



June 22, 2020

Maria Inez Fraser  
160 High Drive  
Laguna Beach, CA 92651

Dear Ms. Fraser,

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, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Planning Division, Community Development  
Tel. 949.497.0322  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 20-6358**

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Visit Date: **June 10, 2020**  
Applicant: **Maria Inez Fraser**  
View Address: **160 High Drive, Unit B and Unit C**

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.***

Unit B: Living room  
Unit C: Living 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 city lights and hillside terrain.

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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: 6/20/2020 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 20-6358**



**160 High Drive, Unit B**

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

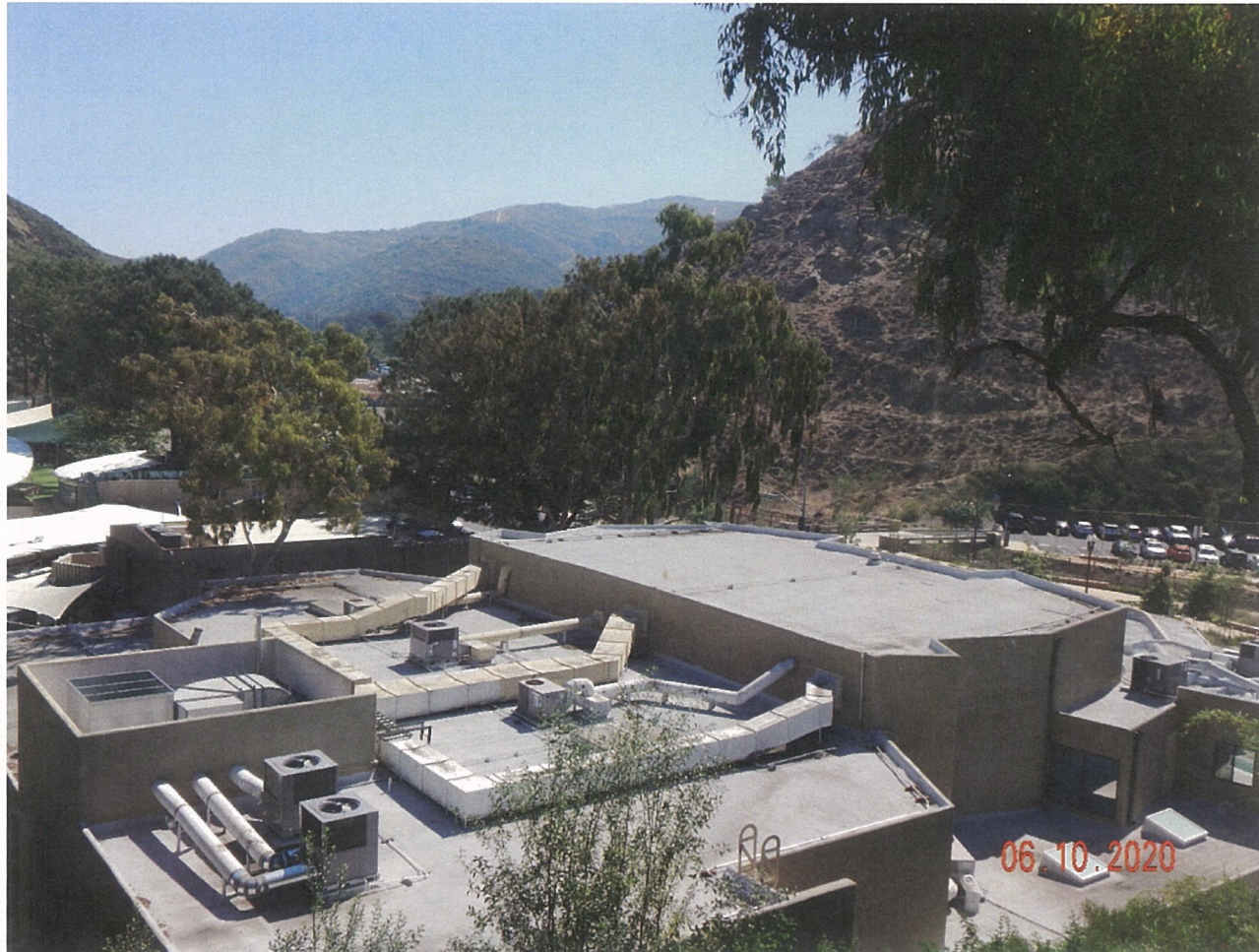
Visual scene description: city lights and hillside terrain.

Date of photograph: 6/10/20 Photographed by: *ryann* Submitted to property file: *6/22/20*



**RECORD OF VIEW**

**VPP 20-6358**



**160 High Drive, Unit B**

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

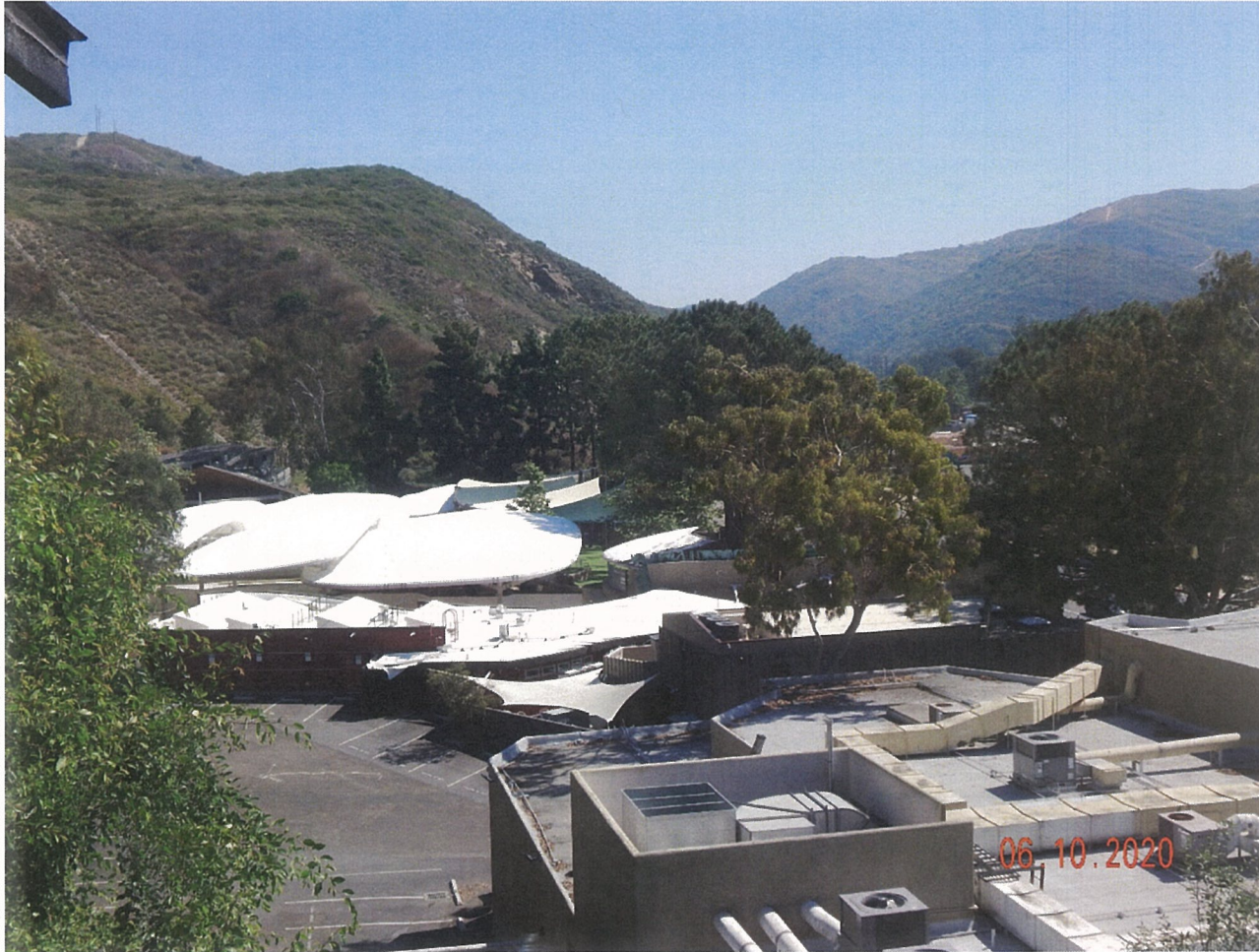
Visual scene description: city lights and hillside terrain.

Date of photograph: 6/10/20 Photographed by: *myan* Submitted to property file: *6/22/20*



**RECORD OF VIEW**

**VPP 20-6358**



**160 High Drive, Unit B**

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 6/10/20 Photographed by: *W. Spru* Submitted to property file: *6/22/20*



**RECORD OF VIEW**

**VPP 20-6358**



**160 High Drive, Unit C**

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 6/10/20 Photographed by: M. Farr Submitted to property file: 6/20/20



**RECORD OF VIEW**

**VPP 20-6358**



**160 High Drive, Unit C**

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 6/10/20 Photographed by: *W. J. [Signature]* Submitted to property file: *6/22/20*



**RECORD OF VIEW**

**VPP 20-6358**



**160 High Drive, Unit C**

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

Visual scene description: city lights and hillside terrain.

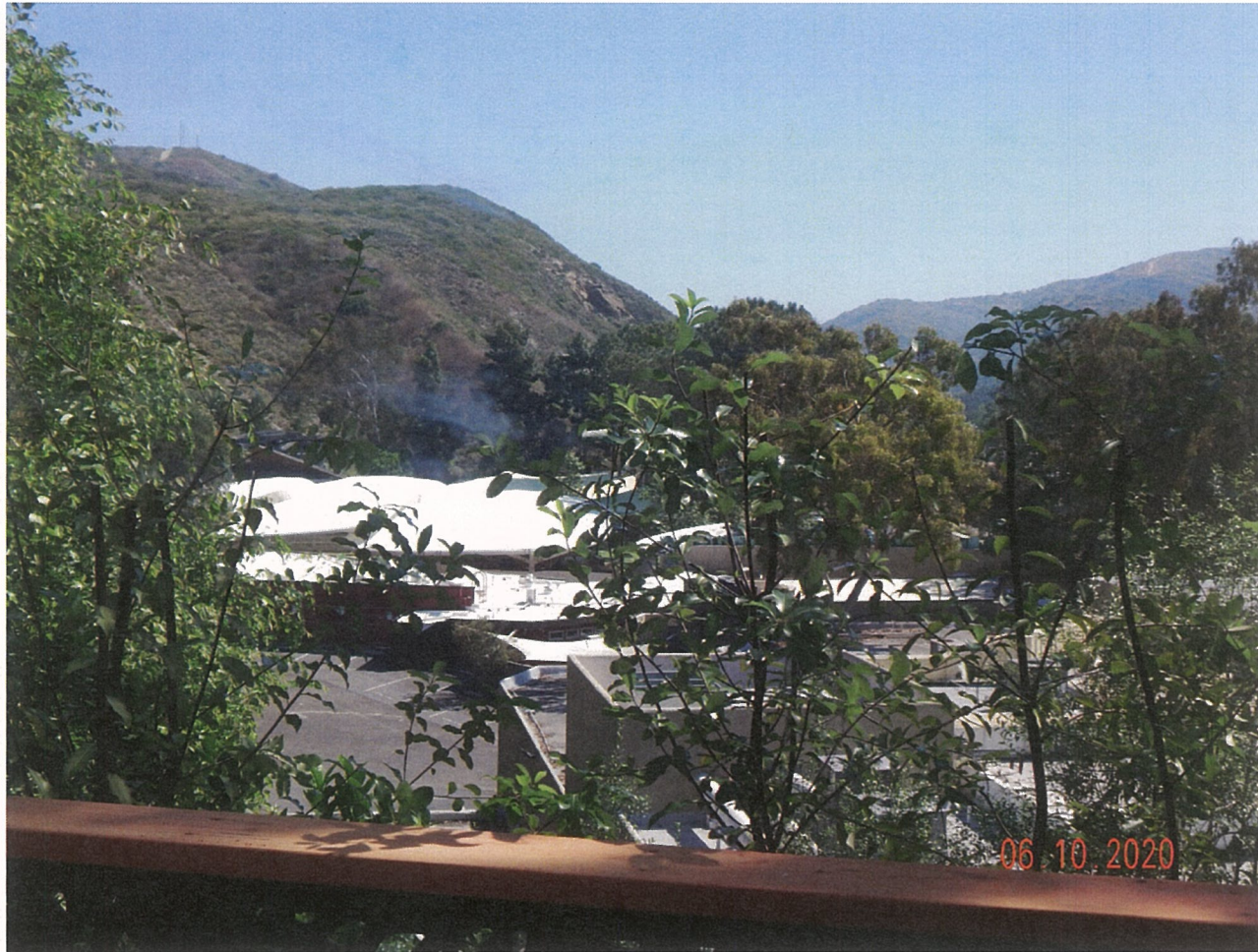
Date of photograph: 6/10/20 Photographed by: *mfarr* Submitted to property file: *6/22/20*





**RECORD OF VIEW**

**VPP 20-6358**



**160 High Drive, Unit C**

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 6/10/20 Photographed by: *refan* Submitted to property file: *2/22/20*



June 22, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 20-6358  
160 HIGH DRIVE, LAGUNA BEACH, CA**

Dear Property Owner:

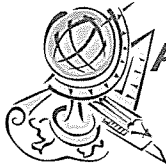
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **160 High Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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

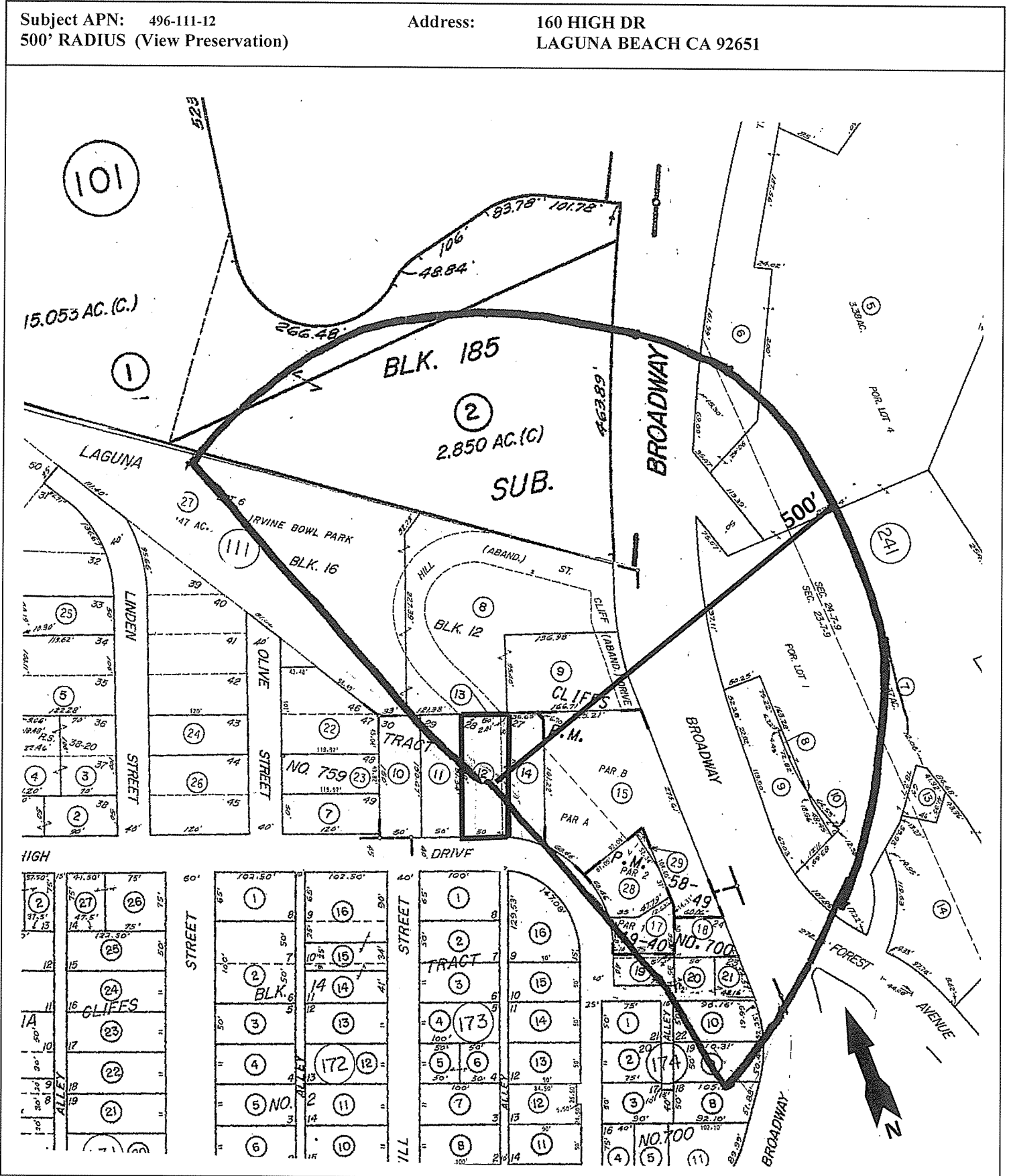
P.O. Box 2593 • Dana Point, CA • 92624

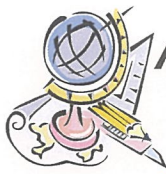
Office: (949) 361-3921 • Cell: (949) 310-6869

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

Subject APN: 496-111-12  
500' RADIUS (View Preservation)

Address: 160 HIGH DR  
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)

#10148  
6/15/2020

RECEIVED

JUN 18 2020

ZONING DIVISION  
CITY OF LAGUNA BEACH

**500' OWNERSHIP LISTING  
PREPARED FOR:**

**496-111-12  
MARIA INEZ FRASER  
160 HIGH DR  
LAGUNA BEACH CA 92651**

496-101-01, 02  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

496-111-08, 09, 13  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

496-111-10  
RICHARD G KAHOE  
170 HIGH DR  
LAGUNA BEACH CA 92651

496-111-11  
JOSEPH HAKIMPOUR  
23836 WINDMILL LN  
LAGUNA NIGUEL CA 92677

496-111-12  
MARIA INEZ FRASER  
160 HIGH DR D  
LAGUNA BEACH CA 92651

496-111-14  
SALLY DE CASTRO TILSEN  
152 HIGH DR  
LAGUNA BEACH CA 92651

496-111-15, 29  
BROADWAY LAGUNA  
1200 COAST HWY 204  
LAGUNA BEACH CA 92651

496-111-17  
TIPRE CHRISTOPHER  
134 HIGH DR  
LAGUNA BEACH CA 92651

496-111-18  
LELAND W STEARNS  
500 BROADWAY  
LAGUNA BEACH CA 92651

496-111-19  
DANA CHARRON BRODIE  
1717 SW MYRTLE ST  
PORTLAND OR 97201

496-111-20  
JENNIFER B SMITH  
11115 BOULDER GLEN WAY  
RENO NV 89511

496-111-21  
RANDALL BELL  
496 BROADWAY  
LAGUNA BEACH CA 92651

496-111-27  
CITY OF LAGUNA BEACH  
505 FOREST  
LAGUNA BEACH CA 92651

496-111-28  
REALTY GROUP SCANDIA  
1155 ROCK BLVD 400  
RENO NV 89502

496-174-08  
LLC BOXCAR  
1 SORA CT  
LAGUNA BEACH CA 92656

496-174-09  
KUSHEN REALTY CO LLC  
5 ATHERTON DR  
COTO DE CAZA CA 92679

496-174-10  
BEKR SARA  
480 BROADWAY ST  
LAGUNA BEACH CA 92651

641-241-05  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

641-241-06  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

641-241-07  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

641-241-08  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

641-241-09, 10  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651