



September 27, 2016

Gary S. Olshan
916 Miramar St.
Laguna Beach, CA 92651

Dear Mr. Olshan,

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.

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 that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net



Date Filed:	8/24/2016
Application No.	VPP 12 - 1901

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. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves as a benchmark for determining significant view impairment in the future. 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: Applicant's must provide a certified mailing list, from an approved ownership listing service, of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Gary S Olsham

Address: 916 Miramar Street Laguna Beach CA

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: VPP 16-1901

Visit Date: **September 14, 2016**

Applicant: **Gary S. Olshan
916 Miramar 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.***

Great room, Kitchen and Office

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

Great room/Kitchen – Catalina Island, Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Office – Goff Island, Montage Resort, Treasure Island, coastline, whitewater, ocean horizon, city lights and hillside terrain.

2. **RECORD OF VIEWS**

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

Date: 9/27/2016 By: Tony Farr

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

Date: 9/27/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

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

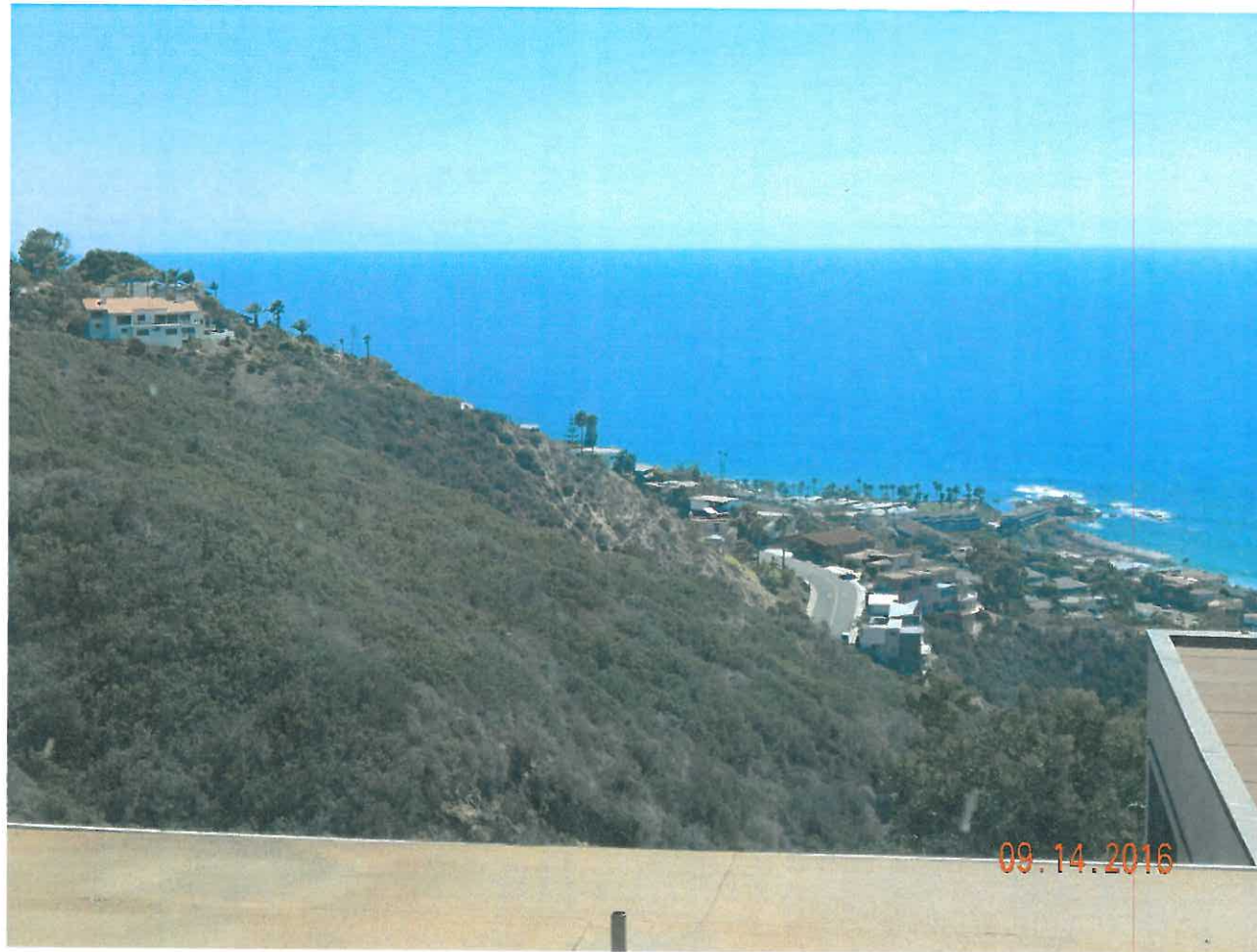
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/14/16 Photographed by: *myan* Submitted to property file: *9/27/2016*



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

The photograph above was taken from the Great room on the upper floor/main living area of the primary residential structure.
Visual scene description: Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/14/16 Photographed by: *Bob Jones* Submitted to property file: 9/27/2016



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

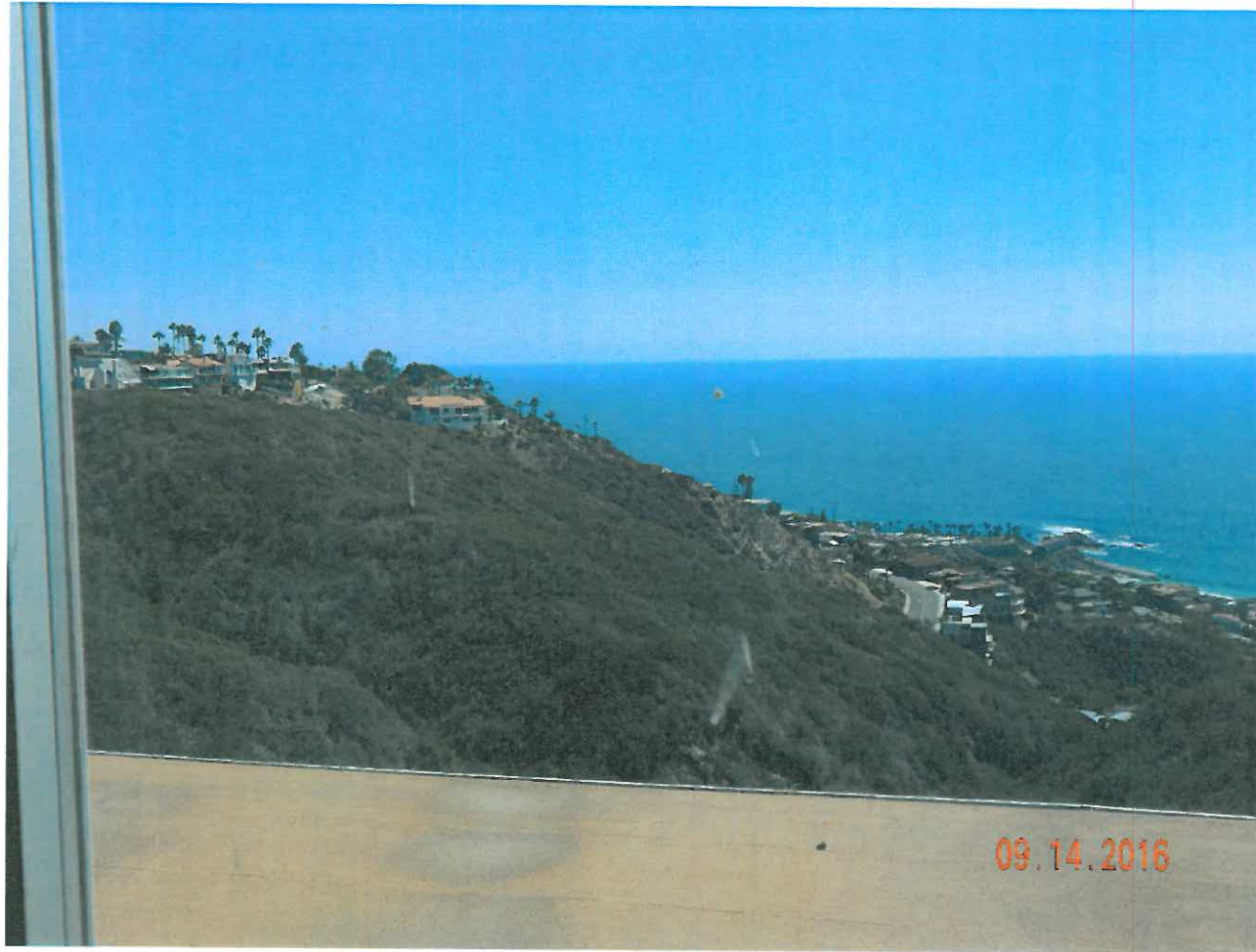
The photograph above was taken from the Great room on the upper floor/main living area of the primary residential structure.
Visual scene description: Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/14/16 Photographed by: *mjarr* Submitted to property file: *8/27/2016*



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

The photograph above was taken from the Kitchen on the upper floor/main living area of the primary residential structure.
Visual scene description: Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/14/16 Photographed by: *mjar* Submitted to property file: 9/27/2016



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

The photograph above was taken from the Kitchen on the upper floor/main living area of the primary residential structure.

Visual scene description: Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/14/16 Photographed by: *m far* Submitted to property file: *9/27/2016*



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

The photograph above was taken from the Office on the upper floor/main living area of the primary residential structure.
Visual scene description: Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/14/16 Photographed by: *[Signature]* Submitted to property file: 9/27/2016



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

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Visual scene description: Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/14/16 Photographed by: *[Signature]* Submitted to property file: 9/27/2016



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

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Visual scene description: Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/14/16 Photographed by: *myan* Submitted to property file: 9/27/2016



RECORD OF VIEW

VPP 2016-1901



916 Miramar Street

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Visual scene description: Goff Island, Montage Resort, Treasure Island Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Document
9 of 9

Date of photograph: 9/14/16 Photographed by: *[Signature]* Submitted to property file: 8/27/2016



September 27, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1901
916 MIRAMAR 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 **916 Miramar 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.

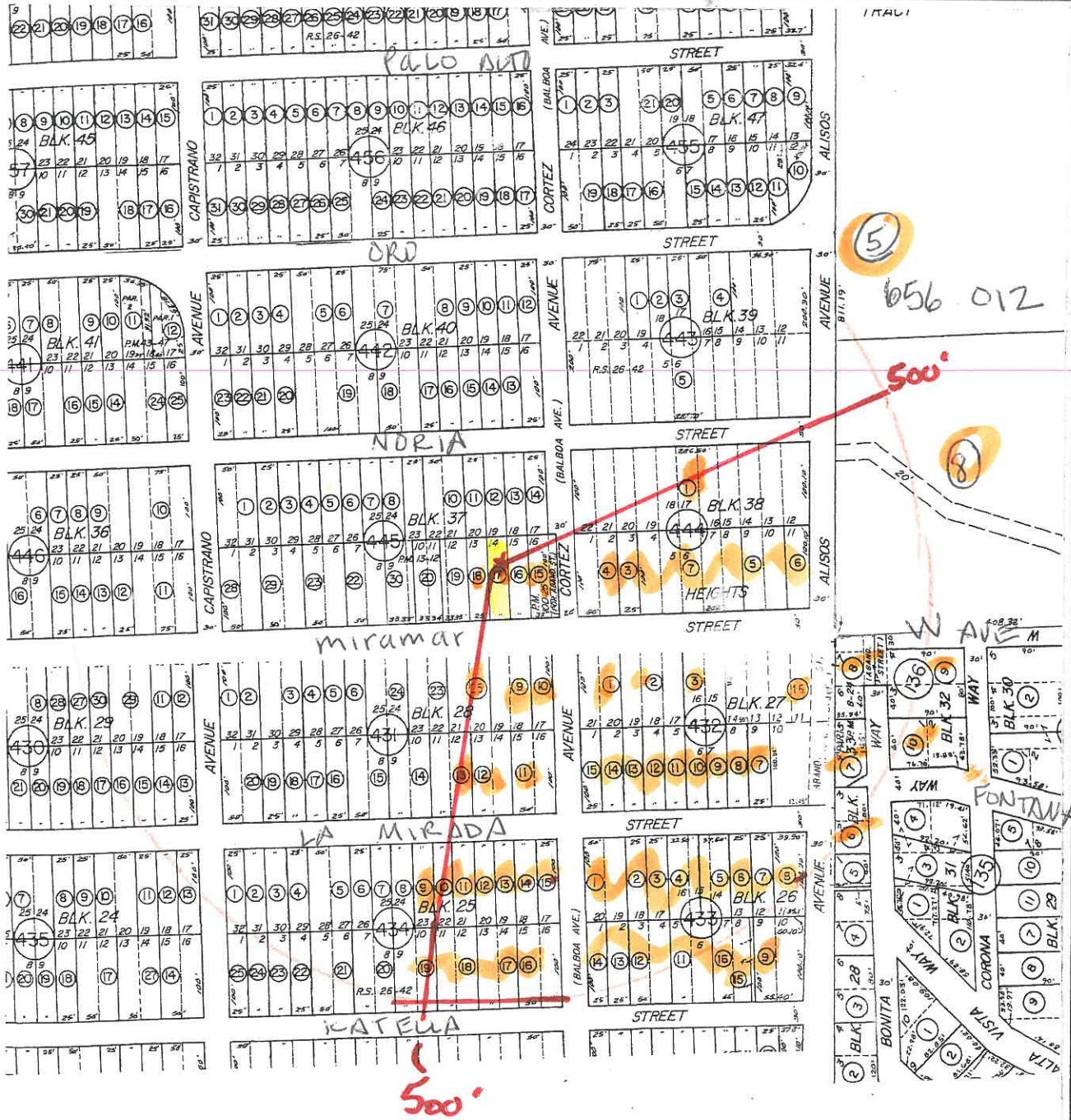
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an 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. 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 GLENNEYRE ST #7
LAGUNA BEACH CA 92651
949 494 6105
susancaseinc@yahoo.com

FILE # 163508
VIEW PRESERVATION
916 MIRAMAR ST
LAGUNA BEACH CA
300' OWNERS AND 100' OCCUPANTS
SEPTEMBER 26 2016
644 445 17


NORTH

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

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

FILE # 163508
VIEW PRESERVATION
916 MIRAMAR ST
LAGUNA BEACH CA
300' OWNERS AND 100' OCCUPANTS
SEPTEMBER 26 2016
644 445 17

644 431 09
Russell Givens
31221 Ceanothus Dr
Laguna Beach CA 92651

644 431 10
Steven Fazio
1260 Cortez
Laguna Beach CA 92651

644 431 11
David Perlman
908 La Mirada St
Laguna Beach CA 92651

644 431 12
Laurence N L Trevino
924 La Mirada St
Laguna Beach CA 92651

644 431 13
Debarber Isagawa
934 La Mirada St
Laguna Beach CA 92651

644 431 25
George Champ
1 Bergamo
Laguna Niguel CA 92677

644 432 01
Keith Hocking
1285 Cortez
Laguna Beach CA 92651

644 432 02
Keith Hocking
1285 Cortez
Laguna Beach CA 92651

644 432 03
Mahendra Amin
15928 Promontory Pl
La Mirada CA 90638

644 432 07
Matthew Bond
810 La Mirada St
Laguna Beach CA 92651

644 432 08
Kevin Walsh
820 La Mirada St
Laguna Beach CA 92651

644 432 09
Morris Yip
830 La Mirada St
Laguna Beach CA 92651

644 432 10
Christopher Wood
446 Hilledge Dr
Laguna Beach CA 92651

644 432 11
Clarence Edward Clark
850 La Mirada St
Laguna Beach CA 92651

644 432 12
Jayesh Patel
860 La Mirada St
Laguna Beach CA 92651

644 432 13
La Mirada Street LLC
2519 Lehigh Pl
Costa Mesa CA 92626

644 432 14
William Lee
880 La Mirada St
Laguna Beach CA 92651

644 432 15
Barry Kamel
22051 Oak Grv
Mission Viejo CA 92692

644 432 16
Steven Fayne
600 Moreno Ave
Los Angeles CA 90049

644 433 01
Emmet Sargeant
895 La Mirada St
Laguna Beach CA 92651

644 433 02
Emmet Sargeant
895 La Mirada St
Laguna Beach CA 92651

644 433 03
Gerald Casas
487 Toucan Ridge Ct
Henderson NV 89012

644 433 04
John Disanto
855 La Mirada St
Laguna Beach CA 92651

644 433 05
Bouc TR
29-456 Chin Chuck Rd
Hakalau HI 96710

644 433 06
Philip Taylor
825 La Mirada St
Laguna Beach CA 92651

644 433 07
Eric Marason
815 La Mirada St
Laguna Beach CA 92651

644 433 08
Benusa John
805 La Mirada St
Laguna Beach CA 92651

644 433 09
Gary Gauthier
814 Katella St
Laguna Beach CA 92651

644 433 11
Karen Monday
22632 Auburn Dale Dr
Lake Forest CA 92630

644 433 12
Walter Pemper
874 Katella St
Laguna Beach CA 92651

644 433 13
Phillip Daigle
884 Katella St
Laguna Beach CA 92651

644 433 14
Nancy Caron
894 Katella St
Laguna Beach CA 92651

644 433 15
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 433 16
Sherry Monahan
834 Katella St
Laguna Beach CA 92651

644 434 09
Gail McClain
941 La Mirada St
Laguna Beach CA 92651

644 434 10
James & A C Fleming
935 La Mirada St
Laguna Beach CA 92651

644 434 11
Larry Luby
Po Box 9551
Laguna Beach CA 92652

644 434 12
Dennis Grzeskowiak
923 La Mirada St
Laguna Beach CA 92651

644 434 13
Bruce McKeon
917 La Mirada St
Laguna Beach CA 92651

644 434 14
Julie Shahan
911 La Mirada St
Laguna Beach CA 92651

644 434 15
Suzanne & David Spencer
1150 Cortez
Laguna Beach CA 92651

644 434 16
Mark Pugh
1270 Temple Ter
Laguna Beach CA 92651

644 434 17
John Loftus
924 Katella St
Laguna Beach CA 92651

644 434 18
Thor Erickson
934 Katella St
Laguna Beach CA 92651

644 434 19
Joan Buckner
944 Katella St
Laguna Beach CA 92651

644 444 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 444 03
Manizheh Yomtoubian
Po Box 3595
Newport Beach CA 92659

644 444 04
Klee Edgar Gerard
230 8th Ave
Kirkland WA 98033

644 444 05
George Wheelan McKay
Po Box 272
Ashland OR 97520

644 444 06
George Wheelan McKay
Po Box 272
Ashland OR 97520

644 444 07
George Wheelan McKay
Po Box 272
Ashland OR 97520

644 445 15
Rob Ronald Schnider
904 Miramar St
Laguna Beach CA 92651

644 445 16
Kathryn Chenault Ford
910 Miramar St
Laguna Beach CA 92651

644 445 17
Gary Olshan
916 Miramar St
Laguna Beach CA 92651

644 445 18
Zinovy Poretsky
2318 Crestview Dr
Laguna Beach CA 92651

656 012 05
Merrick Leckey
2152 Dupont Dr #290
Irvine CA 92612

656 012 08
Merrick Leckey
2152 Dupont Dr #290
Irvine CA 92612

656 136 06
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

656 136 07
William Barnett
2568 Bonita Way
Laguna Beach CA 92651

656 136 08
Bruce Scherer
2582 Bonita Way
Laguna Beach CA 92651

656 136 09
Richard Joseph Maag
1761 Ladera Vista Dr
Fullerton CA 92831

656 136 10
Georgia Of Boris
Po Box 1426
Laguna Beach CA 92652



September 27, 2016

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