE  
5000 BIRCH ST 8000  
NEWPORT BEACH CA 92660

931-68-258  
BRENT D SLOTEN  
7702 N MOONLIGHT LN  
PARADISE VALLEY AZ 85253

931-68-261  
SANJAY DHAR  
31423 COAST HWY 55  
LAGUNA BEACH CA 92651

SCANNED

931-68-262  
DAVID J GARTHE  
100 RICH ACRES RD  
ORINDA CA 94563

931-68-263  
DARLY FARIS  
PO BOX 1708  
PALM DESERT CA 92261

931-68-264  
ZUMDAHL SUSAN ARENA  
PO BOX 260  
CHAMPAIGN IL 61824

931-68-265  
ROLAND SANSONE  
2580 SAINT ROSE PKWY 125  
HENDERSON NV 89074

931-68-266  
BRENT STICKLER  
3790 DE FOREST CIR  
JURUPA VALLEY CA 91752

931-68-267  
LORRAINE CHORKEY  
38307 GOLFVIEW DR  
FARMINGTON HILLS MI 48331

931-68-268  
RAYMOND BUKATY  
1 CORONA  
IRVINE CA 92603

931-68-269  
SHOO T MA  
5150 E CRESCENT DR  
ANAHEIM CA 92807

931-68-270  
MOEEZ ANSARI  
31182 VIA COLINAS  
COTO DE CAZA CA 92679

931-68-271  
ALDER VIEW LLC  
32565B GOLDEN LANTERN ST 224  
DANA POINT CA 92629

931-68-272  
KENT L GROVER  
3 WINDCROFT DR  
COTO DE CAZA CA 92679

931-68-273  
AMY S HARRISON  
9561 BOX SPRINGS MOUNTAIN RD  
MORENO VALLEY CA 92557

931-68-274  
DAVID MARKS  
31423 COAST HWY 69  
LAGUNA BEACH CA 92651

931-68-275  
AMERICAN EAGLE CAPITAL LLC  
31423 COAST HWY 71  
LAGUNA BEACH CA 92651

931-68-276  
KEVIN MCCALL  
31423 COAST HWY 72  
LAGUNA BEACH CA 92651

931-68-277  
KEVIN LOVE  
31423 COAST HWY 73  
LAGUNA BEACH CA 92651

931-68-278  
J & D PARKS  
3611 CAHUENGA BOULEVARD  
GROUND  
HOLLYWOOD CA 90068

931-68-279  
ROBS COAST HIGHWAY LLC  
31423 COAST HWY 75  
LAGUNA BEACH CA 92651

931-68-280  
RONALD D SMITH  
31423 COAST HWY 76  
LAGUNA BEACH CA 92651

931-68-281  
ALEXANDER NOCELLA  
31423 COAST HWY 77  
LAGUNA BEACH CA 92651

931-68-282  
MARK CANSDALE  
31776 5TH AVE  
LAGUNA BEACH CA 92651

931-68-283  
GARY REDIGER  
11054 VENTURA BLVD 111  
STUDIO CITY CA 91604

931-68-284  
LAWRENCE ZADAN  
31423 COAST HWY 81  
LAGUNA BEACH CA 92651

931-68-285  
PARVIZ SHAMS  
1234 ANACAPA WAY  
LAGUNA BEACH CA 92651

931-68-286  
DONALD D LORENZI  
PO BOX 20311  
RIVERSIDE CA 92516

931-68-287  
JOHANN LLC  
2015 MAGAZINE ST  
NEW ORLEANS LA 70130

931-68-288  
JAKOB FELDER  
31423 COAST HWY 85  
LAGUNA BEACH CA 92651

931-68-289, 290  
PATTI FLINT  
6426 E EXETER BLVD  
SCOTTSDALE AZ 85251

931-68-291  
STEPHEN BENTLEY  
4427 W GORE BLVD  
LAWTON OK 73505

931-68-292  
CANDO I  
31423 COAST HWY 89  
LAGUNA BEACH CA 92651

931-68-293  
CANDO I  
31423 COAST HWY 90  
LAGUNA BEACH CA 92651

931-68-293  
JEFFERY PUCHALSKI  
31423 COAST HWY P1  
LAGUNA BEACH CA 92651

931-68-294  
MICHAEL KLEIN  
61 LE MANS CT  
PRAIRIE VILLAGE KS 66208

931-68-295  
RVJCT LLC  
PO BOX 1270  
SHAFTER CA 93263

931-68-296  
TRACI L HOPKINS  
31002 HOLLY DR  
LAGUNA BEACH CA 92651

931-68-297  
DANIEL J WILLIAMSON  
1 RICKIE LN  
LADERA RANCH CA 92694

931-68-298  
HARVEY N HEATHER  
31423 COAST HWY P6  
LAGUNA BEACH CA 92651

931-68-298