



November 29, 2018

Christopher Stookey
949 Miramar St.
Laguna Beach, CA 92651

Dear Mr. Stookey,

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



Date Filed:	10/4/2018
Application No.	VPP 18 - 2178

RECEIVED

RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")

OCT 04 2018

PLANNING DIVISION
CITY OF LAGUNA BEACH

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. 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. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Pursuant to Section 12.16.010(b), *it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation.* Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation process.

FEE: \$690

Noticing Requirements: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Chris Stoukey

Address: 949 Miramar St, Laguna Beach, CA 92651

prefer #

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-2178**

Visit Date: **November 14, 2018**

Applicant: **Christopher Stookey**
View Address: **949 Miramar St.**

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/upper level: Living room & kitchen

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 Catalina Island and the 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: 11/29/2018 By: 

End of Checklist



RECORD OF VIEW

VPP 18-2178



949 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 18-2178



949 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



RECORD OF VIEW

VPP 18-2178



949 Miramar St.

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



RECORD OF VIEW

VPP 18-2178



949 Miramar St.

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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 18-2178



949 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: *mfarr* Submitted to property file: 11/29/2018

Document
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RECORD OF VIEW

VPP 18-2178



949 Miramar St.

The photograph above was taken from the kitchen 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 18-2178



949 Miramar St.

The photograph above was taken from the kitchen 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 18-2178



949 Miramar St.

The photograph above was taken from the kitchen 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: *mfarr* Submitted to property file: 11/29/2018

Document
8 of 9



RECORD OF VIEW

VPP 18-2178



949 Miramar St.

The photograph above was taken from the kitchen 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
9 of 9



November 29, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-2178
949 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 **949 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.

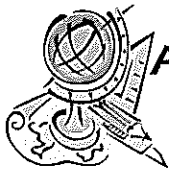
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "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
Department of Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

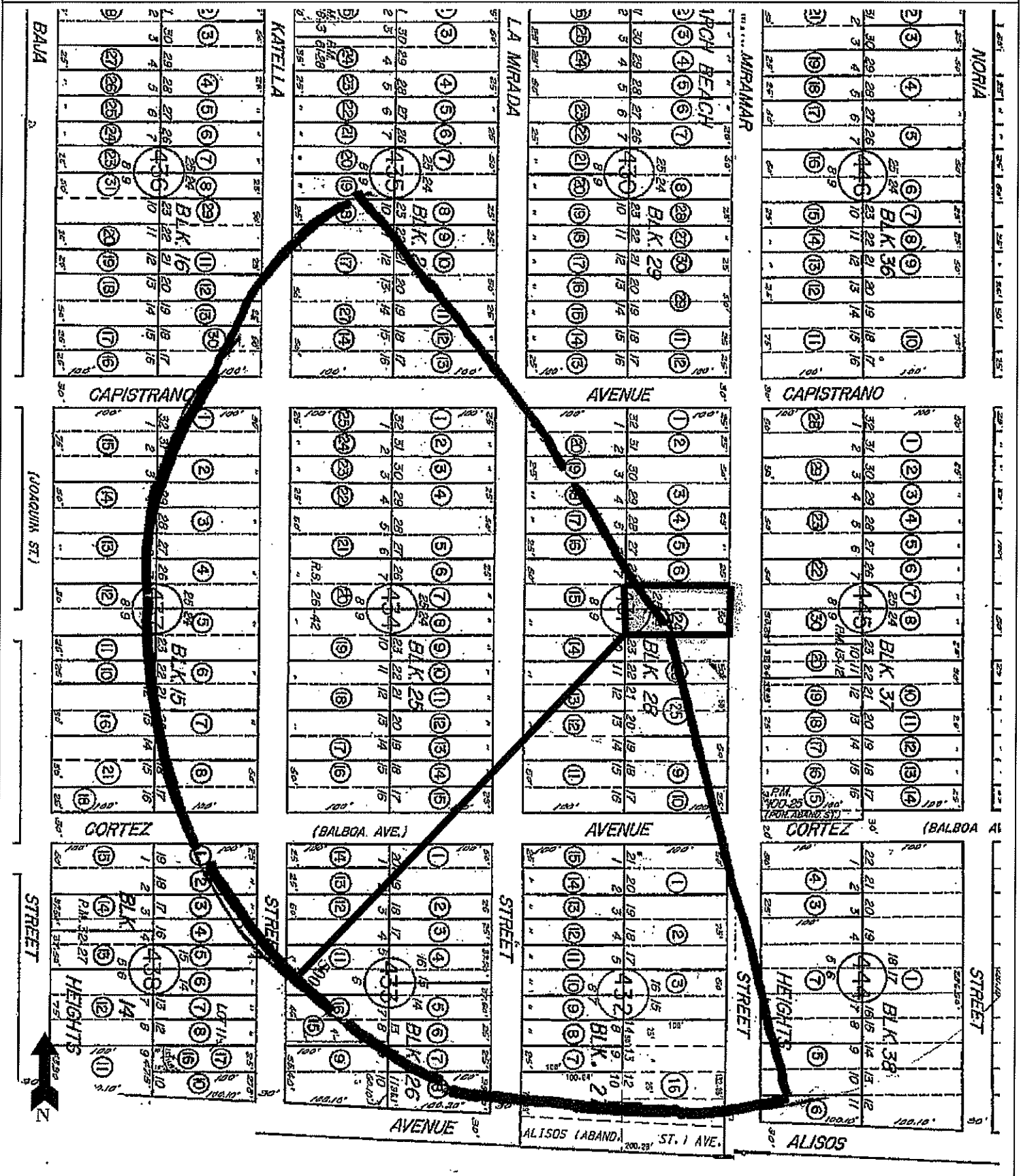
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-431-24
500' Radius (for View Preservation)

Address: 949 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 Denise@Advancedlisting.com

#9187

19-Nov-18

500' Ownership Listing for View Preservation
Prepared for:

644-431-24

CHRISTOPHER E STOOKEY
949 MIRAMAR ST
LAGUNA BEACH CA 92651



644-431-06

APICELLA DENISE D
959 MIRAMAR ST
LAGUNA BEACH CA 92651

644-431-09

RUSSELL T GIVENS
31221 CEANOTHUS DR
LAGUNA BEACH CA 92651

644-431-10

STEVEN C & TURAE RUIZ FAZIO
1260 CORTEZ ST
LAGUNA BEACH CA 92651

644-431-11

STEWART ANDRE SHIELDS
908 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-12

LAURENCE N TREVINO
924 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-13

PETER A DE BARBER
934 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-14

LESLEY FREEMAN
2945 ELLESMERE AVE
COSTA MESA CA 92626

644-431-15

JEANNE BEAR SLEEPER
954 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-16

JOEL SEEB
964 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-17

WAYNE J LAWRENCE
970 LA MIRADA ST
LAGUNA BEACH CA 92651

644-431-18

DOUGLAS STEVEN EWING
1024 GLEN OAKS BLVD
PASADENA CA 91105

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

644-431-23

MARK BUCKOVICH
939 MIRAMAR ST
LAGUNA BEACH CA 92651

644-431-24

CHRISTOPHER E STOOKEY
949 MIRAMAR ST
LAGUNA BEACH CA 92651

644-431-25

GEORGE F CHAMP
929 MIRAMAR ST
LAGUNA BEACH CA 92651

644-432-01

KEITH & MELISSA HOCKING
1285 CORTEZ AVE
LAGUNA BEACH CA 92651

644-432-02

KEITH & MELISSA HOCKING
1285 CORTEZ
LAGUNA BEACH CA 92651

644-432-03

MAHENDRA B AMIN
15928 E PROMONTORY PL
LA MIRADA CA 90638

644-432-07

MATTHEW R BOND
810 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-08

KEVIN J WALSH
820 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-09

SHUBIN WILLIAM A & TERRI G
830 LA MIRADA ST
LAGUNA BEACH CA 92651

644-432-10

CHRISTOPHER A & PHYLLIS J 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 J PATEL
860 LA MIRADA ST
LAGUNA BEACH CA 92651

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

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

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

644-432-16
STEVEN E FAYNE
800 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
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

644-434-01
DAVID E & GLYNIS E LUMLEY
PO BOX 4108
LAGUNA BEACH CA 92652

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

644-435-09
RYUN WAYNE 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 M K & DIANE P ADAMSON
1017 LA MIRADA
LAGUNA BEACH CA 92651

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

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

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

644-435-17
DENNIS P 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 EDWARD OTTERHOLT
1046 KATELLA ST
LAGUNA BEACH CA 92651

644-435-27
STEPHAN A & DANIELLE GALANTER
1020 KATELLA ST
LAGUNA BEACH CA 92651

644-436-11
JOHNSON MCCAHAN FAMILY TRUST
1029 KATELLA ST
LAGUNA BEACH CA 92651

644-436-12
MARC & DEVORA L GOTTSCHALK
1023 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

644-437-21
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

644-444-05, 06, 07
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651