



Date Filed:	4/3/2016
Application No.	VPP 16-1207

RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS: Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Eileen Moskow
Address: ~~70~~ 858 Gainsborough Drive
Telephone No. (Home/Cell) 949-230-9065 (Work) _____
Email Address: ecorliss@cox.net

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

APPLICANT/PROPERTY OWNER'S SIGNATURE

4/3/16
DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-1207**

Visit Date: **July 5, 2016**
Applicant: **Eileen Moskow
858 Gainsborough Drive**

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

1. VIEW LOCATION / VISUAL SCENE

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

Living room and dining room – First floor living area
Master bedroom - Second floor living area

- b. Visual scene for each selected viewing location noted above.**

Living/Dining room (first floor) and Master bedroom (lower level) – Catalina Island, Main Beach, Crescent Bay, Emerald Bay, whitewater, ocean horizon, city lights and hillside terrain.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet.**

Date: 7/15/2016 By: Tony Farr

- b. Record of View documents prepared and attachedd to property file.**

Date: 7/15/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-1207



858 Gainsborough Drive

The photograph above was taken from the Living room/Dining room on the first floor living area of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 7/5/16 Photographed by: *[Signature]* Submitted to property file: 7/15/2016



RECORD OF VIEW

VPP 2016-1207



858 Gainsborough Drive

The photograph above was taken from the Living room/Dining room on the first floor living area of the primary residential structure.

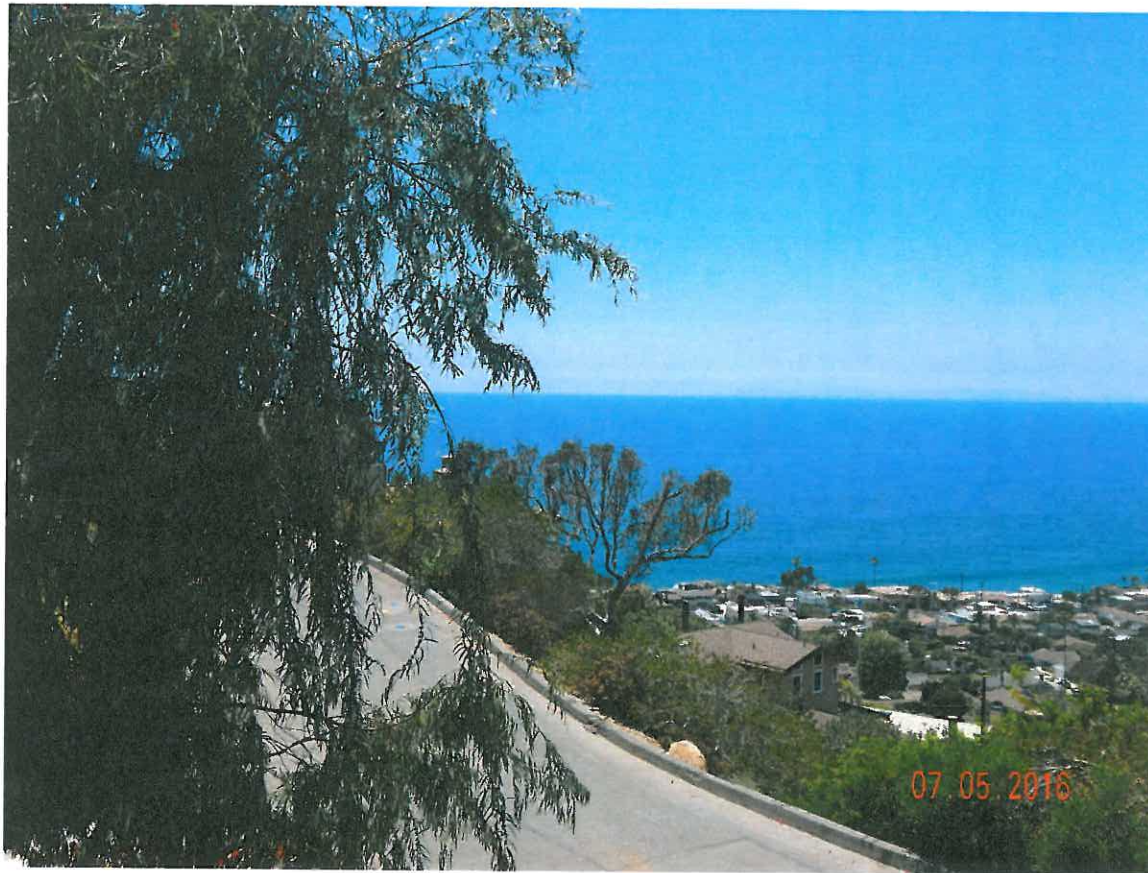
Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 7/5/16 Photographed by: *[Signature]* Submitted to property file: 7/15/2016



RECORD OF VIEW

VPP 2016-1207



858 Gainsborough Drive

The photograph above was taken from the Living room/Dining room on the first floor living area of the primary residential structure.

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 7/5/16 Photographed by: *[Signature]* Submitted to property file: 7/15/2016



RECORD OF VIEW

VPP 2016-1207



858 Gainsborough Drive

The photograph above was taken from the Living room/Dining room on the first floor living area of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Crescent Bay, Emerald Bay, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/5/16 Photographed by: *myare* Submitted to property file: *7/15/2016*



RECORD OF VIEW

VPP 2016-1207



858 Gainsborough Drive

The photograph above was taken from the Living room/Dining room on the first floor living area of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Crescent Bay, Emerald Bay, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/5/16 Photographed by: [Signature] Submitted to property file: 7/15/2016



RECORD OF VIEW

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858 Gainsborough Drive

The photograph above was taken from the Living room/Dining room on the first floor living area of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Crescent Bay, Emerald Bay, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/5/16 Photographed by: *[Signature]* Submitted to property file: 7/15/2016

Document
6 of 9



RECORD OF VIEW

VPP 2016-1207



858 Gainsborough Drive

The photograph above was taken from the Living room/Dining room on the first floor living area of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Crescent Bay, Emerald Bay, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/5/16 Photographed by: *[Signature]* Submitted to property file: 7/15/2016

Document
7 of 9



RECORD OF VIEW

VPP 2016-1207



858 Gainsborough Drive

The photograph above was taken from the Master bedroom on the second floor living area of the primary residential structure.

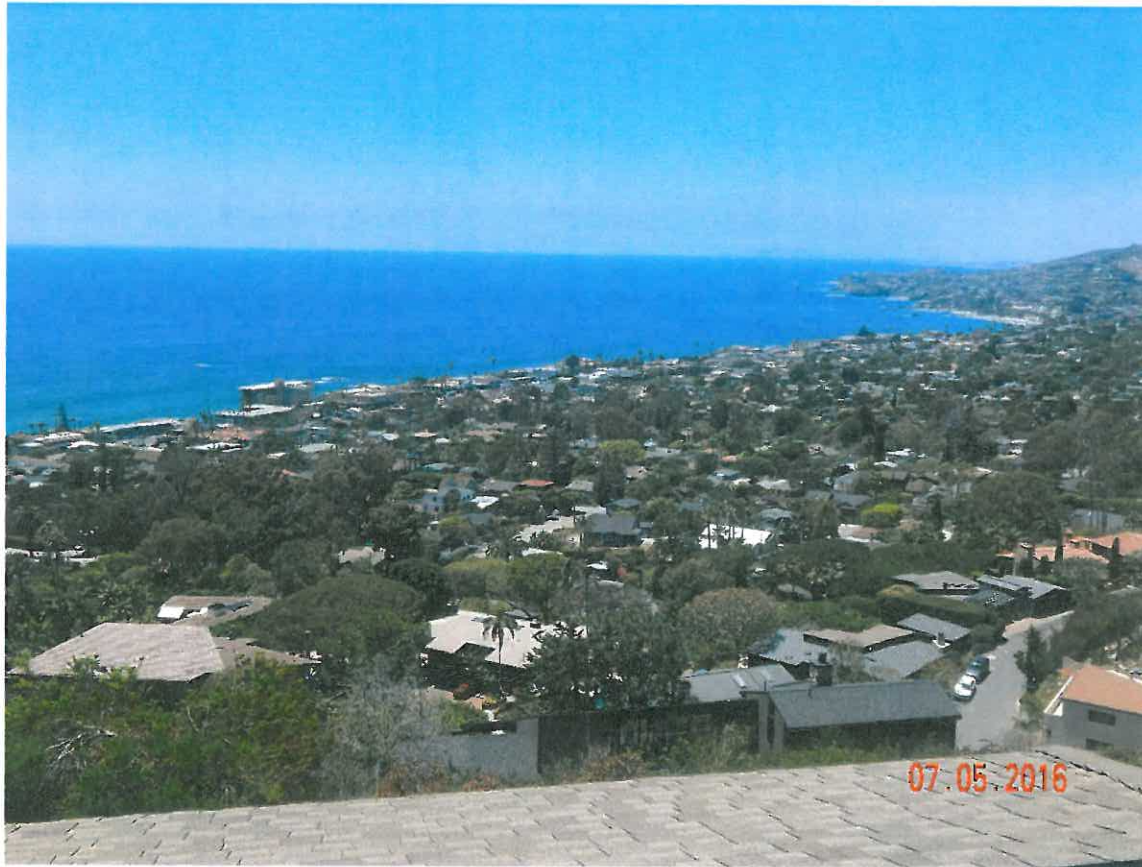
Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 7/5/16 Photographed by: *[Signature]* Submitted to property file: 7/15/2016



RECORD OF VIEW

VPP 2016-1207



858 Gainsborough Drive

The photograph above was taken from the Master bedroom on the second floor living area of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Crescent Bay, Emerald Bay, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/5/16 Photographed by: *[Signature]* Submitted to property file: 7/15/2016



July 15, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1207
858 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 at **858 Gainsborough Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the 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.

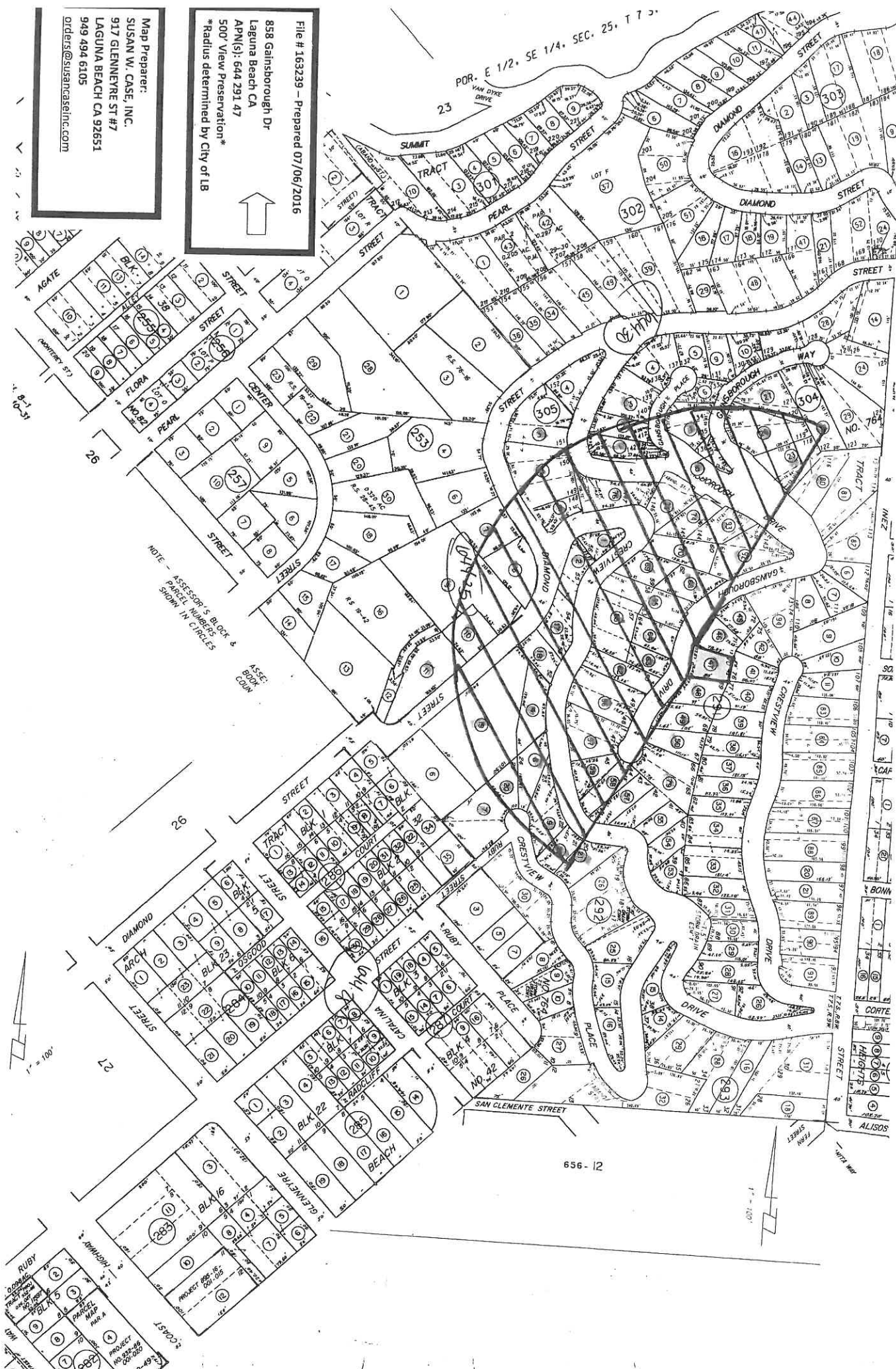
If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

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

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

File # 163239 - Prepared 07/06/2016
 858 Gainsborough Dr
 Laguna Beach CA
 APN(S): 644 291 47
 500' View Preservation*
 *Radius determined by City of LB



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

File# 163239
858 Gainsborough Dr
Laguna Beach CA
APN(s): 644 291 47
500' View Preservation
July 6 2016

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7478



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

644 291 45
Kiran Puttegowda
390 Quail Rdg
Irvine CA 92603

644 291 46
Glopec Investments Inc
Po Box 177
Laguna Beach CA 92652

644 291 47
Lonnie & Eileen Moskow
858 Gainsborough Dr
Laguna Beach CA 92651

644 291 48
Richard Peiser
131 Sargent St
Newton MA 02458

644 291 49
Alfred Chilson
1460 Morningside Dr
Laguna Beach CA 92651

644 291 50
Joseph Ambrose Jr.
817 N Patencio Rd
Palm Springs CA 92262

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
Robert James Marshburn
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
David Kinnett
27171 Shenandoah Dr
Laguna Hills CA 92653

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
Electronics Lighthouse
600 Hudson Ln
Aptos CA 95003

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 Trust
775 Gainsborough Dr
Laguna Beach CA 92651

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

644 291 80
Robert Hidey III
3337 Michelson Dr #170
Irvine CA 92612

644 291 92
Charles Rodgers
803 Gainsborough Dr
Laguna Beach CA 92651

644 291 93
Randall Parker
785 Gainsborough Dr
Laguna Beach CA 92651

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 04
Karl Kramer
2101 Crestview Dr
Laguna Beach CA 92651

644 292 07
Hensley Trust
530 Ruby 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
Daniel Nolan
581 Diamond St
Laguna Beach CA 92651

644 292 18
John Vernon Reese
2097 Crestview Dr
Laguna Beach CA 92651

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

644 304 01
Stelian Onufrei
201 Clark Ave
Pomona CA 91767

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

644 304 03
Preston-Hudson
708 Gainsborough Dr
Laguna Beach CA 92651

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

644 304 08
Loren Carroll
8 Pacific Vis
Laguna Beach CA 92651

644 304 18
Matthew Lawson
Po Box 5245
Laguna Beach CA 92652

644 304 23
Mehany & Elvira
2829 Countrywood Ln
West Covina CA 91791

644 304 26
Loren Carroll
4075 Cassia Ln
Yorba Linda CA 92886

644 304 27
Matthew Lawson
Po Box 5245
Laguna Beach CA 92652

644 305 03
Ohanesian Trust
675 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