



November 29, 2018

Mark Buckovich  
939 Miramar St.  
Laguna Beach, CA 92651

Dear Mr. Buckovich,

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 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](mailto:tfarr@lagunabeachcity.net)



**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-2220**

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Visit Date: **November 14, 2018**

Applicant: **Mark Buckovich**  
View Address: **939 Miramar St.**

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/upper level: Living room & master bedroom


*Visual scene for each location noted above.*

The seated visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina Island and the 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: 11/29/2018 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the living room on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *[Signature]* Submitted to property file: 11/29/2018

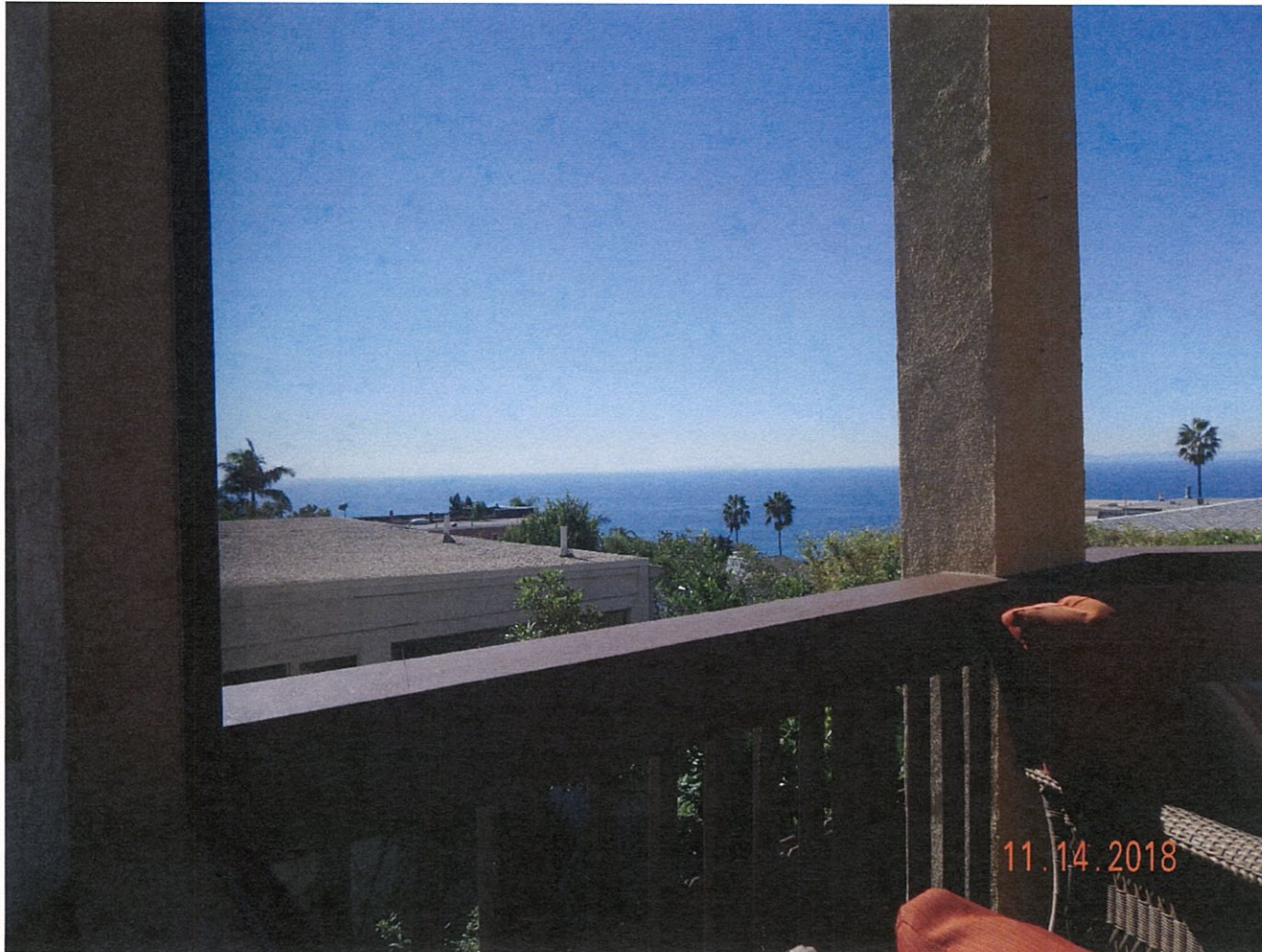
Document  
1 of 9





**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the living room on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *[Signature]* Submitted to property file: 11/29/2018

Document  
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**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the living room on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *[Signature]* Submitted to property file: 11/29/2018

Document  
3 of 9



**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the living room on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *refar* Submitted to property file: 11/29/2018

Document  
4 of 9





**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the living room on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *Wass* Submitted to property file: 11/29/2018

Document  
5 of 9





**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the master bedroom on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *refar* Submitted to property file: 11/29/2018

Document  
6 of 9





**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the master bedroom on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *[Signature]* Submitted to property file: 11/29/2018

Document  
7 of 9





**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the master bedroom on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *refar* Submitted to property file: 11/29/2018





**RECORD OF VIEW**

**VPP 18-2220**



**939 Miramar St.**

The photograph above was taken from the master bedroom on the main, upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/14/18 Photographed by: *nyan* Submitted to property file: 11/29/2018

Document  
9 of 9



November 209, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-2220  
939 MIRAMAR ST., 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 **939 Miramar St.** 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".

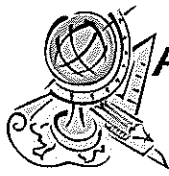
A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in black ink, appearing to read "Tony Farr".

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





# Advanced Listing Services Inc

Ownership Listings & Radius Maps

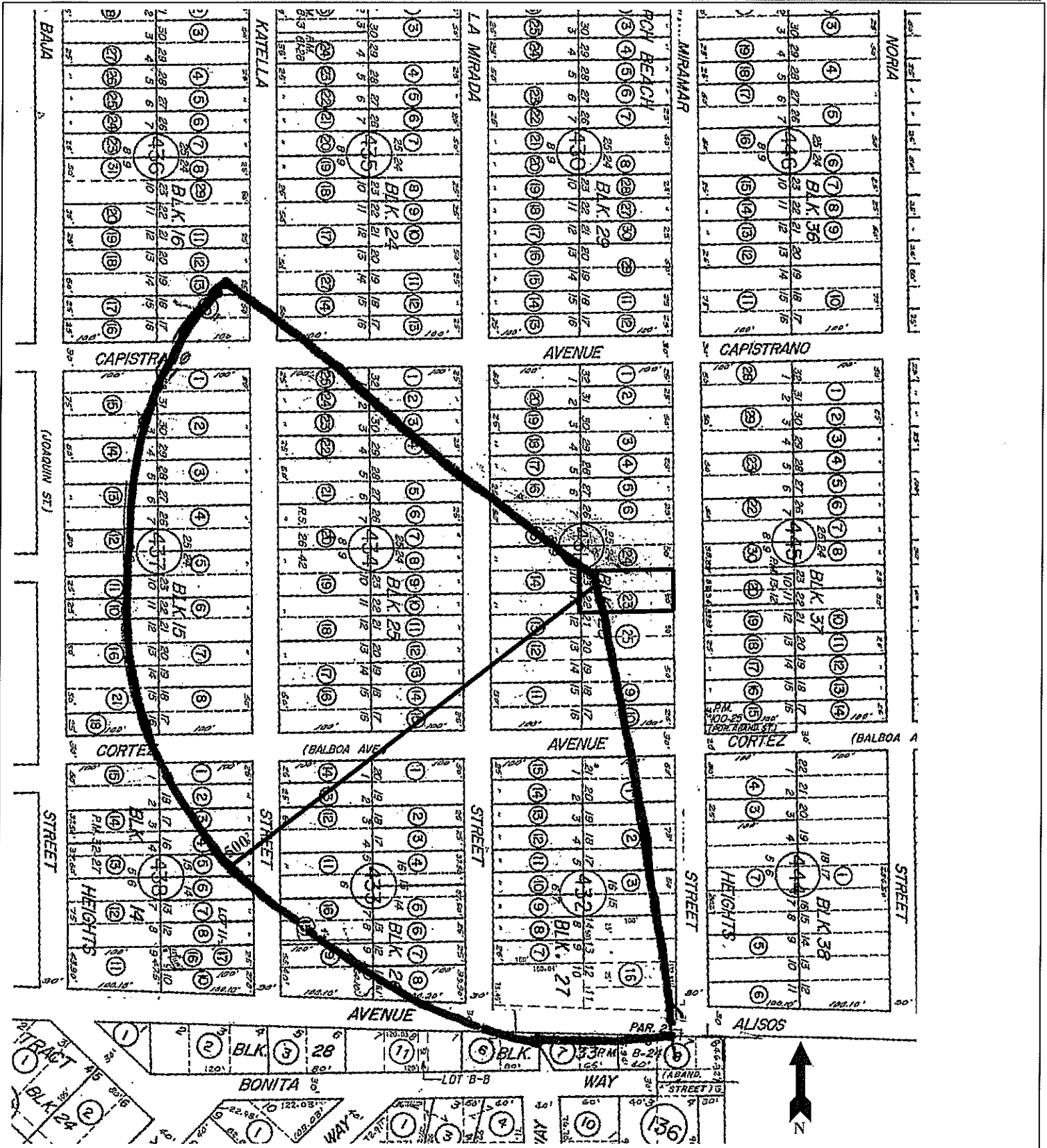
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 644-431-23  
500' Radius for View Preservation

Address: 939 MIRAMAR ST  
LAGUNA BEACH CA 92651





## 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](mailto:Denise@Advancedlisting.com)

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NOV 19 2018

ZONING DIVISION  
CITY OF LAGUNA BEACH, CA

#9188  
19-Nov-18  
500' Ownership Listing  
for View Preservation  
Prepared for:

644-431-23  
MARK BUCKOVICH  
939 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-431-09  
RUSSELL T GIVENS  
31221 CEANOTHUS DR  
LAGUNA BEACH CA 92651

644-431-12  
LAURENCE N TREVINO  
924 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-431-15  
JEANNE BEAR SLEEPER  
954 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-431-24  
CHRISTOPHER E STOOKEY  
949 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-432-03  
MAHENDRA B AMIN  
15928 E PROMONTORY PL  
LA MIRADA CA 90638

644-432-09  
SHUBIN WILLIAM A & TERRI G  
830 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-432-12  
JAYESH J PATEL  
860 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-432-15  
BARRY J KAMEL  
22051 OAK GROVE  
MISSION VIEJO CA 92692

644-431-10  
STEVEN C & TURAE RUIZ FAZIO  
1260 CORTEZ ST  
LAGUNA BEACH CA 92651

644-431-13  
PETER A DE BARBER  
934 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-431-16  
JOEL SEEB  
964 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-431-25  
GEORGE F CHAMP  
929 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-432-07  
MATTHEW R BOND  
810 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-432-10  
CHRISTOPHER A & PHYLLIS J WOOD  
446 HILLEDGE DR  
LAGUNA BEACH CA 92651

644-432-13  
STREET LA MIRADA  
2519 LEHIGH PL  
COSTA MESA CA 92626

644-432-16  
STEVEN E FAYNE  
800 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-431-11  
STEWART ANDRE SHIELDS  
908 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-431-14  
LESLEY FREEMAN  
2945 ELLESMERE AVE  
COSTA MESA CA 92626

644-431-23  
MARK BUCKOVICH  
939 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-432-01, 02  
KEITH & MELISSA HOCKING  
1285 CORTEZ AVE  
LAGUNA BEACH CA 92651

644-432-08  
KEVIN J WALSH  
820 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-432-11  
CLARENCE EDWARD CLARK  
850 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-432-14  
WILLIAM J LEE  
880 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-433-01, 02  
EMMET R SARGEANT  
895 LA MIRADA  
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  
EDWARD MICHAEL BOUC  
29 456 CHIN CHUCK ROD  
HAKALAU HI 96710

644-433-06  
PHILIP R TAYLOR  
825 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-433-07  
ERIC G MARASON  
815 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-433-08  
JOHN & CAROLYN BENUSA  
805 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-433-09  
GARY L GAUTHIER  
814 KATELLA ST  
LAGUNA BEACH CA 92651

644-433-11  
KAREN ADAMS SMITH  
22632 AUBURN DALE DR  
LAKE FOREST CA 92630

644-433-12  
WALTER C PEMPER  
874 KATELLA ST  
LAGUNA BEACH CA 92651

644-433-13  
PHILLIP & GISELA DAIGLE  
884 KATELLA  
LAGUNA BEACH CA 92651

644-433-14  
NANCY CARON  
894 KATELLA ST  
LAGUNA BEACH CA 92651

644-433-15 656-136-06  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-433-16  
SHERRY A MONAHAN  
242 E 19TH ST 9F  
NEW YORK NY 10003

644-434-02  
ARLENE CANNON  
989 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-434-03  
DENNIS J SEIN  
3810 RIVER AVE  
NEWPORT BEACH CA 92663

644-434-04  
SOURI AMIRANI  
975 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-434-05  
WILLIAM J BRACK  
5727 CHELSEA AVE  
LA JOLLA CA 92037

644-434-06  
CRAIG HIGHTOWER  
959 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-434-07  
STEVEN R SIROTA  
953 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-434-08  
CAROL ANNE SEGERSTROM  
947 LA MIRADA  
LAGUNA BEACH CA 92651

644-434-09  
GAIL A MC CLAIN  
941 LA MIRADA  
LAGUNA BEACH CA 92651

644-434-10  
ASUNCION C FLEMING  
935 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-434-11  
LARRY W LUBY  
929 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-434-12  
DENNIS B GRZESKOWIAK  
923 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-434-13  
BRUCE H MC KEON  
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 BURKE & DAVID JOHN  
SPENCER  
668 N COAST HIGHWAY 241  
LAGUNA BEACH CA 92651

644-434-16  
MARK D PUGH  
1270 TEMPLE TER  
LAGUNA BEACH CA 92651

644-434-17  
JOHN M LOFTUS  
924 KATELLA ST  
LAGUNA BEACH CA 92651

644-434-18  
THOR N & JENNIFER A ERICKSON  
934 KATELLA ST  
LAGUNA BEACH CA 92651

644-434-19  
JOAN KATHERINE J K BUCKNER  
BUCKNER  
944 KATELLA ST  
LAGUNA BEACH CA 92651

644-434-20  
JOHN J ROPPO  
PO BOX 160  
SEWICKLEY PA 15143

644-434-21  
PETER L EDBERG  
P O BOX 7982  
NEWPORT BEACH CA 92658

644-434-22  
EDWARD JAMES PISA  
976 KATELLA ST  
LAGUNA BEACH CA 92651

644-434-23  
DEANGELIS CAFARELL JANICE  
984 KATELLA ST  
LAGUNA BEACH CA 92651

644-434-24  
BRADLEY M BUCHHOLZ  
988 KATELLA ST  
LAGUNA BEACH CA 92651

644-434-25  
FARELLO THOMAS A & MARILYN T  
22 VIA ARAGON  
SAN ANTONIO TX 78257

644-435-14  
PETER JAMES DOLAS  
1004 KATELLA ST  
LAGUNA BEACH CA 92651

644-436-13  
TAMELA HENDERSON  
1015 KATELLA ST  
LAGUNA BEACH CA 92651

644-436-30  
WARREN W CANNON  
1007 KATELLA ST  
LAGUNA BEACH CA 92651

644-437-01  
MELINDA JOY FLANNERY  
1085 CAPISTRANO AVE  
LAGUNA BEACH CA 92651

644-437-02  
RAY A BRYSON  
975 KATELLA ST  
LAGUNA BEACH CA 92651

644-437-03  
RYEN CAENN  
965 KATELLA ST  
LAGUNA BEACH CA 92651

644-437-04  
WALTON J MONTEGUT  
955 KATELLA ST  
LAGUNA BEACH CA 92651

644-437-05  
MONTESANO PASQUALE  
945 KATELLA ST  
LAGUNA BEACH CA 92651

644-437-06  
DIRK A HALLETT  
925 KATELLA ST  
LAGUNA BEACH CA 92651

644-437-07  
ARLINE S WALKER  
9390 COPPER MOUNTAIN CIR  
RENO NV 89523

644-437-08  
JAMES R BROERSMA  
1088 CORTEZ AVE  
LAGUNA BEACH CA 92651

644-437-10  
DAVID S HOU  
PO BOX 1897  
CLAREMONT CA 91711

644-437-11  
PAIGE LYALL  
940 BAJA ST  
LAGUNA BEACH CA 92651

644-437-12  
DINA CARON BISSONNETTE  
412 PROSPECT ST  
NEWPORT BEACH CA 92663

644-437-13  
PAOLO SASSONE-CORSI  
960 BAJA ST  
LAGUNA BEACH CA 92651

644-437-14  
LISA M DAUFFENBACH  
970 BAJA ST  
LAGUNA BEACH CA 92651

644-437-15  
STEVEN F & TANIA L CASSILL  
1025 CAPISTRANO AVE  
LAGUNA BEACH CA 92651

644-437-16  
GLENN ETOW  
930 BAJA ST  
LAGUNA BEACH CA 92651

644-437-18  
COLLINGS FREDERICK W &  
DEBORAH S  
906 BAJA ST  
LAGUNA BEACH CA 92651

644-437-21  
ALBERT JOSEPH RODRIGUEZ  
910 BAJA  
LAGUNA BEACH CA 92651

644-438-01  
CHRISTOPHER P MITCHELL  
MITCHELL  
1089 CORTEZ AVE  
LAGUNA BEACH CA 92651

644-438-02  
DIANA LYNN ASTON  
883 KATELLA ST  
LAGUNA BEACH CA 92651

644-438-03  
OVENS KARIN E 2018 TRUST  
875 KATELLA ST  
LAGUNA BEACH CA 92651



644-438-04, 05  
OSWALD STEWARD  
855 KATELLA  
LAGUNA BEACH CA 92651

644-438-06  
KATELLA VIEW LLC  
4916 TILDEN DR  
SAN JOSE CA 95124

644-438-07  
ANTHONY & MELIA CARLSON  
835 KATELLA  
LAGUNA BEACH CA 92651

644-438-15  
RICHARD & ALLISON SPRAGUE  
1025 CORTEZ AVE  
LAGUNA BEACH CA 92651

656-012-08  
MERRICK W & MARY LYNN LECKEY  
2152 DUPONT DR 290  
IRVINE CA 92612

656-136-07  
WILLIAM R BARNETT  
2568 BONITA WAY  
LAGUNA BEACH CA 92651

656-136-08  
SAMANTHA THOMPSON  
6153 S LIME WAY  
ENGLEWOOD CO 80111