

Date Filed:	4/13/2016
Application No.	VPP 16-0738

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: KATHERINE A. KOSTER

Address: 31112 MONTEREY STREET

Telephone No. (Home/Cell) 949-637-1962 (Work) 949-494-6110

Email Address: kkoster@icloud.com

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

Katherine A. Koster
 APPLICANT/PROPERTY OWNER'S SIGNATURE

4/13/16
 DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-0738**

Visit Date: **April 28, 2016**
Applicant: **Katherine Koster
31112 Monterey 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.**

Living room, Dining room & Master bedroom – main level

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

Living room, Dining room & Master bedroom – San Clemente Island, Treasure Island Cove and Aliso Beach Park, whitewater, Laguna coastline and ocean horizon.

2. RECORD OF VIEWS

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

Date: 5/12/2016 By: T. Farr

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

Date: 5/12/2016 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach and Treasure Island Cove, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: Amy Finn Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach and Treasure Island Cove, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: *Roney Fara* Submitted to property file: *5/2/2016*



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: *Rony Ferr* Submitted to property file: *5/2/2016*



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: *Robert Fern* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach Park, Treasure Island Cove, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: *Roney Ferr* Submitted to property file: *5/12/2016*

Document: 5 of 11



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach Park, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: Alamy Farr Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach Park, Treasure Island Cove, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: *Romy Jara* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach Park, Treasure Island Cove, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: Abby Fara Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach Park, Treasure Island Cove, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: *Benny Fern* Submitted to property file: *5/12/2016*

Document: 9 of 11



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach Park, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: Romy Jara Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0738



31112 Monterey St.

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

Visual scene description: San Clemente Island, Aliso Beach Park, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 4/28/16 Photographed by: Amy Ferr Submitted to property file: 5/12/2016



May 12, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-0738
31112 MONTEREY STREET, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **31112 Monterey 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.

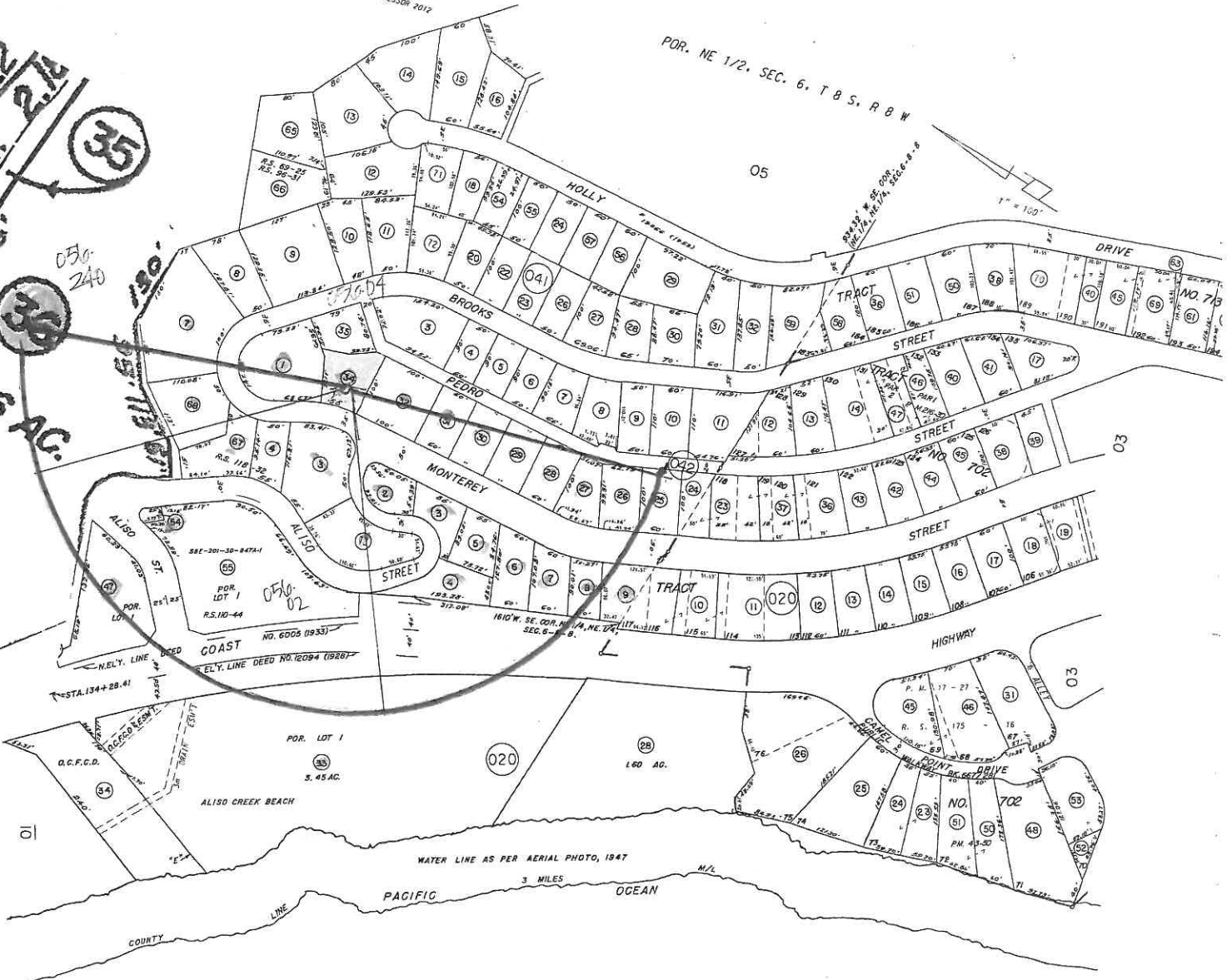
Regards,

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

POR. NE 1/2, SEC. 6, T 8 S, R 8 W

656-28

779 AC. 512 PM
R.S. 851-22
ESMT. 212
6.96 AC.



File # 163033 - Prepared 05/06/2016
31112 Monterey St
Laguna Beach CA
APN(s): 056 042 34
500' Owner View Preservation

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

MARCH 1950

TR. NO. 702

M.M.21-1, 2, 3

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

ASSESSOR'S MAP BOOK 056 PAGE 02 COUNTY OF ORANGE



SUSAN W. CASE, INC.

orders@susancaseinc.com

File #163033
31112 Monterey St
Laguna Beach CA
APN(s) 056 042 34
500' View Preservation
May 6 2016

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651

PHONE (949) 494-6105 • FAX (949) 494-7418 MAY - 5 2016

056 020 02
Amir Mozafari
1151 Puesta Del Sol #A
San Clemente CA 92673

056 020 03
Isabelle Stires
31161 Monterey St
Laguna Beach CA 92651

056 020 04
Daryl Reynolds
1062 La Cresta Dr
Thousand Oaks CA 91362

056 020 05
Candice Burroughs
14 Monarch Bay Plz #442
Dana Point CA 92629

056 020 06
Hugh Griffin
31181 Monterey St
Laguna Beach CA 92651

056 020 07
Darryl Reames
31191 Monterey St
Laguna Beach CA 92651

056 020 08
Eric Peterson
31201 Monterey St
Laguna Beach CA 92651

056 020 09
Raczkowski Trust
31241 Monterey St
Laguna Beach CA 92651

056 020 33
Orange County Harbor Dist
Po Box 4048
Santa Ana CA 92702

056 020 47
Orange County Harbors
Po Box 4048
Santa Ana CA 92702

056 020 54
South Coast County Water
31592 West St
Laguna Beach CA 92651

056 020 55
SBE
Po Box 942879
Sacramento CA 94279

056 041 03
Elbe Properties
8534 E Kemper Rd
Cincinnati OH 45249

056 041 04
Crystal Rubachko
11 Andorra
Laguna Niguel CA 92677

056 041 07
Paul Naude
31072 Brooks St
Laguna Beach CA 92651

056 041 67
Donald & Cheryl Bourguignon
31081 Monterey St
Laguna Beach CA 92651

056 041 68
Linda Saville
31071 Monterey St
Laguna Beach CA 92651

056 041 73
Elbe Properties
8534 E Kemper Rd
Cincinnati OH 45249

056 042 01
Humphrey Holdings LLC
8534 E Kemper Rd
Cincinnati OH 45249

056 042 25
Richard Ratz
31222 Monterey St
Laguna Beach CA 92651

056 042 26
Michael Raub
31212 Monterey St
Laguna Beach CA 92651

056 042 27
Alvin Paul Wenger
31192 Monterey St
Laguna Beach CA 92651

056 042 28
Joan Louise McLean
31182 Monterey St
Laguna Beach CA 92651

056 042 29
Cynthia Brake
31172 Monterey St
Laguna Beach CA 92651

056 042 30
Sutter Gardanier II
31162 Monterey St
Laguna Beach CA 92651

056 042 31
R W Tang
31152 Monterey St
Laguna Beach CA 92651

056 042 32
Philip Walden Loberg Jr.
31121 Brooks St
Laguna Beach CA 92651

056 042 34
Katherine Koster
31112 Monterey St
Laguna Beach CA 92651

056 240 36
County Of Orange
Po Box 4048
Santa Ana CA 92702