



September 4, 2019

Frank and Margaret Pappano  
1088 Del Mar Avenue  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Pappano,

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,

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 19-4394**

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Visit Date: **August 27, 2019**

Applicant: **Frank & Margaret Pappano**  
View Address: **1088 Del Mar Avenue**

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, master bedroom  
Lower level: Guest bedroom and family room

***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, downtown Laguna, Heisler Park, Crescent Bay, 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: 9/4/2019 By: 

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End of Checklist



## RECORD OF VIEW

VPP 19-4394



### 1088 Del Mar Avenue

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, downtown Laguna, Heisler Park, Crescent Bay whitewater and ocean horizon.

Date of photograph: 8/27/19 Photographed by: *M. J. [Signature]* Submitted to property file: 8/4/2019

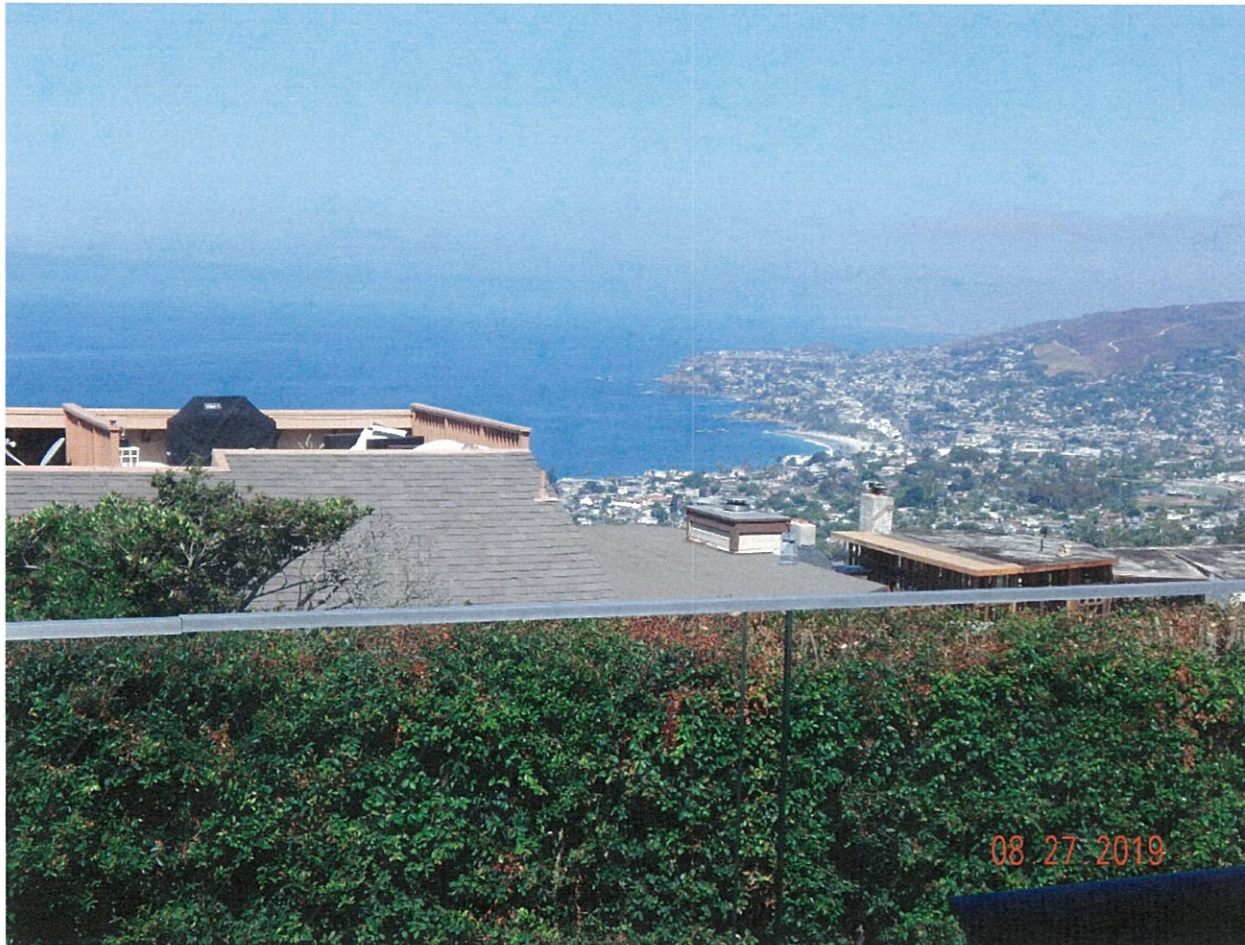
Document  
1 of 11





**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Main Beach, downtown Laguna, Heisler Park, Crescent Bay whitewater and ocean horizon.

Date of photograph: 8/27/19 Photographed by: *[Signature]* Submitted to property file: *8/27/2019*

Document  
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**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

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

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

Date of photograph: 8/27/19 Photographed by: *[Signature]* Submitted to property file: 8/27/19

Document  
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**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/27/19 Photographed by: *[Signature]* Submitted to property file: 9/4/2019



**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, downtown Laguna, Heisler Park, Crescent Bay whitewater and ocean horizon.

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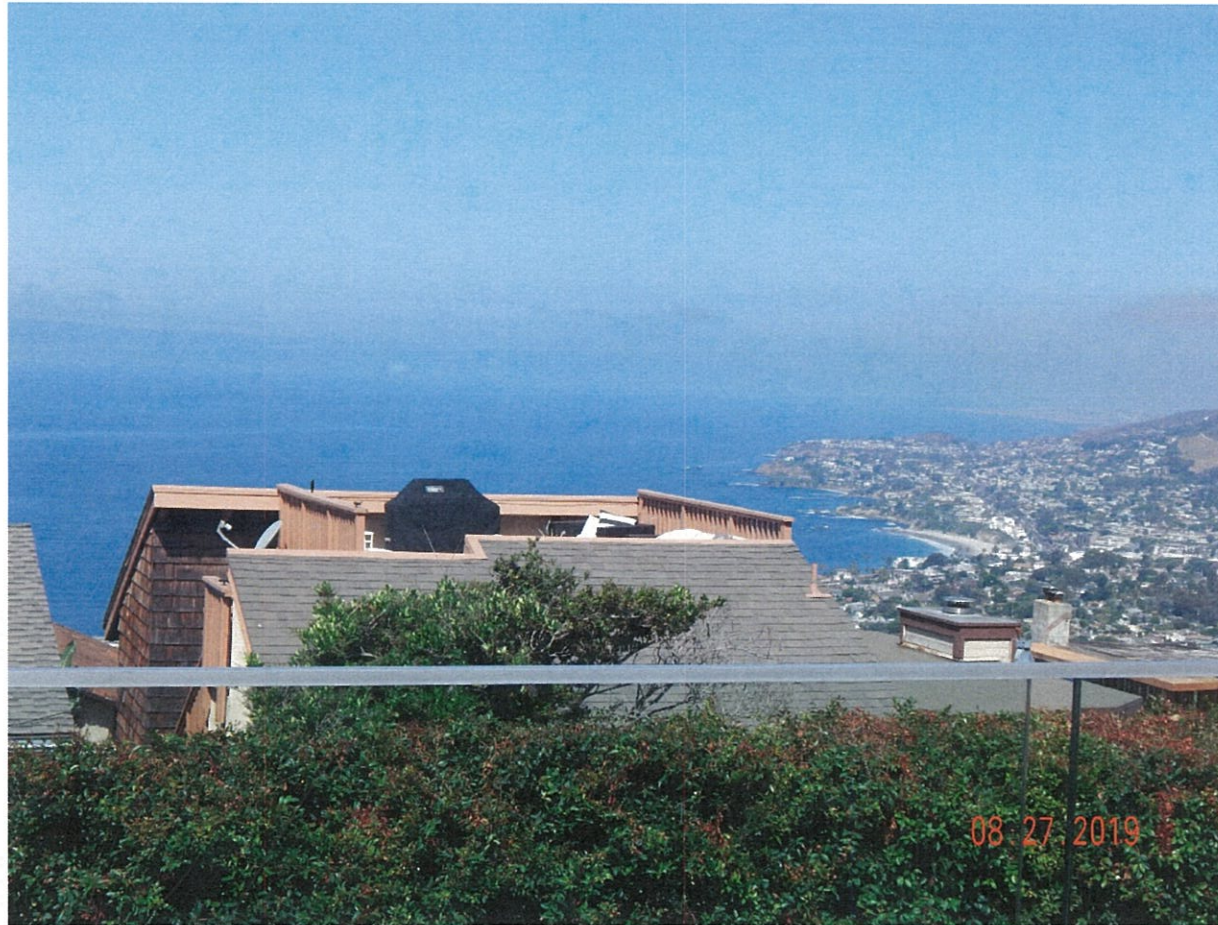
Date of photograph: 8/27/19 Photographed by: *mfarr* Submitted to property file: *8/4/2019*





**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

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

Visual scene description: Catalina Island, Main Beach, downtown Laguna, Heisler Park, Crescent Bay whitewater and ocean horizon.

Date of photograph: 8/27/19 Photographed by: *W. J. [Signature]* Submitted to property file: *9/4/2019*

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**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

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

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

Date of photograph: 8/27/19 Photographed by: *W. Farr* Submitted to property file: *8/24/2019*

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**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/27/19 Photographed by: *W. Farr* Submitted to property file: *9/4/2019*





**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/27/19 Photographed by: *[Signature]* Submitted to property file: 8/27/2019

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**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/27/19 Photographed by: *[Signature]* Submitted to property file: 8/4/2019

Document  
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**RECORD OF VIEW**

**VPP 19-4394**



**1088 Del Mar Avenue**

The photograph above was taken from the family room on the lower level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/27/19 Photographed by: [signature] Submitted to property file: 9/4/2019

Document  
11 of 11



September 4, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-4394  
1088 DEL MAR AVENUE, 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 **1088 Del Mar Avenue**. 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.

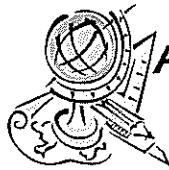
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

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)





# Advanced Listing Services Inc

Ownership Listings & Radius Maps

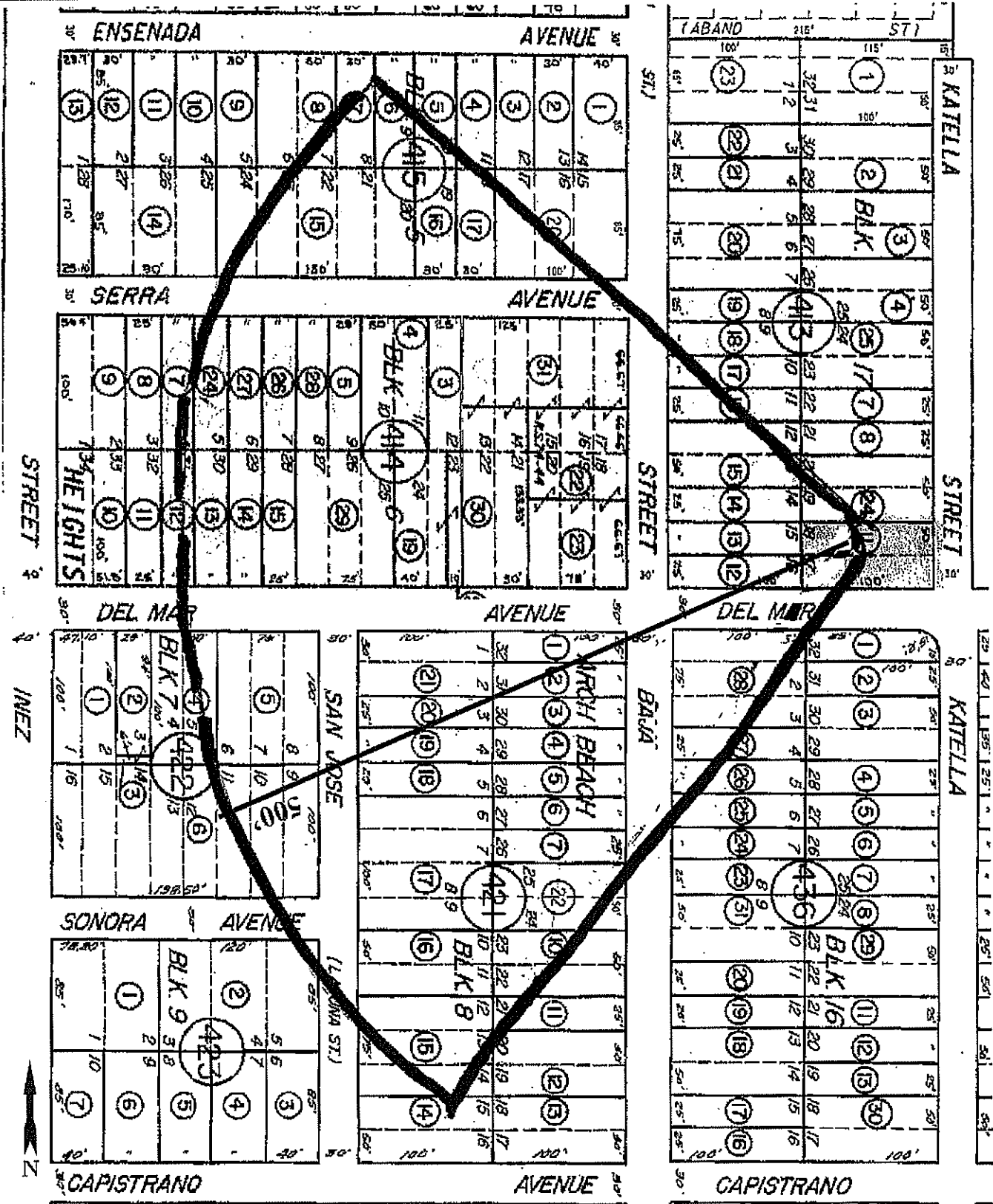
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-413-11  
500' RADIUS (for View Preservation)

Address: 1088 DEL MAR AVE  
LAGUNA BEACH CA 92651





## 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)

#9730

1-Sep-19

500' Ownership Listing  
(for **View Preservation**)

Prepared for:

644-413-11

FRANK J PAPPANO  
1088 DEL MAR AVE  
LAGUNA BEACH CA 92651

644-413-11

FRANK J PAPPANO  
1088 DEL MAR AVE  
LAGUNA BEACH CA 92651

644-413-14

CHAD & ERICA FILIAULT  
1116 BAJA ST  
LAGUNA BEACH CA 92651

644-413-24

MICHAEL EDWARD & LINDA KAY  
BLAKEMORE  
1119 KATELLA  
LAGUNA BEACH CA 92651

644-414-12 644-415-07, 15  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-414-19

KRIS RITTENHOUSE  
962 DEL MAR AVE  
LAGUNA BEACH CA 92651

644-414-24, 26

ILSE D WILKE  
P O BOX 1151  
COSTA MESA CA 92628

644-414-31

MOHAMMAD HOMAYOUN & MAGDA  
ROBINSON OSMANI  
12241 RESEDA DR  
YUCAIPA CA 92399

644-415-05

JOSEPH H LIVERNASH  
12672 SENDA ACANTILADA  
SAN DIEGO CA 92128

644-413-12

KATHERINE KYLE AVERILL  
1104 BAJA ST  
LAGUNA BEACH CA 92651

644-413-15

RONALD JOSEPH & SARAH MARIE  
THOMAS  
1124 BAJA  
LAGUNA BEACH CA 92651

644-414-03, 04, 05

ALAN SAFARI  
609 BAY HILL DR  
NEWPORT BEACH CA 92660

644-414-13, 14

FEI WENG  
17951 NEARBANK DR  
ROWLAND HEIGHTS CA 91748

644-414-22

RONALD M TARBELL  
26 CALLE DE PRINCESA  
COTO DE CAZA CA 92679

644-414-27, 28

LOH INVESTMENT LTD  
4747 EXECUTIVE DR 9TH FL  
SAN DIEGO CA 92121

644-415-03, 06

JOSEPH B INGE  
5608 GREAT DV  
AUSTIN TX 78738

644-415-08 644-422-04

HARRY G JOHN  
222 E OLIVE #3  
REDLANDS CA 92373

644-413-13

FREDERICK T CHAN  
420 INDEPENDANCE DR  
CLAREMONT CA 91711

644-413-16, 17, 18, 19

NIKKI R DUPLISEA  
1135 KATELLA ST  
LAGUNA BEACH CA 92651

644-414-07

EAY LLC-SERIES VII  
PO BOX 231894  
LAS VEGAS NV 89105

644-414-15, 29

DAVID & YVONNE ARMSTRONG  
6761 SE HARBOR CIR  
STUART FL 34996

644-414-23

VEENA CHARU  
445 S PERALTA HILLS DR  
ANAHEIM CA 92807

644-414-30

SIVOUSH & ZAHRA NAYYERI  
974 DEL MAR AVE  
LAGUNA BEACH CA 92651

644-415-04

SHERYL A CAVERLY  
553 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-415-16, 17

RONALD W DAVIES  
71 PRINCEVILLE LN  
LAS VEGAS NV 89113

RECEIVED

SEP 04 2019

ZONING DIVISION  
CITY OF LAGUNA BEACH



644-415-20  
RONALD W DAVIES  
1165 BAJA ST  
LAGUNA BEACH CA 92651

644-421-01  
SCOTT DUNKLEMAN  
1095 BAJA ST  
LAGUNA BEACH CA 92651

644-421-02  
LINDON THOMAS  
3965 MYRTLE AVE  
LONG BEACH CA 90274

644-421-03  
KAMBIZ KARIMI  
2 MANDALAY  
LAGUNA NIGUEL CA 92677

644-421-04  
LARRY & KRISTI DUNN  
1077 BAJA ST  
LAGUNA BEACH CA 92651

644-421-05  
MICHAEL D WEISSMAN  
4223 SAN JOAQUIN PLZ  
NEWPORT BEACH CA 92660

644-421-06  
JOSEPH J ZIOMEK  
PO BOX 368  
LAGUNA BEACH CA 92652

644-421-07  
WILLIAM C 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 G NELSON  
1029 BAJA ST  
LAGUNA BEACH CA 92651

644-421-12  
EMAD HAKIM  
1019 BAJA ST  
LAGUNA BEACH CA 92651

644-421-14  
ROSALIE S 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 B SHELDON  
1039 BAJA ST  
LAGUNA BEACH CA 92651

644-421-17, 22  
JOSEPH L SANDERS  
200 PACIFIC COAST HWY 406  
HUNTINGTN BCH CA 92648

644-421-18, 19  
ROBERTO A VIGGAYAN  
102 OCEAN HARBOUR LN  
LAS VEGAS NV 89148

644-421-20  
KARIMI KAMBIZ  
2 MANDALAY  
LAGUNA NIGUEL CA 92677

644-421-21 644-422-05  
EDWARD DANIEL FITZGERALD  
965 DEL MAR AVE  
LAGUNA BEACH CA 92651

644-422-06  
GILBERT E BEZAR.  
2615 MARIN AVE  
BERKELEY CA 94708

644-423-02  
THOMAS F & LOUISE J DOHERTY  
1510 BUTTERCUP LN  
KINGWOOD TX 77339

644-436-01  
BRIAN & SOMMY RHEE  
1095 KATELLA ST  
LAGUNA BEACH CA 92651

644-436-02  
JUDITH K ONEAL  
1089 KATELLA ST  
LAGUNA BEACH CA 92651

644-436-25  
FRANK G PEARCE  
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