



June 4, 2019

David & Jennifer Kinnett  
841 Gainsborough Drive  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Kinnett,

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 "T. 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 19-3195**

---

Visit Date: **May 7, 2019**  
Applicant: **David & Jennifer Kinnett**  
View Address: **841 Gainsborough Drive**  
  
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.***

Upper level: Living room, dining room & kitchen  
Lower level: Master bedroom & office

***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, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater 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: 6/14/2019 By: 

---

End of Checklist



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *mfarr* Submitted to property file: 6/4/2019

Document  
1 of 19



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

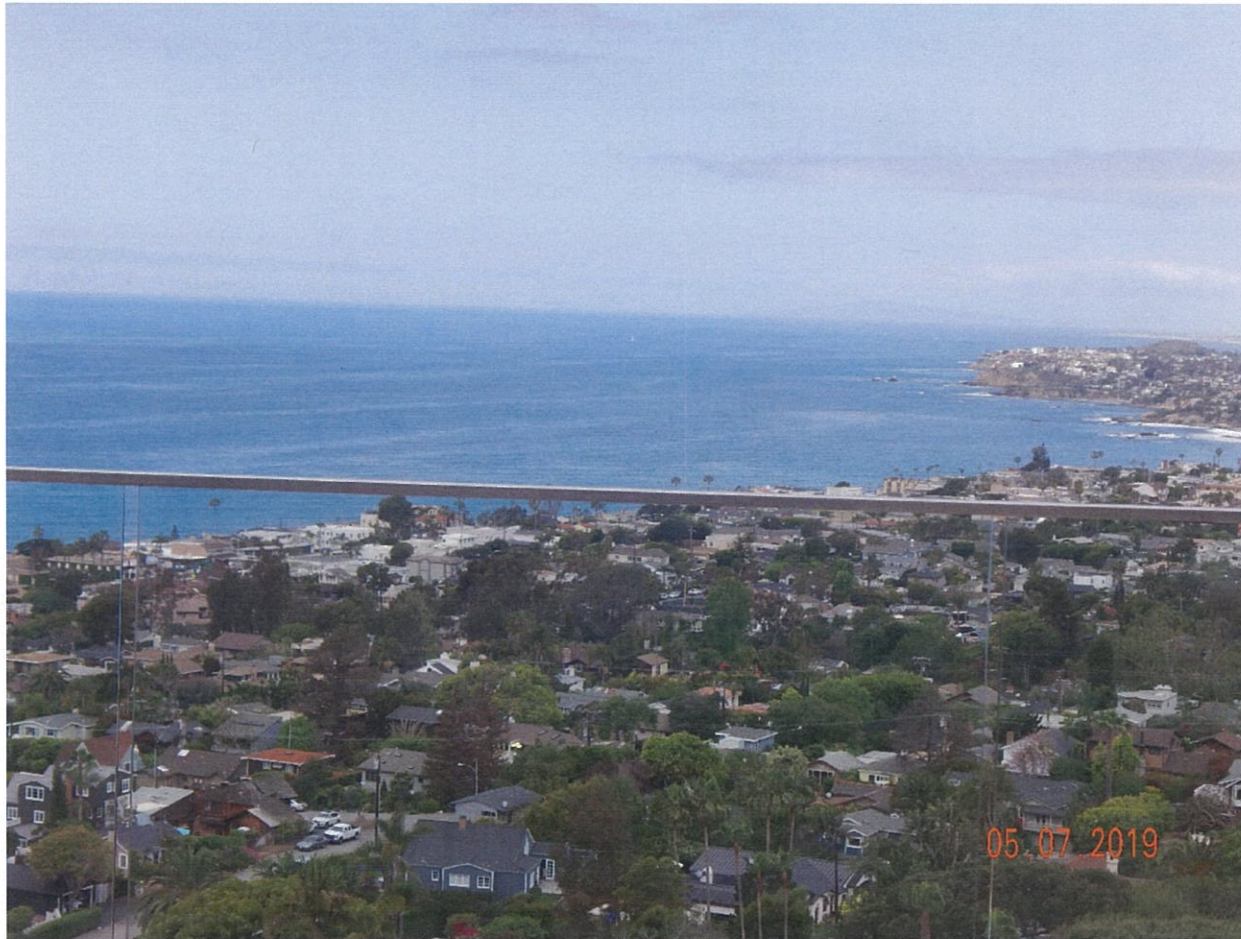
Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *[Signature]* Submitted to property file: *[Signature]*



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *W. Farr* Submitted to property file: *6/4/2019*



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *M. Jarr* Submitted to property file: *6/4/2019*



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *[Signature]* Submitted to property file: 6/4/2019



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *[Signature]* Submitted to property file: *6/4/2019*

Document  
6 of 19





**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *[Signature]* Submitted to property file: 6/4/2019



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *ryann* Submitted to property file: *6/4/2019*

Document  
8 of 19



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *[Signature]* Submitted to property file: 6/4/2019



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *[Signature]* Submitted to property file: 6/4/2019



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *M. Jarr* Submitted to property file: *6/4/2019*

Document  
11 of 19



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *mjar* Submitted to property file: *6/4/2019*

Document  
12 of 19



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *[Signature]* Submitted to property file: 6/4/2019



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: [signature] Submitted to property file: 5/4/2019





**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

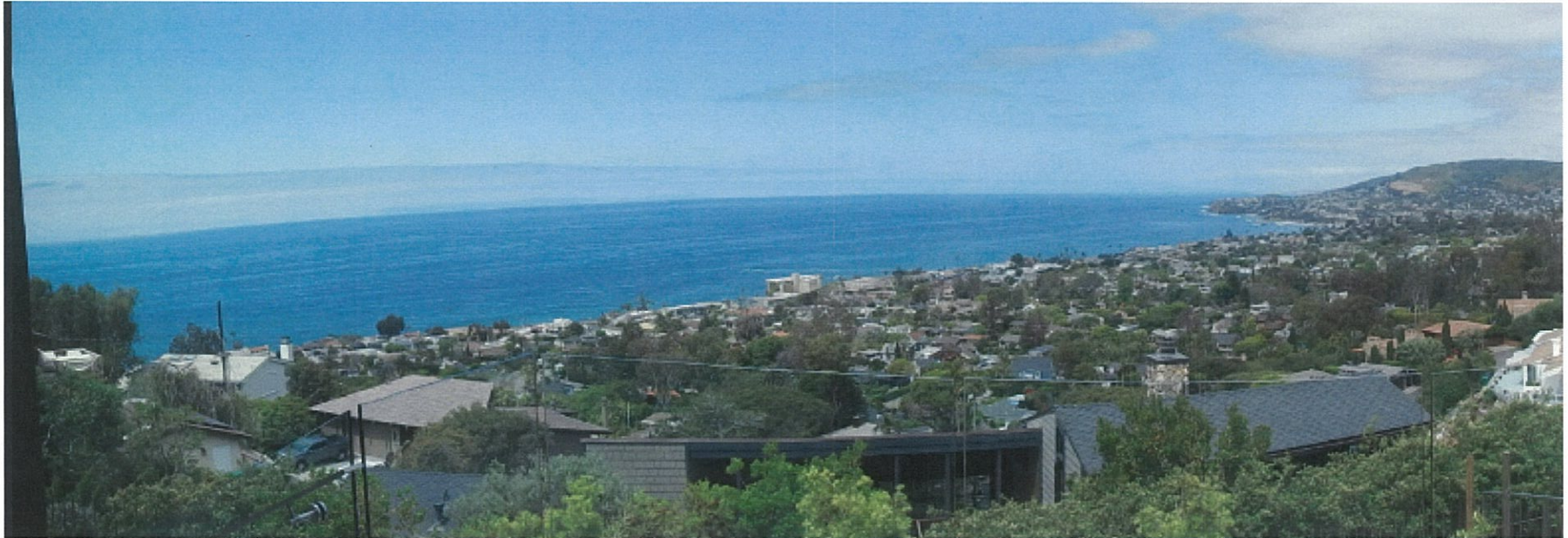
Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *[Signature]* Submitted to property file: 6/4/2019



## RECORD OF VIEW

VPP 19-3195



### 841 Gainsborough Drive

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: [Signature] Submitted to property file: 6/4/2019

Document  
16 of 19



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: M. Jarr Submitted to property file: 6/4/2019



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *nyarr* Submitted to property file: *6/4/2019*



**RECORD OF VIEW**

**VPP 19-3195**



**841 Gainsborough Drive**

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Heisler Park, Crescent Bay Park, Newport and Palos Verdes peninsulas, whitewater and ocean horizon.

Date of photograph: 5/7/2019 Photographed by: *mfarr* Submitted to property file: 6/4/2019



June 4, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3195  
841 GAINSBOROUGH 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 **841 Gainsborough 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.

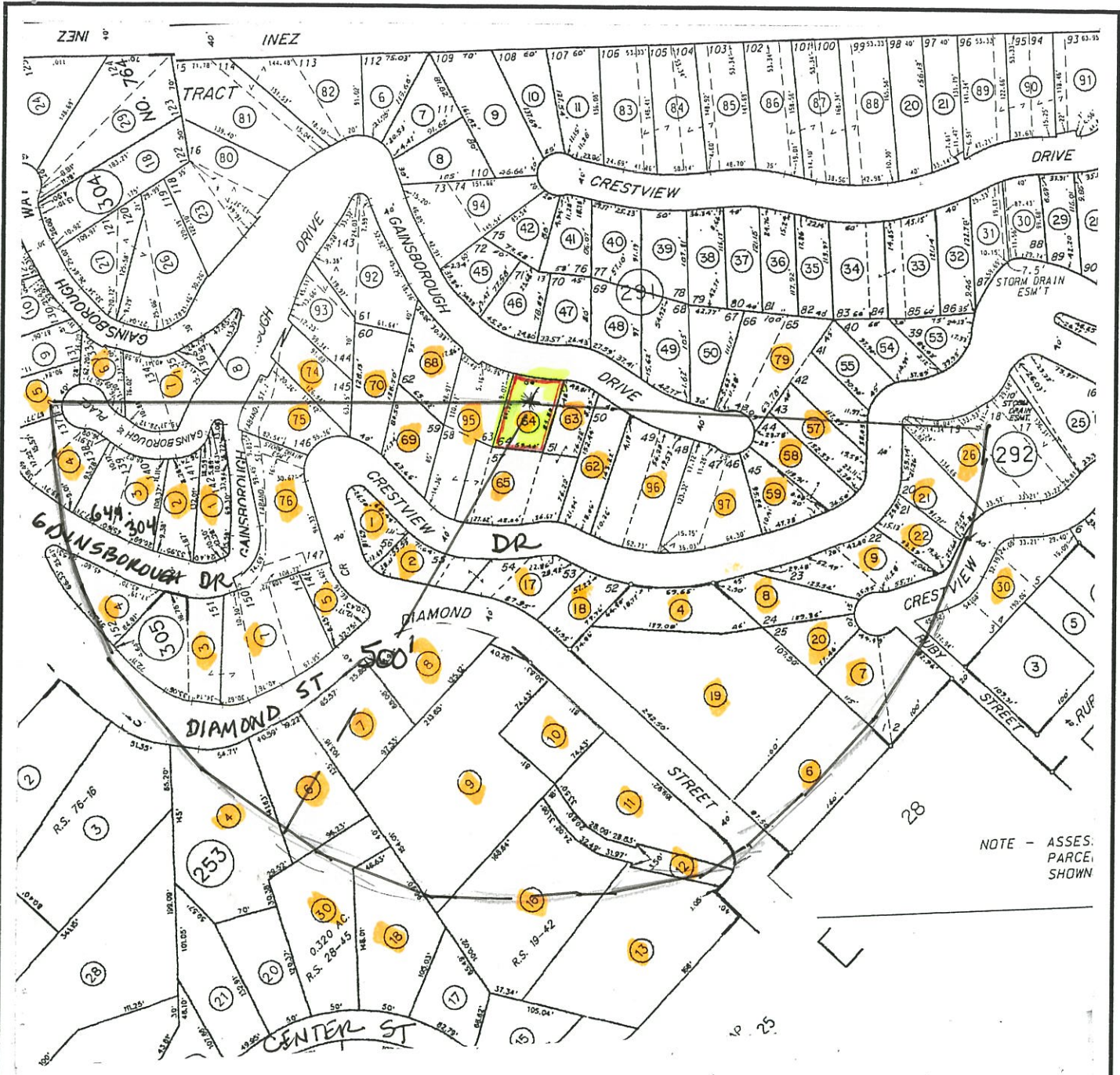
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

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,

A handwritten signature in cursive script, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



NOTE - ASSES. PARCELS SHOWN

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

FILE #197374  
 841 GAINSBOROUGH DR  
 LAGUNA BEACH CA  
 VIEW PRESERVATION  
 MAY 15 2019  
 644 291 64

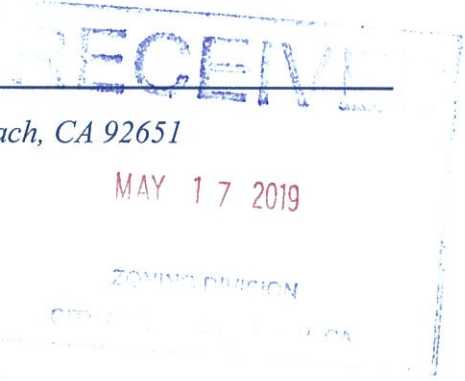


**SUSAN W. CASE, INC.**

**OWNERSHIP MAP**

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

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



FILE #197374  
841 GAINSBOROUGH DR  
LAGUNA BEACH CA  
VIEW PRESERVATION  
MAY 15 2019  
644 291 64

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

644 253 04  
Donald Clurman  
640 Diamond St  
Laguna Beach CA 92651

644 253 06  
Paul Spiegelman  
545 W Highland St  
Southlake TX 76092

644 253 07  
Kenneth McMurray  
600 Diamond St  
Laguna Beach CA 92651

644 253 08  
Sally Marie Davis  
590 Diamond St  
Laguna Beach CA 92651

644 253 09  
Anna Mae Crowder  
560 Diamond St  
Laguna Beach CA 92651

644 253 10  
Stephen Groth  
554 Diamond St  
Laguna Beach CA 92651

644 253 11  
John Cunningham  
530 Diamond St  
Laguna Beach CA 92651

644 253 12  
Holly Johnson  
520 Diamond St  
Laguna Beach CA 92651

644 253 13  
Laguna Beach Investments  
3112 Bern Dr  
Laguna Beach CA 92651

644 253 16  
Holly Johnson  
520 Diamond St  
Laguna Beach CA 92651

644 253 18  
Jacqueline Chamberlin  
521 Center St  
Laguna Beach CA 92651

644 253 30  
James Chretien  
545 Center St  
Laguna Beach CA 92651

644 291 57  
Frank Wong  
2012 Highland Ave  
Manhattan Beach CA 90266

644 291 58  
John Alabaster Jr.  
871 Van Dyke Dr  
Laguna Beach CA 92651

644 291 59  
C Richard & Gina Triola  
2120 Crestview Dr  
Laguna Beach CA 92651

644 291 62  
James Burnes  
31672 Sea Bluff Ln  
Laguna Beach CA 92651

644 291 63  
James Burnes  
31672 Sea Bluff Ln  
Laguna Beach CA 92651

644 291 64  
Kinnett  
841 Gainsborough Dr  
Laguna Beach CA 92651

644 291 65  
Peter Welsh  
2080 Crestview Dr  
Laguna Beach CA 92651

644 291 68  
Tarek Hafiz  
821 Gainsborough Dr  
Laguna Beach CA 92651

644 291 69  
Peter Kirkis  
2100 Crestview Dr  
Laguna Beach CA 92651

644 291 70  
Mike Czajkowski  
300 23rd St  
Costa Mesa CA 92627

644 291 74  
Medhat El-Faizy  
777 Gainsborough Dr  
Laguna Beach CA 92651

644 291 75  
Medhat El-Faizy  
777 Gainsborough Dr  
Laguna Beach CA 92651



644 291 76  
Parker Nigel Parker  
775 Gainsborough Dr  
Laguna Beach CA 92651

644 291 79  
George Haddad  
10350 Wilshire Blvd #901  
Los Angeles CA 90024

644 291 95  
Leopold Paul Zajfen  
831 Gainsborough Dr  
Laguna Beach CA 92651

644 291 96  
Richard Tracy  
2108 Crestview Dr  
Laguna Beach CA 92651

644 291 97  
Lcy Partnership  
240 Briggs Ave  
Costa Mesa CA 92626

644 292 01  
Donald Mason  
2025 Crestview Dr  
Laguna Beach CA 92651

644 292 02  
John Link Jr.  
599 Diamond St  
Laguna Beach CA 92651

644 292 04  
2101 Crestview LLC  
2101 Crestview Dr  
Laguna Beach CA 92651

644 292 06  
Sally Marie Davis  
590 Diamond St  
Laguna Beach CA 92651

644 292 07  
John Hensley  
2072 Glenneyre St  
Laguna Beach CA 92651

644 292 08  
Joseph Rock Martin  
2111 Crestview Dr  
Laguna Beach CA 92651

644 292 09  
Patrick Cory  
2147 Crestview Dr  
Laguna Beach CA 92651

644 292 17  
Tyrone Newland  
581 Diamond St  
Laguna Beach CA 92651

644 292 18  
Tom & Grace Morrissey  
401 Bernard St #405  
Costa Mesa CA 92627

644 292 19  
David Moellenhoff  
545 Diamond St  
Laguna Beach CA 92651

644 292 20  
Mary Rutkowski  
3 Rockledge Rd  
Laguna Beach CA 92651

644 292 21  
Paige Poliquin Collins  
2163 Crestview Dr  
Laguna Beach CA 92651

644 292 22  
Karen Hogrebe  
2155 Crestview Dr  
Laguna Beach CA 92651

644 292 26  
D Josh Stephen Nolan  
1400 S Coast Hwy #106  
Laguna Beach CA 92651

644 293 30  
Thaddeus Heitmann  
2299 Crestview Pl  
Laguna Beach CA 92651

644 304 01  
Stelian Onufrei  
921 N Harbor Blvd  
La Habra CA 90631

644 304 02  
Edward William Wedmore  
716 Gainsborough Dr  
Laguna Beach CA 92651

644 304 03  
Joseph Preston  
708 Gainsborough Dr  
Laguna Beach CA 92651

644 304 04  
Diane Lawe McPherson  
705 Diamond St  
Laguna Beach CA 92651

644 304 05  
William Bennard Carroll  
5001 Woodway Dr #704  
Houston TX 77056

644 304 06  
Anthony Chang  
9 Pacific Vis  
Laguna Beach CA 92651

644 304 07  
Arlene Hamann  
7 Pacific Vis  
Laguna Beach CA 92651

644 305 03  
Roger The Ohanesian  
675 Diamond St  
Laguna Beach CA 92651

644 305 04  
John Paul Micha  
699 Diamond St  
Laguna Beach CA 92651

644 305 05  
Rene Megroz  
611 Diamond St  
Laguna Beach CA 92651

644 305 07

Rene Megroz

611 Diamond St

Laguna Beach CA 92651