



February 26, 2018

Debra Ische  
1174 Katella Street  
Laguna Beach, CA 92651

Dear Ms. Ische,

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](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

As we discussed, 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 cursive script, appearing to read "Tony Farr".

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



Date Filed:	2-8-2018
Application No.	VPP 18-0282

RECEIVED

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

FEB 08 2018

**Establishment of a Protected or Preserved View.** A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Pursuant to Section 12.16.010(b), it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation. Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation process.

FEE: \$690

**Noticing Requirements:** Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include 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. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Debra Ische  
 Address: 1174 Katella Street  
 Telephone No. (Home/Cell) 949 697 1977 (Work) SAME  
 Email Address: DEBISCHE@AOL.COM

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.

2/8/18  
Date

Property Owner's Signature

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-0282**

Visit Date: **February 20, 2018**

Applicant: **Deb Ische**  
View Address: **1174 Katella Street**

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, Dining room, Family room, Kitchen from the main level of the primary residential structure.

- b. 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, Signal Hill, Long Beach, Palos Verdes peninsula, Newport Beach, Emerald and Crescent Bays, Contino Point, Heisler Park, Main Beach, Hotel Laguna, hillside terrain and ocean horizon.

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2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)**

Date: 2/26/2018 By: Tony Farr

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

Date: 2/26/2018 By: Tony Farr

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End of Checklist



RECORD OF VIEW

VPP 2018-0282



1174 Katella St.

The photograph above was taken from the main level Living room and Dining room area of the primary residential structure. Visual scene description: Catalina Island, Signal Hill, Long Beach, Newport Beach, Palos Verdes peninsula, Emerald and Crescent Bays, Contino Point, Heisler Park, Main Beach, Hotel Laguna, hillside terrain and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *[Signature]* Submitted to property file: 2/26/2018



RECORD OF VIEW

VPP 2018-0282



1174 Katella St.

The photograph above was taken from the main level Living room and Dining room of the primary residential structure. Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *mfarr* Submitted to property file: *2/20/2018*

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RECORD OF VIEW

VPP 2018-0282



1174 Katella St.

The photograph above was taken from the main level Living room and Dining room of the primary residential structure. Visual scene description: Catalina Island, Signal Hill, Long Beach, Newport Beach, Palos Verdes peninsula, Emerald and Crescent Bays, ~~Contino Point,~~ ~~Heisler Park, Main Beach, Hotel Laguna,~~ hillside terrain and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *[Signature]* Submitted to property file: 2/26/2018



**RECORD OF VIEW**

**VPP 2018-0282**



**1174 Katella St.**

The photograph above was taken from the main level Living room and Dining room of the primary residential structure. Visual scene description: Catalina Island, Signal Hill, Long Beach, Newport Beach, Palos Verdes peninsula, Emerald and Crescent Bays, Contino Point, Heisler Park, Main Beach, Hotel Laguna, hillside terrain and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *[Signature]* Submitted to property file: *2/26/2018*

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## RECORD OF VIEW

VPP 2018-0282



### 1174 Katella St.

The photograph above was taken from the main level Living room and Dining room of the primary residential structure. Visual scene description: Catalina Island, Signal Hill, Long Beach, Newport Beach, Palos Verdes peninsula, Emerald and Crescent Bays, Contino Point, Heisler Park, Main Beach, Hotel Laguna, hillside terrain and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *mfarr* Submitted to property file: *2/26/2018*

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RECORD OF VIEW

VPP 2018-0282



1174 Katella St.

The photograph above was taken from the main level, Family room, Dining room and Kitchen area of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/20/18 Photographed by: M. J. [Signature] Submitted to property file: 2/26/2018

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RECORD OF VIEW

VPP 2018-0282



1174 Katella St.

The photograph above was taken from the main level, Family room, Dining room and Kitchen area of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *[Signature]* Submitted to property file: 2/26/2018

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**RECORD OF VIEW**

**VPP 2018-0282**



**1174 Katella St.**

The photograph above was taken from the main level, Family room, Dining room and Kitchen area of the primary residential structure.

Visual scene description: Catalina Island, Signal Hill, Long Beach, Newport Beach, Palos Verdes peninsula, hillside terrain and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *W. J. [Signature]* Submitted to property file: *2/26/2018*



RECORD OF VIEW

VPP 2018-0282



1174 Katella St.

The photograph above was taken from the main level Kitchen area of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *[Signature]* Submitted to property file: 2/26/2018

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RECORD OF VIEW

VPP 2018-0282



1174 Katella St.

The photograph above was taken from the main level Kitchen area of the primary residential structure. Visual scene description: Catalina Island, Signal Hill, Long Beach, Newport Beach, Palos Verdes peninsula and ocean horizon.

Date of photograph: 2/20/18 Photographed by: *[Signature]* Submitted to property file: 2/26/2018

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February 26, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-0282  
1174 KATELLA STREET, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **1174 Katella Street**. 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.

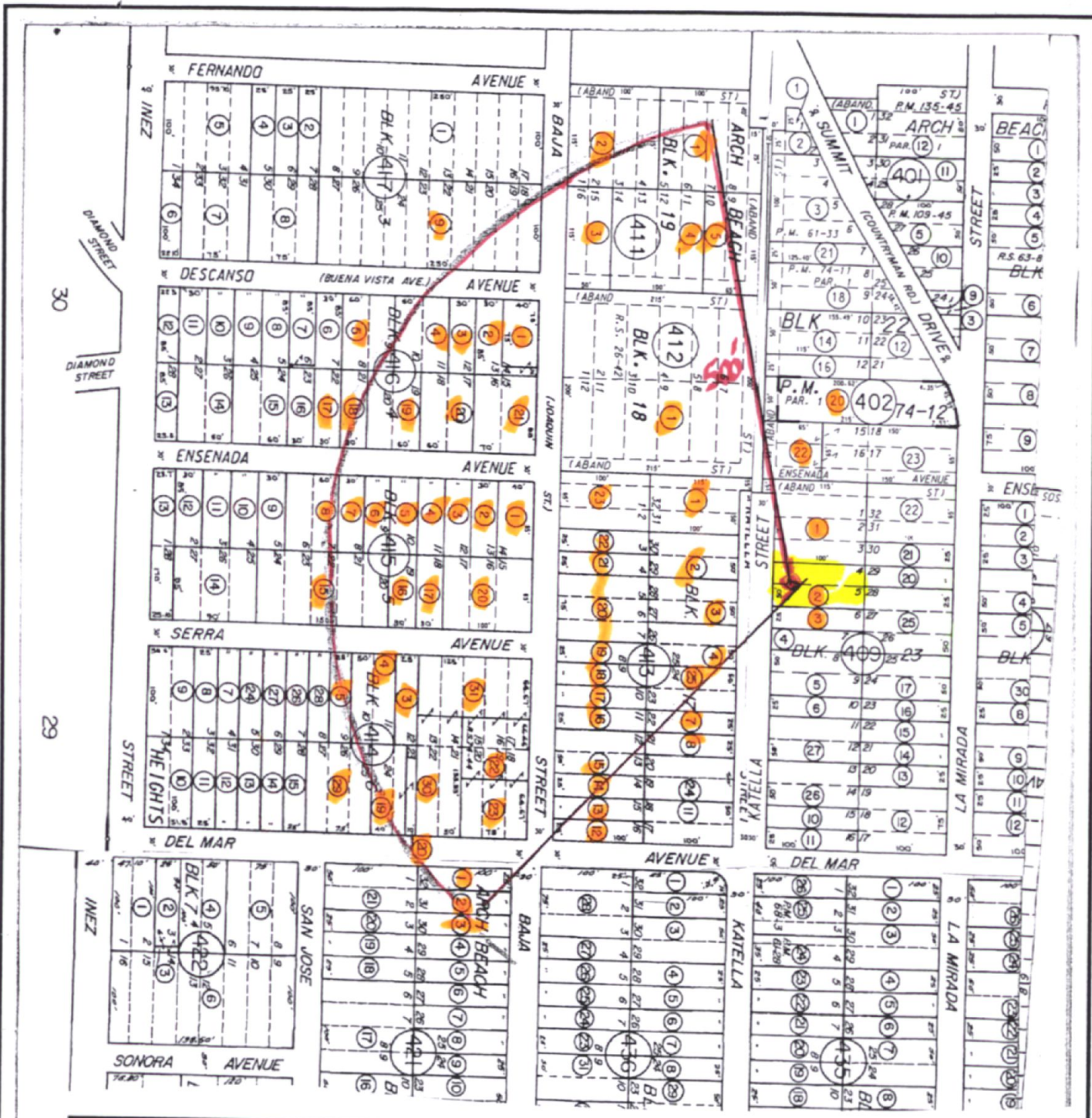
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration.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

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)



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

FILE # 185621  
 1174 KATELLA ST  
 LAGUNA BEACH CA  
 500' OWNER VIEW PRESERVATION  
 FEBRUARY 22 2018  
 644 409 02



**SUSAN W. CASE, INC.**

**OWNERSHIP MAP**

949.464.6105  
 orders@susancaseinc.com  
 917 Glenneyre St. #7  
 Laguna Beach, CA 92651

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

FILE # 185621  
1174 KATELLA ST  
LAGUNA BEACH CA  
500' OWNER VIEW PRESERVATION  
FEBRUARY 22 2018  
644 409 02

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105 • FAX (949) 494-7418

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FEB 23 2018

ZONING DIVISION  
CITY OF LAGUNA BEACH

644 402 20  
Richard Bisson  
1730 E Prospect Rd  
Fort Collins CO 80525

644 402 22  
Bisson tr  
1188 Katella St  
Laguna Beach CA 92651

644 409 01  
Bisson tr  
1188 Katella St  
Laguna Beach CA 92651

644 409 02  
Debra Ische  
1174 Katella St  
Laguna Beach CA 92651

644 409 03  
Fiona Prynne  
1164 Katella St  
Laguna Beach CA 92651

644 411 01  
Hossam Salib  
1131 Summit Dr  
Laguna Beach CA 92651

644 411 02  
Hossam Salib  
1131 Summit Dr  
Laguna Beach CA 92651

644 411 03  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 411 04  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 411 05  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 412 01  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 413 01  
Margit B M B Munroe  
1677 Thurston Dr  
Laguna Beach CA 92651

644 413 02  
Albert Roberts  
1179 Katella St  
Laguna Beach CA 92651

644 413 03  
Joannes Ter Haar  
875 Park Ave #C  
New York NY 10075

644 413 04  
John Brossa  
1155 Katella St  
Laguna Beach CA 92651

644 413 07  
Nikki Duplisea  
1135 Katella St  
Laguna Beach CA 92651

644 413 08  
Nikki Duplisea  
1135 Katella St  
Laguna Beach CA 92651

644 413 12  
Katherine Kyle Averill  
1104 Baja St  
Laguna Beach CA 92651

644 413 13  
Frederick Chan  
420 Independence Dr  
Claremont CA 91711

644 413 14  
Chad Filiault  
1116 Baja St  
Laguna Beach CA 92651

644 413 15  
Ronald Joseph Thomas Jr.  
1124 Baja St  
Laguna Beach CA 92651

644 413 16  
I Simpson  
1135 Katella St  
Laguna Beach CA 92651

644 413 17  
Nikki Duplisea  
1135 Katella St  
Laguna Beach CA 92651

644 413 18  
Nikki Duplisea  
1135 Katella St  
Laguna Beach CA 92651



644 413 19  
Nikki Duplisea  
1135 Katella St  
Laguna Beach CA 92651

644 413 20  
Hamid Al-Hakeem  
1162 Baja St  
Laguna Beach CA 92651

644 413 21  
Albert Roberts  
1179 Katella St  
Laguna Beach CA 92651

644 413 22  
Craig Jorgensen  
13 Mela Ln  
Rancho Palos Verdes CA 90275

644 413 23  
Wesley Ray Hall  
7521 Edinger Ave #3000  
Huntington Beach CA 92647

644 413 25  
Allard Van Der Graaf  
1145 Katella St  
Laguna Beach CA 92651

644 414 03  
Alan Safari  
609 Bay Hill Dr  
Newport Beach CA 92660

644 414 04  
Alan Safari  
609 Bay Hill Dr  
Newport Beach CA 92660

644 414 05  
Alan Safari  
609 Bay Hill Dr  
Newport Beach CA 92660

644 414 19  
Kris Rittenhouse  
962 Del Mar Ave  
Laguna Beach CA 92651

644 414 20  
Alan Safari  
609 Bay Hill Dr  
Newport Beach CA 92660

644 414 22  
Ronald Tarbell  
26 Calle De Princesa  
Coto De Caza CA 92679

644 414 23  
Veena Charu  
445 S Peralta Hills Dr  
Anaheim CA 92807

644 414 29  
David Armstrong  
6761 SE Harbor Cir  
Stuart FL 34996

644 414 30  
Sivoush Nayyeri  
2152 Alton Pkwy #1  
Irvine CA 92606

644 414 31  
Mohammad Homayoun Osmani  
12241 Reseda Dr  
Yucaipa CA 92399

644 415 01  
Eric Michael Schantz  
2031 S Eileen Dr  
Anaheim CA 92802

644 415 02  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 415 03  
Joseph Inge  
5608 Great Divide Dr  
Bee Cave TX 78738

644 415 04  
Sheryl Caverly  
553 Temple Hills Dr  
Laguna Beach CA 92651

644 415 05  
Joseph Livernash  
12672 Senda Acantilada  
San Diego CA 92128

644 415 06  
Joseph Inge  
5608 Great Divide Dr  
Bee Cave TX 78738

644 415 07  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 415 08  
Harry G B F John  
222 E Olive Ave #3  
Redlands CA 92373

644 415 15  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 415 16  
Ronald Davies  
71 Princeville Ln  
Las Vegas NV 89113

644 415 17  
Ronald Davies  
71 Princeville Ln  
Las Vegas NV 89113

644 415 20  
Ronald Davies  
1165 Baja St  
Laguna Beach CA 92651

644 416 01  
Frank Luer  
Po Box 843  
Yorba Linda CA 92885

644 416 02  
Lena Carner  
Po Box 843  
Yorba Linda CA 92885

644 416 03  
Patrick Hart  
22200 Chatsworth St  
Chatsworth CA 91311

644 416 04  
Armen Fbo Asadourian  
17122 Newquist Ln  
Huntington Beach CA 92649

644 416 05  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 416 17  
Edman  
7361 S Treena Cir  
West Jordan UT 84084

644 416 18  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 416 19  
Joseph Byrne  
21738 Napa St  
Canoga Park CA 91304

644 416 20  
L D Hines  
5830 N Fountains Ave  
Tucson AZ 85704

644 416 21  
Mansour Arazbegi-Arbani  
13555 Fonseca Ave  
La Mirada CA 90638

644 417 09  
Richard Vick  
222 W Avenida Gaviota  
San Clemente CA 92672

644 421 01  
Scott Dunkleman  
3419 E Chapman Ave #310  
Orange CA 92869

644 421 02  
Lindon & K Thomas  
3965 Myrtle Ave  
Long Beach CA 90807

644 421 03  
Sara Adams  
6250 Hollywood Blvd #4C  
Los Angeles CA 90028