



September 24, 2018

Thomas A. Farello
992 Katella Street
Laguna Beach, CA 92651

Dear Mr. Farello,

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 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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-1894**

Visit Date: **August 29, 2018**

Applicant: **Thomas A. Farello**
View Address: **992 Katella Street**

Visit Conducted by: **Tony Farr, Associate Planner**

VIEW LOCATION / VISUAL SCENE

Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.

Main level: Living room
Lower 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 the San Clemente and Catalina Islands, Main Beach, Heisler Park, Newport Peninsula and ocean horizon.

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: 9/24/2018 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *ngar* Submitted to property file: 9/24/2018

Document
1 of 9



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *W. J. Parr* Submitted to property file: 9/24/2018

Document
2 of 9



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *myan* Submitted to property file: 9/24/2018

Document
3 of 9



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *mfarr* Submitted to property file: 9/24/2018

Document
4 of 9



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *myan* Submitted to property file: 9/24/2018

Document
5 of 9



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *myan* Submitted to property file: 9/24/2018

Document
6 of 9



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *[Signature]* Submitted to property file: 9/24/2018

Document
7 of 9



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *[Signature]* Submitted to property file: 9/24/2018

Document
8 of 9



RECORD OF VIEW

VPP 18-1894



992 Katella Street

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

Visual scene description: ocean horizon.

Date of photograph: 8/29/18 Photographed by: *M. J. [Signature]* Submitted to property file: 9/24/2018



September 24, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-1894
992 KATELLA 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 **992 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. 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,

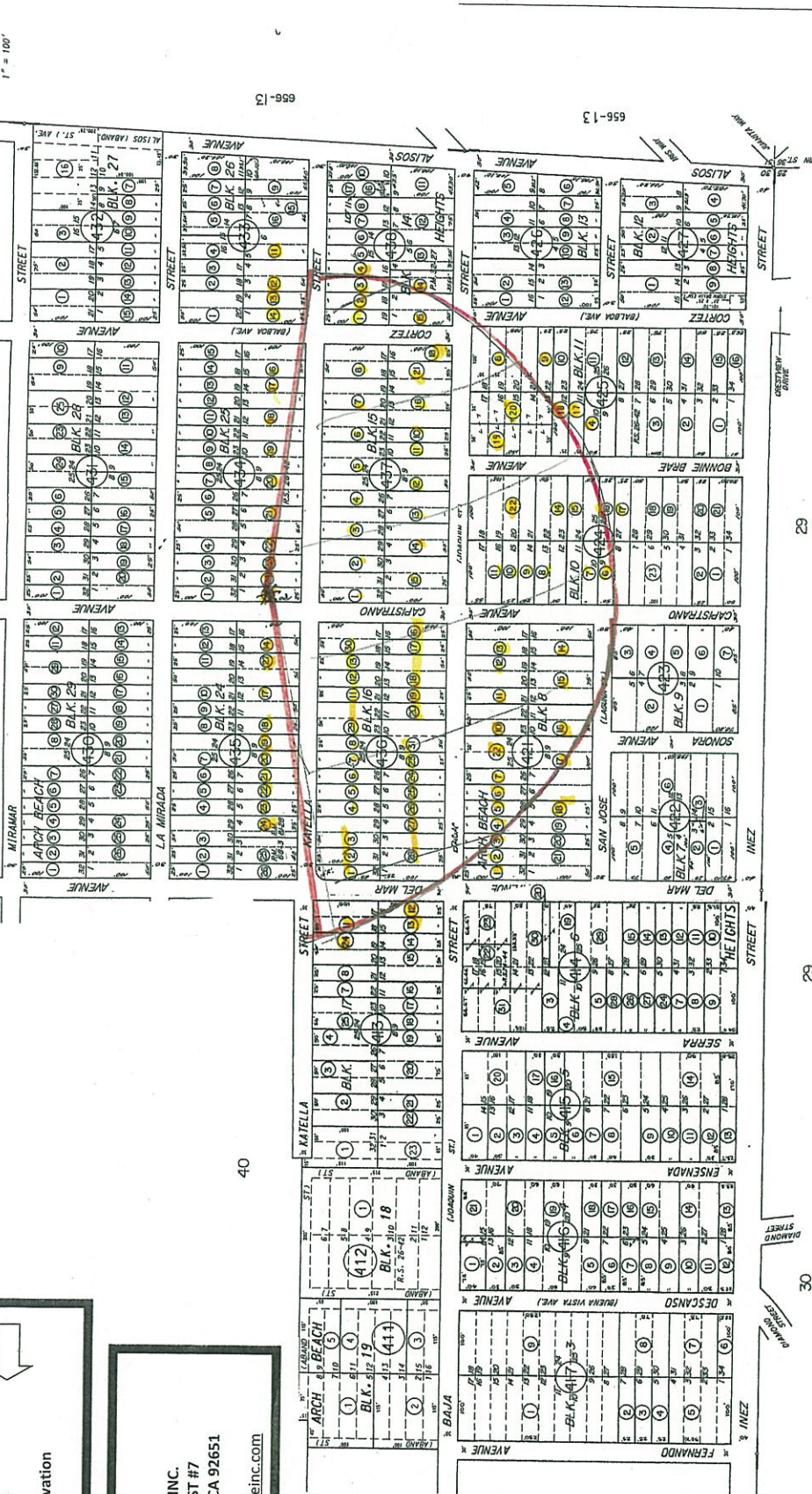
A handwritten signature in cursive script, appearing to read "Tony Farr".

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

992 Katella St
Laguna Beach CA
APN 644 434 25
500' View Preservation

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

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NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

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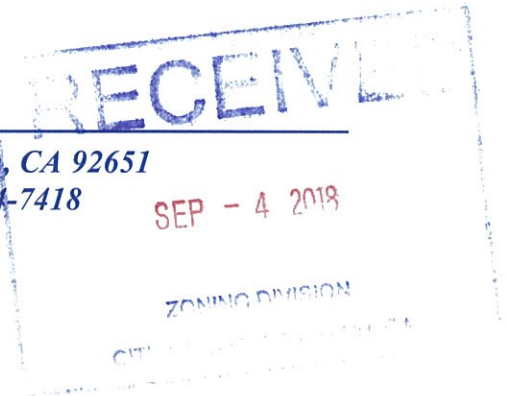
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1700,000 Feet

SUSAN W. CASE, INC.
susancase@prodigy.net

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



File# 186344
992 Katella Ave
Laguna Beach CA
APN(s) 644 434 25
500' View Preservation
September 4 2018

644 413 11
Frank & Margaret Pappano
1088 Del Mar Ave
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 24
Michael & Linda Blakemore
1119 Katella St
Laguna Beach CA 92651

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

644 421 04
Larry Dunn
621 Las Lomas Ave
Pacific Palisades CA 90272

644 421 05
Michael Weissman
2030 8th Ave #3609
Seattle WA 98121

644 421 06
Joseph Ziomek
Po Box 368
Laguna Beach CA 92652

644 421 07
William Armstrong
318 W Avenida Gaviota
San Clemente CA 92672

644 421 10
James Brian Sheldon
1039 Baja St
Laguna Beach CA 92651

644 421 11
James Nelson
1029 Baja St
Laguna Beach CA 92651

644 421 12
Emad Hakim
1019 Baja St
Laguna Beach CA 92651

644 421 13
David Austin
990 Capistrano Ave
Laguna Beach CA 92651

644 421 14
Rosalie Marsh-Boinus
966 Capistrano Ave
Laguna Beach CA 92651

644 421 15
Reza Jozi
1352 La Mirada St
Laguna Beach CA 92651

644 421 16
James Sheldon
1039 Baja St
Laguna Beach CA 92651

644 421 17
Joseph Sanders
200 Pacific Coast Hwy #406
Huntington Beach CA 92648

644 421 18
Roberto Viggayan
102 Ocean Harbour Ln
Las Vegas NV 89148

644 421 22
Joseph Sanders
200 Pacific Coast Hwy #406
Huntington Beach CA 92648

644 424 06
Richard Schnyder
945 Capistrano Ave
Laguna Beach CA 92651

644 424 07
Darryl Korn
955 Capistrano Ave
Laguna Beach CA 92651

644 424 08
Caroline Starner
965 Capistrano Ave
Laguna Beach CA 92651

644 424 09
Darryl Korn
955 Capistrano Ave
Laguna Beach CA 92651

644 424 10
Wiley Langford
24362 Baxter Dr
Malibu CA 90265

644 424 11
Jesa Kreiner
Po Box 3075
Fullerton CA 92834

644 424 14
John Potulny
6368 Buckskin Ln
Roseville CA 95747

644 424 15
Timothy The Graber
1018 N Cambria Pl
Anaheim CA 92801

644 424 16
Loh Investment Ltd
4747 Executive Dr #9TH
San Diego CA 92121

644 424 17
Kevin Nicholson
33511 Calle Miramar
San Juan Capistrano CA 92675

644 424 22
Denise Roberson
996 Bonnie Brae Ave
Laguna Beach CA 92651

644 425 04
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 425 08
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644 425 09
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644 425 17
Eric Johnstone
3721 Mount Sandy Dr
San Diego CA 92117

644 425 18
Eric Johnstone
3721 Mount Sandy Dr
San Diego CA 92117

644 425 19
Enshan Zhao
1759 Alisos Ave
Laguna Beach CA 92651

644 425 20
Enshan Zhao
1759 Alisos Ave
Laguna Beach CA 92651

644 433 11
Karen Smith
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

644 434 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 Katherine Buckner
944 Katella St
Laguna Beach CA 92651

644 434 20
John Roppo
Po Box 160
Sewickley PA 15143

644 434 21
Peter Edberg
Po Box 7982
Newport Beach CA 92658

644 434 22
Edward James Pisa
976 Katella St
Laguna Beach CA 92651

644 434 23
Cafarell Janice Deangelis
984 Katella St
Laguna Beach CA 92651

644 434 24
Bradley Buchholz
988 Katella St
Laguna Beach CA 92651

644 434 25
Thomas & Marilyn Farello
22 Via Aragon
San Antonio TX 78257

644 435 14
Peter James Dolas
1004 Katella St
Laguna Beach CA 92651

644 435 17
Dennis Haghighat
1034 Katella St
Laguna Beach CA 92651

644 435 18
Richard Kinsfather
1042 Katella St
Laguna Beach CA 92651

644 435 19
Lee Edward Otterholt
1046 Katella St
Laguna Beach CA 92651

644 435 20
Bruce Vanderwilt
1052 Katella St
Laguna Beach CA 92651

644 435 21
Jan Nichols
1058 Katella St
Laguna Beach CA 92651

644 435 22
Zachary & Natazha McDuffie
1064 Katella St
Laguna Beach CA 92651

644 435 23
Philip Koger
1070 Katella St
Laguna Beach CA 92651

644 435 24
John David Riley
1080 Katella St
Laguna Beach CA 92651

644 435 27
Stephan Galanter
1020 Katella St
Laguna Beach CA 92651

644 436 01
Brian Rhee
1095 Katella St
Laguna Beach CA 92651

644 436 02
Judith Oneal
1089 Katella St
Laguna Beach CA 92651

644 436 03
David Glenn Duckworth
9090 Irvine Center Dr #200
Irvine CA 92618

644 436 04
Stephen Simpson
1071 Katella St
Laguna Beach CA 92651

644 436 05
Brian Jacobs
1065 Katella St
Laguna Beach CA 92651

644 436 06
Stephen Gary
1634 Pinehurst Dr
Los Altos CA 94024

644 436 07
Sunrise III LLC
1072 Santa Ana St
Laguna Beach CA 92651

644 436 08
Catherine Caporaso
22922 Pocetas
Mission Viejo CA 92692

644 436 11
McCahan Johnson
1029 Katella St
Laguna Beach CA 92651

644 436 12
Marc Gottschalk
1023 Katella St
Laguna Beach CA 92651

644 436 13
Tamela Henderson
1015 Katella St
Laguna Beach CA 92651

644 436 16
Catalina
400 N Main Ave
Sioux Falls SD 57104

644 436 17
Kay Leikwold
9273 Star Pass Loop
Reno NV 89523

644 436 18
Sunrise III LLC
23890 Copperhill Dr #205
Valencia CA 91354

644 436 19
Sunrise III LLC
23890 Copperhill Dr #205
Valencia CA 91354

644 436 20
Ida Theodor
1034 Baja St
Laguna Beach CA 92651

644 436 23
Ruth Of Smith
8346 Beverly Dr
San Gabriel CA 91775

644 436 24
Manfred Lietz
3005 Via Del Cielo
Fallbrook CA 92028

644 436 25
Frank Pearce Jr.
1064 Baja St
Laguna Beach CA 92651

644 436 26
Douglas Duplisea
Po Box 707
Saratoga WY 82331

644 436 27
Meuy Saeteurn
2037 S Coast Hwy #7
Laguna Beach CA 92651

644 436 28
Paul Butler
16114 E Powderhorn Dr
Fountain Hills AZ 85268

644 436 29
Michelle Tom
1039 Katella St
Laguna Beach CA 92651

644 436 30
Warren Cannon
1007 Katella St
Laguna Beach CA 92651

644 436 31
Ida Theodor
1034 Baja St
Laguna Beach CA 92651

644 437 01
Melinda Joy Flannery
1085 Capistrano Ave
Laguna Beach CA 92651

644 437 02
Ray Bryson
975 Katella St
Laguna Beach CA 92651

644 437 03
Ryen Caenn
965 Katella St
Laguna Beach CA 92651

644 437 04
Walton Montegut
955 Katella St
Laguna Beach CA 92651

644 437 05
Pasquale Montesano
945 Katella St
Laguna Beach CA 92651

644 437 06
Dirk Hallett
925 Katella St
Laguna Beach CA 92651

644 437 07
Arline Walker
9390 Copper Mountain Cir
Reno NV 89523

644 437 08
James Broersma
1088 Cortez
Laguna Beach CA 92651

644 437 10
David Hou
1507 Fergus Fls
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 Dauffenbach
970 Baja St
Laguna Beach CA 92651

644 437 15
Steven Cassill
1025 Capistrano Ave
Laguna Beach CA 92651

644 437 16
Glenn Etow
930 Baja St
Laguna Beach CA 92651

644 437 18
Frederick & Deborah Collings
906 Baja St
Laguna Beach CA 92651

644 437 21
Albert Joseph Rodriguez
910 Baja St
Laguna Beach CA 92651

644 438 01
Christopher Mitchell
1089 Cortez
Laguna Beach CA 92651

644 438 02
Diana Lynn Aston
883 Katella St
Laguna Beach CA 92651

644 438 03
Karin Ovens
875 Katella St
Laguna Beach CA 92651

644 438 04
Oswald Steward
855 Katella St
Laguna Beach CA 92651

644 438 14
Donna Olsen Ballard
870 Baja St
Laguna Beach CA 92651

644 438 15
Richard & Allison Sprague
1025 Cortez
Laguna Beach CA 92651