



August 22, 2018

Charles J. Hagemeyer  
1089 Noria Street  
Laguna Beach, CA 92651

Dear Mr. Hagemeyer,

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 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 18-1220**

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Visit Date: **August 10, 2018**  
Applicant: **Charles Hagemeyer**  
View Address: **1089 Noria 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  
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 San Clemente and Catalina Islands, Main Beach, Bird Rock, Contino Point, Emerald Bay, Newport Peninsula, whitewater 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: 8/22/2018 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description:  
San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *[Signature]* Submitted to property file: 08/22/2018

Document  
1 of 9





**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description:  
San Clemente Island and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *[signature]* Submitted to property file: 08/22/2018

Document  
2 of 9





**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *[Signature]* Submitted to property file: 08/22/2018

Document  
3 of 9





**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description:  
Catalina Island and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *mfav* Submitted to property file: 08/22/2018

Document  
4 of 9





**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the master bedroom on the upper level of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *WJF* Submitted to property file: 08/22/2018

Document  
5 of 9





**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the master bedroom on the upper level of the primary residential structure. Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *myan* Submitted to property file: 08/22/2018

Document  
6 of 9





**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the master bedroom on the upper level of the primary residential structure. Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *[Signature]* Submitted to property file: 08/22/2018

Document  
7 of 9





**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the master bedroom on the upper level of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Bird Rock, Heisler Park, Contino Point, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *myan* Submitted to property file: 08/22/2018

Document  
8 of 9





**RECORD OF VIEW**

**VPP 18-1220**



**1089 Noria St.**

The photograph above was taken from the master bedroom on the upper level of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/10/18 Photographed by: *[signature]* Submitted to property file: 08/22/2018

Document  
9 of 9



August 22, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-1220  
1089 NORIA 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 **1089 Noria 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](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

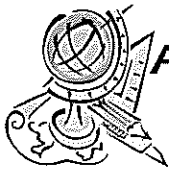
A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

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

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





# Advanced Listing Services Inc

Ownership Listings & Radius Maps

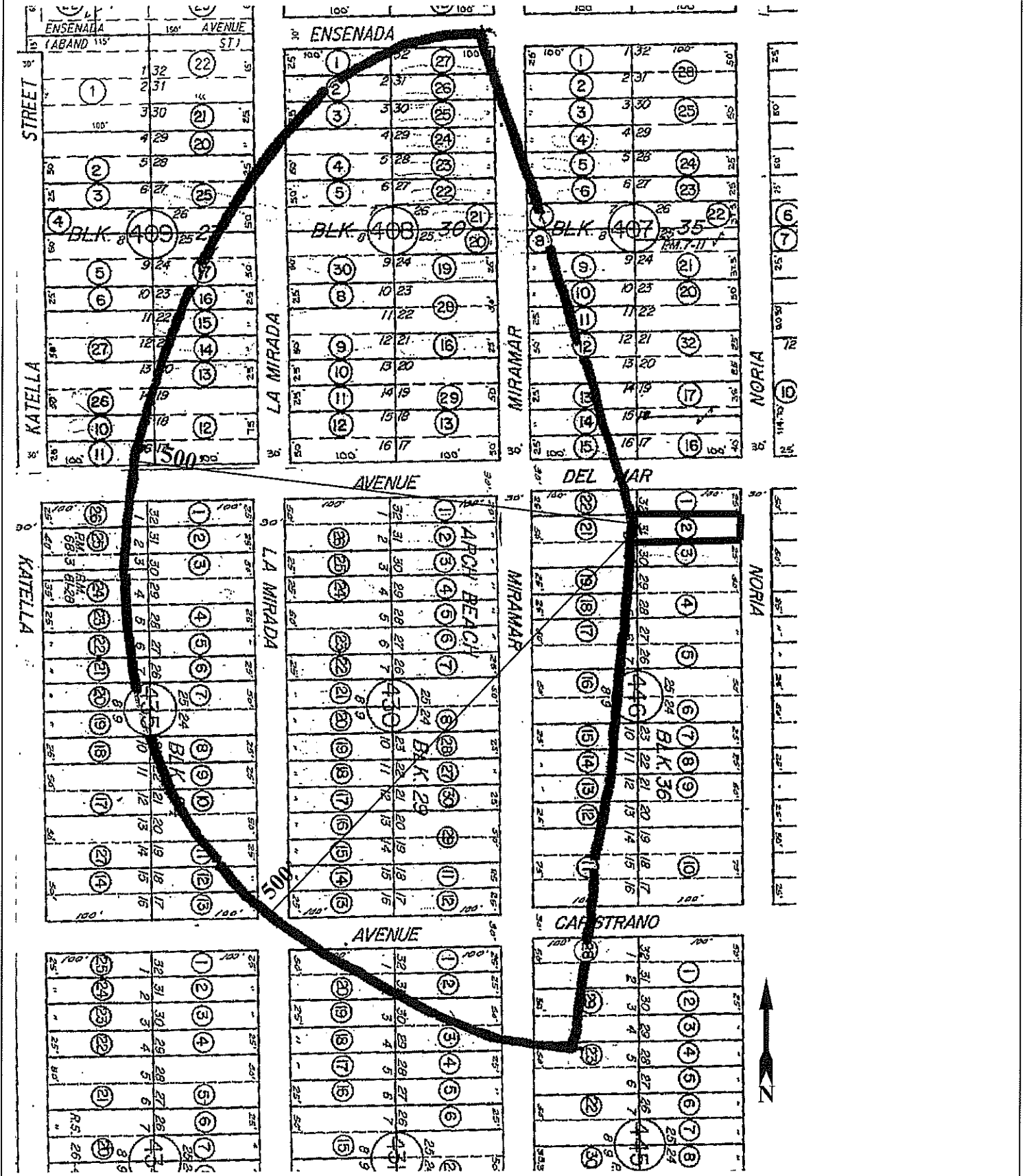
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 644-446-02  
500' Radius for View Preservation

Address: 1089 NORIA ST  
LAGUNA BEACH CA 92651



#9014  
20-Aug-18



## 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)

**500' Ownership Listing  
View Preservation  
Prepared for:**

**644-446-02  
CHARLES HAGEMEIER  
1089 NORIA ST  
LAGUNA BEACH CA 92651**

644-407-04  
KAREN POLEK  
1176 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-07  
JEFFREY ISHMAEL  
138 MCAULAY PL  
LAGUNA BEACH CA 92651

644-407-10  
RICHARD K SEYBOLD  
1140 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-13  
PATRICK O ELKIN  
1116 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-01  
WILLIAM M ELSBURY  
2855 SUNDANCE CIR  
PALM SPRINGS CA 92262

644-408-04  
SETH BRANDEBERRY  
1176 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-09  
MICHAEL KUNZ  
1134 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-12  
PETER C KOTE  
1565 N COAST HWY  
LAGUNA BEACH CA 92651

644-407-05  
ANN METZGER  
1170 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-08  
LLOYD S D ALLMEN  
1156 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-11  
MATTHEW GORRY  
1134 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-14  
DAVID D & VALERIE MCCAFFREY  
1110 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-02  
TEDDY HU  
1188 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-05  
MARIA V HAINEY  
1164 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-10  
HARSHE  
5276 CHADWICK DR  
HUNTINGTON BEACH CA 92649

644-408-13  
PETER KOTE  
1105 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-06  
CHARLES RAINEY  
1164 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-09  
JAMES STEINS  
1144 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-12  
FELIX & EDNA YAN  
1124 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-407-15  
MIRAMAR PROPERTIES LLC  
10 VIA SIENNA  
DANA POINT CA 92629

644-408-03  
IN CHANG  
1184 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-08  
JESSE A GOMEZ  
1140 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-11  
CHRISTOPHER J ARCHIBALD  
1116 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-16  
MAR  
1129 MIRAMAR ST  
LAGUNA BEACH CA 92651

RECEIVED  
AUG 21 2018  
ZONING DIVISION  
CITY OF LAGUNA BEACH



644-408-19  
VICTOR M FUNG  
1147 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-20  
JOSEPH & JOSEPH THOMSEN  
1153 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-21  
KHAEF AMIN  
1159 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-22  
BETHANIE E THORNGREN  
1165 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-23  
PAUL S PEATROSS  
1171 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-24  
HERBERT A ROEDER  
1177 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-25  
LISA STAIGHT  
1183 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-26  
JOHN C MC CASLIN  
1193 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-27  
KARAMBIR S & SUKHINDERJI  
BHULLAR  
2601 WAGON TRAIN LN  
DIAMOND BAR CA 91765

644-408-28  
ANTHONY MAGLICA  
2001 S HELLMAN AVE  
ONTARIO CA 91761

644-408-29  
MARIA CHAPMAN  
1117 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-30  
GARY PAER  
1150 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-10  
MICHAEL FITZPATRICK  
1110 KATELLA ST  
LAGUNA BEACH CA 92651

644-409-11  
RICHARD & ELEANOR DUNLAP  
1130 DEL MAR AVE  
LAGUNA BEACH CA 92651

644-409-12  
JOSEPH N CARBERRY  
2411 GLENDOWER AVE  
LOS ANGELES CA 90027

644-409-13  
DAVID POWERS  
1123 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-14  
CHARLES RAINEY  
1129 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-15  
GWENDA FREESE  
1135 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-16  
PETER WELGAN  
1141 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-17  
ALI MADDAHIAN  
27602 HOMESTEAD RD  
LAGUNA NIGUEL CA 92677

644-409-25  
JEROME PUDWILL  
1165 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-26  
DAVID & KRISTAN SNELL  
800 SAM DAVIS RD  
ARGYLE TX 76226

644-409-27  
CHWEI-SHIN & SA-YING YANG  
1831 E CALAVERAS ST  
ALTADENA CA 91001

644-430-01  
ANN T DE MARCO  
1095 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-02  
STEVEN W CRAIG  
1089 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-03  
SALEM ABDENNADHER  
1083 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-04  
JOHN C EVANS  
1077 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-05  
MICHAEL PULLICINO  
1071 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-06  
JAMES T JESSER  
1065 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-07  
CHARLES V KINSTLER  
9211 GAINFORD ST  
DOWNEY CA 90240

644-430-08  
KAWAND ELIE  
1051 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-11  
AMIR SARDARI  
1011 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-12  
ELLEN G COLEMAN-GERMANO  
1005 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-13  
ARCH BEACH VIEW LLC  
162 FAIRVIEW ST  
LAGUNA BEACH CA 92651

644-430-14  
ERIKA PARDUN  
1010 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-430-15, 16  
PHILLIP E FORREST  
1020 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-430-17  
FURCOLOW COMMUNITY PROPERTY  
TRUS  
2217 N TIMBERGROVE RD  
ORANGE CA 92867

644-430-18  
DONALD G DAVIS  
PO BOX 852  
PALOS VERDES ESTATES CA 90274

644-430-19  
MARGARET COHEN  
1040 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-430-20  
MARY MOONEY  
1046 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-430-21  
KIMMELMAN SHARON FYRNE  
CANTOR CH  
2621 S BRISTOL ST  
SANTA ANA CA 92704

644-430-22  
MARI K ANDERSEN  
1058 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-430-23  
ROBERT MARTIN  
6155 S AMMONS WAY 104  
LITTLETON CO 80123

644-430-24  
PETER S HODGSON  
1076 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-430-25  
MARY SONKSEN  
12371 REDHILL AVE  
SANTA ANA CA 92705

644-430-26  
JUSTUS & JOSEPH SCHLICHTING  
1094 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-430-27, 28  
SUSAN H BOWMAN  
1041 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-29  
RONALD S KANNER  
1021 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-430-30  
JOHN CAZANDJIAN  
1033 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-431-01  
DONALD G DAVIS  
833 VIA DEL MONTE  
PALOS VERDES ESTATES CA 90274

644-431-02  
RICHARD BONNER  
989 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-431-03  
JOAN S BARRY  
985 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-431-19  
JOAO ORVALHO  
982 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-431-20  
MARIANNE D IRVING  
994 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-01  
ST ANTHONY  
1095 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-02  
CHRISTOPHER SILVA  
1091 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-03  
MICHAEL I GOODE  
1085 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-04  
SANDRA M CAMPAGNA  
1071 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-05  
KEVIN MAZUR  
1065 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-06  
LESLIE D GARDNER  
1059 LA MIRADA ST  
LAGUNA BEACH CA 92651



644-435-07  
JAKE VILLARREAL  
1055 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-08  
TIMOTHY SANCHEZ  
1041 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-09  
RYUN HARPER  
1035 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-10  
PIERRE PREGENT  
1025 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-11  
JOHN & DIANE ADAMSON  
1017 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-12  
AARON J & ERIKA CASH  
1011 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-13  
WANG  
1005 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-435-17  
DENNIS HAGHIGHAT  
1034 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-18  
RICHARD A KINSFATHER  
1042 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-19  
LEE OTTERHOLT  
1046 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-20  
BRUCE E & KYOUNG VANDERWILT  
1052 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-21  
JAN NICHOLS  
1058 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-22  
ZACHARY M & NATAZHA MCDUFFIE  
1064 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-23  
PHILIP A KOGER  
1070 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-24  
JOHN RILEY  
1080 KATELLA ST  
LAGUNA BEACH CA 92651

644-435-25  
MARTIN P NALLY  
360 S MARKET ST 1607  
SAN JOSE CA 95113

644-435-26  
EVELYN D GARCIA  
1094 KATELLA ST  
LAGUNA BEACH CA 92651

644-445-23  
JON SMITH  
964 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-445-28  
JOHAN & LEI EKVALL  
992 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-445-29  
DAVID EVANS  
978 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-02  
CHARLES HAGEMEIER  
1089 NORIA ST  
LAGUNA BEACH CA 92651

644-446-11  
RICHARD B WADE  
1004 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-12  
CAROL GARRICK  
1022 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-13  
SAKAI DENNIS  
1028 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-14  
ALAN E ADAMS  
1804 LYN RD  
ARROYO GRANDE CA 93420

644-446-15  
BARBARA A HAMKALO  
1040 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-16  
GEORGE KAWAND  
1048 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-17  
ELIZABETH A RHODES  
1064 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-18  
MAXWELL & CHELSEA MANESH  
1070 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-19  
JOSEPH P FERRY  
3675 VIA MAR MONTE  
CARMEL CA 93923

644-446-21  
ARTHUR S KOSTKA  
1094 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-446-22  
PAUL & JAIME NAPPI  
1325 DEL MAR AVE  
LAGUNA BEACH CA 92651