



March 9, 2020

Roy and Gina Watson  
452 Holly Street  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Watson,

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  
Department of 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 19-4383**

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Visit Date: **March 3, 2020**  
Applicant: **Roy and Gina Watson**  
View Address: **452 Holly Street**  
  
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.***

Front upper level: Bedroom  
Rear upper level: Master bedroom

***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 whitewater and ocean horizon.

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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: 3/3/2020 By: T. Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 19-4383**



**452 Holly Street**

The photograph above was taken from the front bedroom on the upper floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 3/3/2020 Photographed by: *MSA* Submitted to property file: *3/3/2020*

Document  
1 of 4



**RECORD OF VIEW**

**VPP 19-4383**



**452 Holly Street**

The photograph above was taken from the front bedroom on the upper floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 3/3/2020 Photographed by: *M. Jan* Submitted to property file: *3/9/2020*



**RECORD OF VIEW**

**VPP 19-4383**



**452 Holly Street**

The photograph above was taken from the rear master bedroom on the upper floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 3/3/2020 Photographed by: *W. Jam* Submitted to property file: *3/9/2020*

Document  
3 of 4



**RECORD OF VIEW**

**VPP 19-4383**



**452 Holly Street**

The photograph above was taken from the rear master bedroom on the upper floor of the primary residential structure.

Visual scene description: whitewater and ocean horizon.

Date of photograph: 3/3/2020 Photographed by: *refan* Submitted to property file: *3/3/2020*

Document

4 of 4



March 9, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-4383  
452 HOLLY STREET, 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 **452 Holly Street**. 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.

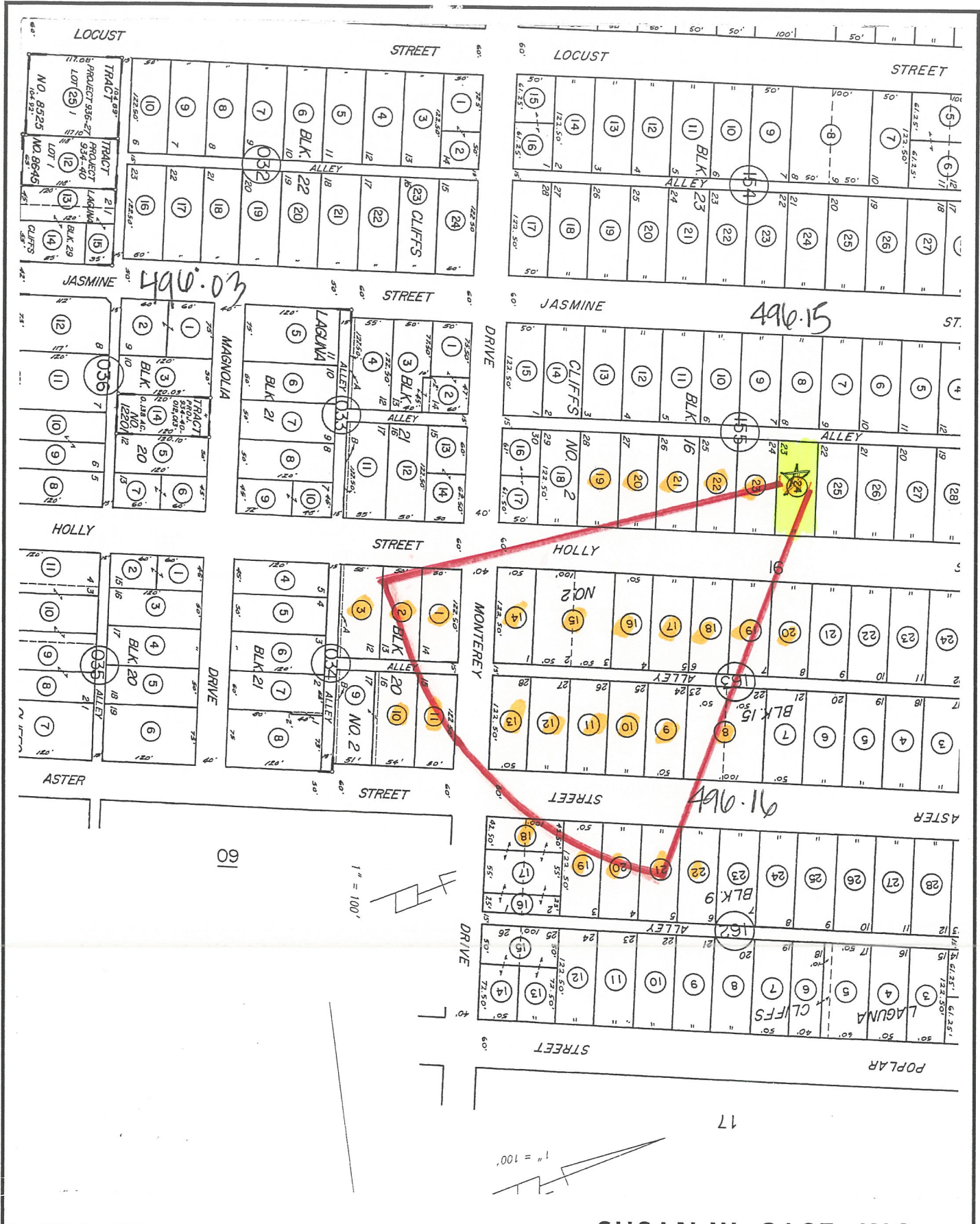
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

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)



SUSAN W. CASE, INC.

View Presentation Map  
 452 Holly St, Laguna Beach  
 File # 208338 03/04/2020

OWNERSHIP MAP

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



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

File# 208338  
452 Holly St  
Laguna Beach CA  
APN 496 155 24  
500' View Preservation  
March 4 2020

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

RECEIVED

FEB 04 2020

ZONING DIVISION  
CITY OF LAGUNA BEACH

496 034 01  
Jeanne Farnes  
1260 Anacapa Way  
Laguna Beach CA 92651

496 034 02  
Eugene Disabella  
387 Holly St  
Laguna Beach CA 92651

496 034 03  
Deidra Wagner  
900 Glenneyre St  
Laguna Beach CA 92651

496 034 10  
Marilyn G M Alexander  
711 N Bay Front  
Newport Beach CA 92662

496 034 11  
Josh Cooper  
394 Aster St  
Laguna Beach CA 92651

496 155 19  
Steven Bilt  
464 Holly St  
Laguna Beach CA 92651

496 155 20  
Daniel Obryant  
426 Holly St  
Laguna Beach CA 92651

496 155 21  
Jack Bostwick  
432 Holly St  
Laguna Beach CA 92651

496 155 22  
Suzanne Fisher  
435-438 Holly St  
Laguna Beach CA 92651

496 155 23  
Bradford Barrett  
668 N Coast Hwy #1370  
Laguna Beach CA 92651

496 155 24  
Roy Watson  
452 Holly St  
Laguna Beach CA 92651

496 162 18  
Hit Investments LLC  
3200 Park Center Dr #200  
Costa Mesa CA 92626

496 162 19  
Lauren The Wolf  
415 Aster St  
Laguna Beach CA 92651

496 162 20  
G Mathieu  
490 Aster St  
Laguna Beach CA 92651

496 162 21  
Helena Leitner  
429 Aster St  
Laguna Beach CA 92651

496 162 22  
Charlotte Carole Kain  
441 Aster St  
Laguna Beach CA 92651

496 163 08  
Emily Sparkuhl  
233 Clayton St #5  
San Francisco CA 94117

496 163 09  
Estilai Mathieu  
434 Aster St  
Laguna Beach CA 92651

496 163 10  
Samuel David Hernandez  
3200 Palm Ave  
Manhattan Beach CA 90266

496 163 11  
Kagawa-Fujii  
42200 Altanos Rd  
Temecula CA 92592

496 163 12  
Christian Horton  
410 Aster St  
Laguna Beach CA 92651

496 163 13  
John Schram  
611 Acacia Ave  
Corona Del Mar CA 92625

496 163 14  
Robert Alan Boyd  
Po Box 4319  
Laguna Beach CA 92652

496 163 15  
Jeffrey Benedick  
425 Locust St  
Laguna Beach CA 92651

496 163 16  
Walter Coursen  
431 Holly St  
Laguna Beach CA 92651

496 163 17  
Walter Coursen  
431 Holly St  
Laguna Beach CA 92651

496 163 18  
Suzanne G S G Fisher  
435 Holly St  
Laguna Beach CA 92651

496 163 19  
Coby Naess  
445 Holly St  
Laguna Beach CA 92651

496 163 20  
Janet Naess  
22601 Allview Ter  
Laguna Beach CA 92651