



March 25, 2019

Foster Arata
1609 Eleanor Lane
Laguna Beach, CA 92651

Dear Mr. Arata,

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. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at www.lagunabeachcity.net on the View Preservation and Restoration web page.

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
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 19-3213**

Visit Date: **March 8, 2019**
Applicant: **Foster Arata**
View Address: **1609 Eleanor Lane**

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

VIEW LOCATION / VISUAL SCENE

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

Main level: Kitchen, dining room & living room, master bedroom
Second level: Child's bedroom, guest bedroom
Top level: Attic

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 Island, Laguna Beach coastline southward and ocean horizon.

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: 3/25/19 By: mfarr

End of Checklist



RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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 and ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *[Signature]* Submitted to property file: 3/25/19

Document
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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: ryan Submitted to property file: 3/25/19

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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 and ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *M. J. [Signature]* Submitted to property file: *3/25/19*

Document
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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *Myra* Submitted to property file: *3/25/19*

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *M. Farr* Submitted to property file: *3/25/19*

Document
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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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

Visual scene description: Laguna Beach coastline and ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *[Signature]* Submitted to property file: 3/25/19

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *W. J. [Signature]* Submitted to property file: *3/25/19*

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *M. Jarr* Submitted to property file: 3/25/19

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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

Visual scene description: Laguna Beach coastline and ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *[Signature]* Submitted to property file: 3/25/19

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

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

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *W. J. [Signature]* Submitted to property file: 3/25/19

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

The photograph above was taken from the attic on the top level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *mfair* Submitted to property file: *3/25/19*

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

The photograph above was taken from the attic on the top level of the primary residential structure.

Visual scene description: Laguna Beach coastline and ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *[Signature]* Submitted to property file: 3/25/19



RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

The photograph above was taken from the attic on the top level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: Ryan Submitted to property file: 3/25/19



RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

The photograph above was taken from the attic on the top level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *Ryan* Submitted to property file: *3/25/19*

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RECORD OF VIEW

VPP 19-3213



1609 Eleanor Lane

The photograph above was taken from the attic on the top level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 3/8/2019 Photographed by: *Mjarr* Submitted to property file: *3/25/19*

Document
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March 25, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-3213
1609 ELEANOR LANE, 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 **1609 Eleanor Lane**. 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.

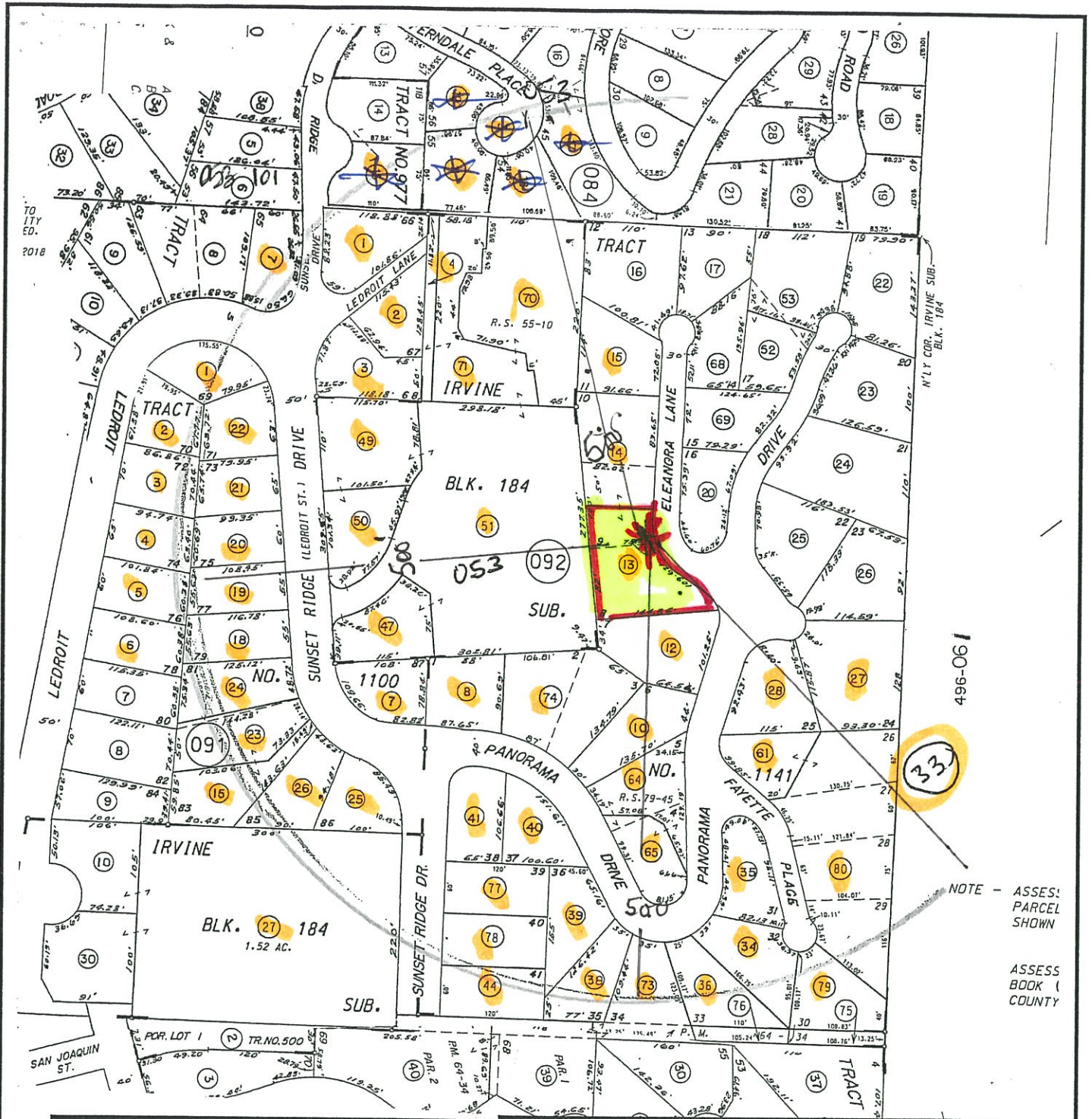
The Record of Views for the subject address can be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then Planning and Zoning and then View Preservation and Restoration. Select the subject address under "Record of Views".

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 black ink, appearing to read "Tony Farr".

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



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

FILE #197048
 1609 ELEANOR LN
 LAGUNA BEACH CA
 500' OWNER VIEW PRESERVATION
 MARCH 22 2019
 053 092 13

SUSAN W. CASE, INC.

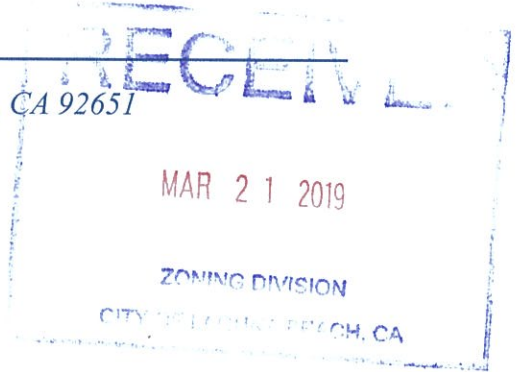
OWNERSHIP MAP

orders@susancaseinc.com
 917 Glenneyre St. #7
 Laguna Beach, CA 92651

SUSAN W. CASE, INC.
orders@susancaseinc.com

FILE #197048
1609 ELEANOR LN
LAGUNA BEACH CA
500' OWNER VIEW PRESERVATION
MARCH 22 2019
053 092 13

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



053 080 03
Bay Community Emerald
600 Emerald Bay
Laguna Beach CA 92651

053 084 11
Robert Hefty
438 Emerald Bay
Laguna Beach CA 92651

053 084 12
G Michael Morris
436 Emerald Bay
Laguna Beach CA 92651

053 084 15
William Doyle
501 Arroyo Sq
South Pasadena CA 91030

053 084 17
Rod Weyburn Wilger
542 Emerald Bay
Laguna Beach CA 92651

053 084 18
James Braffett Jaqua
440 Emerald Bay
Laguna Beach CA 92651

053 091 01
Kuyper
385 Ledroit St
Laguna Beach CA 92651

053 091 02
Colleen Kroha
365 Ledroit St
Laguna Beach CA 92651

053 091 03
Mehdi Bazargan
27 Harbor Ridge Dr
Newport Beach CA 92660

053 091 04
Arthur Jepson
347 Ledroit St
Laguna Beach CA 92651

053 091 05
D & L Mercer
339 Ledroit St
Laguna Beach CA 92651

053 091 06
Leonard Sender
331 Ledroit St
Laguna Beach CA 92651

053 091 15
Brian Flornes
1613 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 18
Gregor Gnaedig
1645 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 19
Eric Brougher
1649 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 20
Kathleen Boyle Selevan
1661 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 21
Andrew Rocker
340 Surfview Dr
Pacific Palisades CA 90272

053 091 22
Ralph Wintrode
1685 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 23
Elka Rieder
1619 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 24
Leslie Ann Ray
1625 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 25
Sheila Seltzer
1601 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 26
R Graham Gilles
1605 Sunset Ridge Dr
Laguna Beach CA 92651

053 091 27
Laguna Beach County
306 3rd St
Laguna Beach CA 92651

053 092 01
Thomas Stellar
1700 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 02
James Bruni
401 Ledroit St
Laguna Beach CA 92651

053 092 03
William Shook
1692 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 04
Nicholas Alexander
415 Ledroit St
Laguna Beach CA 92651

053 092 07
Dona Jo Blurock
1600 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 08
Norman Powell
400 Panorama Dr
Laguna Beach CA 92651

053 092 10
John Glavinovich
456 Panorama Dr
Laguna Beach CA 92651

053 092 12
Michael Thompson
460 Panorama Dr
Laguna Beach CA 92651

053 092 13
Foster Silas Arata
1609 Panorama Dr
Laguna Beach CA 92651

053 092 14
Arthur Strick
1621 Eleanor Ln
Laguna Beach CA 92651

053 092 15
Marvin Gordon
1635 Eleanor Ln
Laguna Beach CA 92651

053 092 27
Heinz Juenthner
459 Panorama Dr
Laguna Beach CA 92651

053 092 28
Baruch Fogel
1402 Cerritos Dr
Laguna Beach CA 92651

053 092 34
Ray Beverly The
1801 E Edinger Ave #101
Santa Ana CA 92705

053 092 35
William Lanz
1575 Fayette Pl
Laguna Beach CA 92651

053 092 36
Michael Alan Johnston
437 Panorama Dr
Laguna Beach CA 92651

053 092 38
Thomas Schiller
429 Panorama Dr
Laguna Beach CA 92651

053 092 39
Michael Trigg
281 Brooks St
Laguna Beach CA 92651

053 092 40
Sara Forbes
409 Panorama Dr
Laguna Beach CA 92651

053 092 41
Safka Inc
1862 S Garey Ave
Pomona CA 91766

053 092 44
Charles Petrauskas
1560 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 47
Lindsay-Keirouz Community
1521 2nd Ave #2101
Seattle WA 98101

053 092 49
Wells Fargo Bank Nisa
Po Box 8265
Wichita Falls TX 76307

053 092 50
Michael Dennis Cannon
1654 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 51
First American
3334 E Coast Hwy #289
Corona Del Mar CA 92625

053 092 61
Gerald Phillips
449 Panorama Dr
Laguna Beach CA 92651

053 092 64
Jean Brotherton
424 Panorama Dr
Laguna Beach CA 92651

053 092 65
Sonja Hagen Bradley
434 Panorama Dr
Laguna Beach CA 92651

053 092 70
Robert Kaaren
421 Ledroit St
Laguna Beach CA 92651

053 092 71
Nicholas Alexander
415 Ledroit St
Laguna Beach CA 92651

053 092 73
Michael Mc Anderson
433 Panorama Dr
Laguna Beach CA 92651

053 092 74
Jay Lenker
408 Panorama Dr
Laguna Beach CA 92651

053 092 77
Juan Bianchi
1580 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 78
Fahim & D Boulos
1570 Sunset Ridge Dr
Laguna Beach CA 92651

053 092 79
Ray Beverly The
1801 E Edinger Ave #101
Santa Ana CA 92705

053 092 80
Ray Beverly The
1801 E Edinger Ave #101
Santa Ana CA 92705

053 101 07
Craig Metz
1701 Sunset Ridge Dr
Laguna Beach CA 92651

496 061 33
Laguna Beach County
300 N Flower St #6TH
Santa Ana CA 92703