



May 30, 2019

Jill Moulton  
473 Holly Street  
Laguna Beach, CA 92651

Dear Ms. Moulton,

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 "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 19-3693**

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Visit Date: **May 1, 2019**  
Applicant: **Jill Moulton**  
View Address: **473 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.***

Main level: Living room, dining room, guest 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 Hotel Laguna, Main Beach, downtown Laguna, 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: 5/30/2019 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/1/19 Photographed by: *[Signature]* Submitted to property file: *5/30/2019*

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**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/1/19 Photographed by: *M. J. ...* Submitted to property file: *5/30/2019*



**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/1/19 Photographed by: *ryan* Submitted to property file: *5/30/2019*



**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

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

Visual scene description: Hotel Laguna, downtown Laguna, whitewater and ocean horizon.

Date of photograph: 5/1/19 Photographed by: *[Signature]* Submitted to property file: 5/30/2019



**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

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

Visual scene description: Hotel Laguna, downtown Laguna and ocean horizon.

Date of photograph: 5/1/19 Photographed by: *ryan* Submitted to property file: *5/30/2019*



**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

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

Visual scene description: Hotel Laguna, Main Beach, downtown Laguna, whitewater and ocean horizon.

Date of photograph: 5/1/19 Photographed by: *[Signature]* Submitted to property file: 5/30/2019





**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

The photograph above was taken from the guest/porch bedroom on the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 5/1/19 Photographed by: *Myan* Submitted to property file: *5/30/2019*

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**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

The photograph above was taken from the guest/porch bedroom on the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 5/1/19 Photographed by: *[Signature]* Submitted to property file: 5/30/2019

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**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

The photograph above was taken from the guest/porch bedroom on the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 5/1/19 Photographed by: *[Signature]* Submitted to property file: *5/30/2019*

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**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

The photograph above was taken from the guest/porch bedroom on the main floor of the primary residential structure.

Visual scene description: Hotel Laguna, Main Beach, downtown Laguna, whitewater and ocean horizon.

Date of photograph: 5/1/19 Photographed by: *M. J. Jarr* Submitted to property file: *5/30/2019*

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**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

The photograph above was taken from the guest/porch bedroom on the main floor of the primary residential structure.

Visual scene description: Hotel Laguna, Main Beach, downtown Laguna, whitewater and ocean horizon.

Date of photograph: 5/1/19 Photographed by: *W. J. ...* Submitted to property file: *5/30/2019*



**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

The photograph above was taken from the guest/porch bedroom on the main floor of the primary residential structure.

Visual scene description: Hotel Laguna, Main Beach, downtown Laguna, whitewater and ocean horizon.

Date of photograph: 5/1/19 Photographed by: *M. J. [Signature]* Submitted to property file: *5/30/2019*

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**RECORD OF VIEW**

**VPP 19-3693**



**473 Holly Street**

The photograph above was taken from the guest/porch bedroom on the main floor of the primary residential structure.

Visual scene description: Hotel Laguna, Main Beach, downtown Laguna, whitewater and ocean horizon.

Date of photograph: 5/1/19 Photographed by: *M. J. ...* Submitted to property file: *5/30/2019*



May 30, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3693  
473 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 **473 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)





# Advanced Listing Services Inc

Ownership Listings & Radius Maps

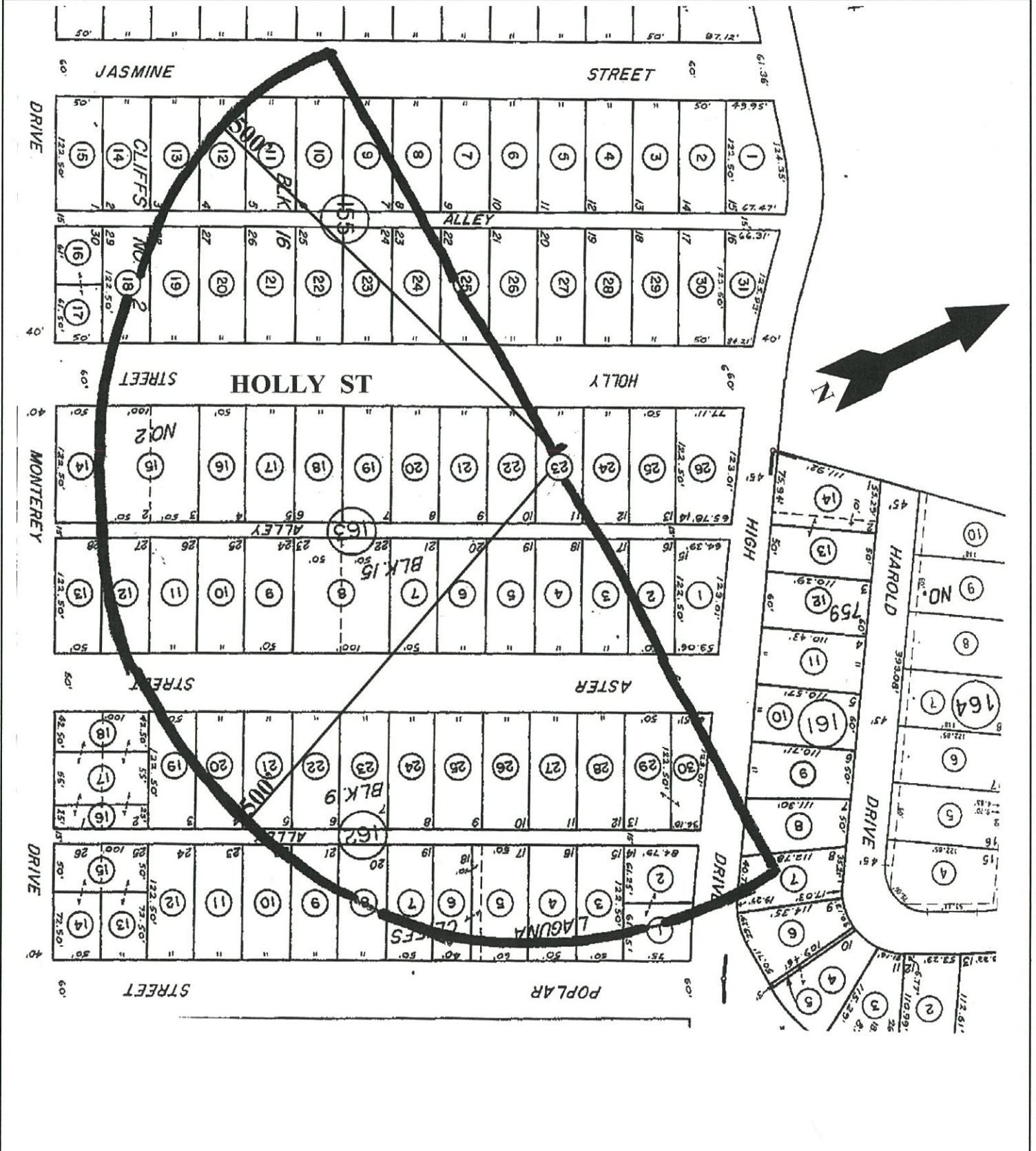
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) denise@advancedlisting.com

Subject APN: 496-163-23  
500' RADIUS for View Preservation

Address: 473 HOLLY ST  
LAGUNA BEACH CA 92651





## Advanced Listing Services Inc

Ownership Listings & Radius Maps

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Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

#9491

8-May-19

### 500' Ownership Listing for View Preservation

Prepared for:

496-163-23

JILL MOULTON

473 HOLLY ST

LAGUNA BEACH CA 92651

MAY - 9 2019

496-155-08

KARL D BASSLER

451 JASMINE ST

LAGUNA BEACH CA 92651

496-155-09

LINDA R PARSONS

447 JASMINE ST

LAGUNA BEACH CA 92651

496-155-10

FITZGERALD FAMILY TRUST

435 JASMINE ST

LAGUNA BEACH CA 92651

496-155-11

RALPH E DAVIS

10701 N LA RESERVE DR 381

TUCSON AZ 85737

496-155-12

CRAIG HERBERT

425 JASMINE ST

LAGUNA BEACH CA 92651

496-155-13

JOHN J STROTKAMP

415 JASMINE ST

LAGUNA BEACH PA 92651

496-155-18

JOHN A ROMERO

410 HOLLY ST

LAGUNA BEACH CA 92651

496-155-19, 26

STEVEN C & JENNIFER M BILT

464 HOLLY ST

LAGUNA BEACH CA 92651

496-155-20

DANIEL E & MELISSA M OBRYANT

426 HOLLY DR

LAGUNA BEACH CA 92651

496-155-21

JACK N BOSTWICK

432 HOLLY ST

LAGUNA BEACH CA 92651

496-155-22

DAVID H ENGLISH

5701 CRESTRIDGE RD 308

RANCHO PALOS VERD CA 90275

496-155-23

BRADFORD H BARRETT

668 N COAST HWY 1370

LAGUNA BEACH CA 92651

496-155-24

ROY D & GINA M WATSON

452 HOLLY ST

LAGUNA BEACH CA 92651

496-155-25

SUZANNE G FISHER

435 HOLLY ST

LAGUNA BEACH CA 92657

496-161-07

METEZ MELISSA TRUST

260 HIGH DR

LAGUNA BEACH CA 92651

496-161-08

PAUL SAVAS COLUMBUS

PO BOX 1207

LAGUNA BEACH CA 92652

496-162-01

HEATHER BODENHAMER LEE

496 POPLAR ST

LAGUNA BEACH CA 92651

496-162-02

LONG FAMILY

1558 KNOLL CIRCLE DR

SANTA BARBARA CA 93103

496-162-03

PEGGY SEXTON

488 POPLAR ST

LAGUNA BEACH CA 92651

496-162-04

FRAZEE LOWELL TRUST

480 POPLAR ST

LAGUNA BEACH CA 92651

496-162-05

PATRICIA E NEPRUD-MEHLIS

27792 ABERDEEN

MISSION VIEJO CA 92691

496-162-06

FRANK W CARRI

363 CRESCENT BAY

LAGUNA BEACH CA 92651

496-162-07

MARK MC CULLOCH

P O BOX 16133

NEWPORT BEACH CA 92659

496-162-08

KEN & JODY ANN GARCIA

444 POPLAR ST

LAGUNA BEACH CA 92651

496-162-09  
WILLIAM G KELLER  
8 KENDALL ST  
LAGUNA NIGUEL CA 92677

496-162-10  
RICHARD B PUTNAM  
434 POPLAR ST  
LAGUNA BEACH CA 92651

496-162-19  
LAUREN J WOLF  
415 ASTER ST  
LAGUNA BEACH CA 92651

496-162-20 496-163-02, 09  
MATHIEU G & L SURVIVORS TRUST  
490 ASTER ST  
LAGUNA BEACH CA 92651

496-162-21  
HELENA J LEITNER  
429 ASTER ST  
LAGUNA BEACH CA 92651

496-162-22  
CHARLOTTE CAROLE KAIN  
441 ASTER ST  
LAGUNA BEACH CA 92651

496-162-23  
SPIRIDON KOULOURIS  
447 ASTER ST  
LAGUNA BEACH CA 92651

496-162-24  
SHERRI E LA FRANCE  
455 ASTER ST  
LAGUNA BEACH CA 92651

496-162-25  
RICHARD LEON OSMANSKI  
463 ASTER ST  
LAGUNA BEACH CA 92651

496-162-26  
DWAYNE & LINDA BRATCHER  
PO BOX 5087  
LAGUNA BEACH CA 92652

496-162-27  
MARK C NOONAN  
475 ASTER ST  
LAGUNA BEACH CA 92651

496-162-28  
CARITA A KNAPP  
483 ASTER ST  
LAGUNA BEACH CA 92651

496-162-29  
MICHAEL RONALD SOLTON  
489 ASTER ST  
LAGUNA BEACH CA 92651

496-162-30  
JAMES G MORTIMER  
295 HIGH DR  
LAGUNA BEACH CA 92651

496-163-03  
THOMAS & NANCY GIBBS  
482 ASTER ST  
LAGUNA BEACH CA 92651

496-163-04  
CAROL FEW WHITE  
474 ASTER ST  
LAGUNA BEACH CA 92651

496-163-05  
JEFFREY LEE TOMEI  
466 ASTER ST  
LAGUNA BEACH CA 92651

496-163-06  
RUFUS A ARTMANN  
460 ASTER ST  
LAGUNA BEACH CA 92651

496-163-07  
MARK E CHASTENEY  
452 ASTER ST  
LAGUNA BEACH CA 92651

496-163-08  
EMILY W SPARKUHL  
233 CLAYTON ST 5  
SAN FRANCISCO CA 94117

496-163-10  
SAMUEL DAVID HERNANDEZ  
3200 PALM AVE  
MANHATTAN BEACH CA 90266

496-163-11  
JULIE A FUJII  
RD STE 200-189 200-18  
TEMECULA CA 92591

496-163-12  
CHRISTIAN HORTON  
410 ASTER ST  
LAGUNA BEACH CA 92651

496-163-13  
JOHN G 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 L BENEDICK  
425 LOCUST ST  
LAGUNA BEACH CA 92651

496-163-16, 17  
WALTER H COURSEN  
431 HOLLY ST  
LAGUNA BEACH CA 92651

496-163-18  
SUZANNE G FISHER  
435 HOLLY ST  
LAGUNA BEACH CA 92657

496-163-19  
COBY W NAEISS  
445 HOLLY ST  
LAGUNA BEACH CA 92651

496-163-20  
JANET L & RICHARD W NAEISS  
22601 ALLVIEW TER  
LAGUNA BEACH CA 92651

496-163-21  
LEWIS FAMILY TRUST  
459 HOLLY ST  
LAGUNA BEACH CA 92651

496-163-22, 23  
JILL MOULTON  
473 HOLLY ST  
LAGUNA BEACH CA 92651

496-163-24  
ROBERT J WHALEN  
477 HOLLY ST  
LAGUNA BEACH CA 92651