



February 12, 2020

Joseph and Najwa Fata
290 Pearl Street
Laguna Beach, CA 92651

Dear Mr. and Mrs. Fata,

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. The documented Record of Views they may be located on the city's website via the link www.lagunabeachcity.net/viewpreservation.

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, appearing to read "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 20-5643**

Visit Date: **February 5, 2020**
Applicant: **Joseph and Najwa Fata**
View Address: **290 Pearl 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.

Upper/main level: Dining room, kitchen & living room

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 and San Clemente Islands 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: 2/2/2020 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 20-5643



290 Pearl St.

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/5/2020 Photographed by: *myan* Submitted to property file: *oe/e/e*



RECORD OF VIEW

VPP 20-5643



290 Pearl St.

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

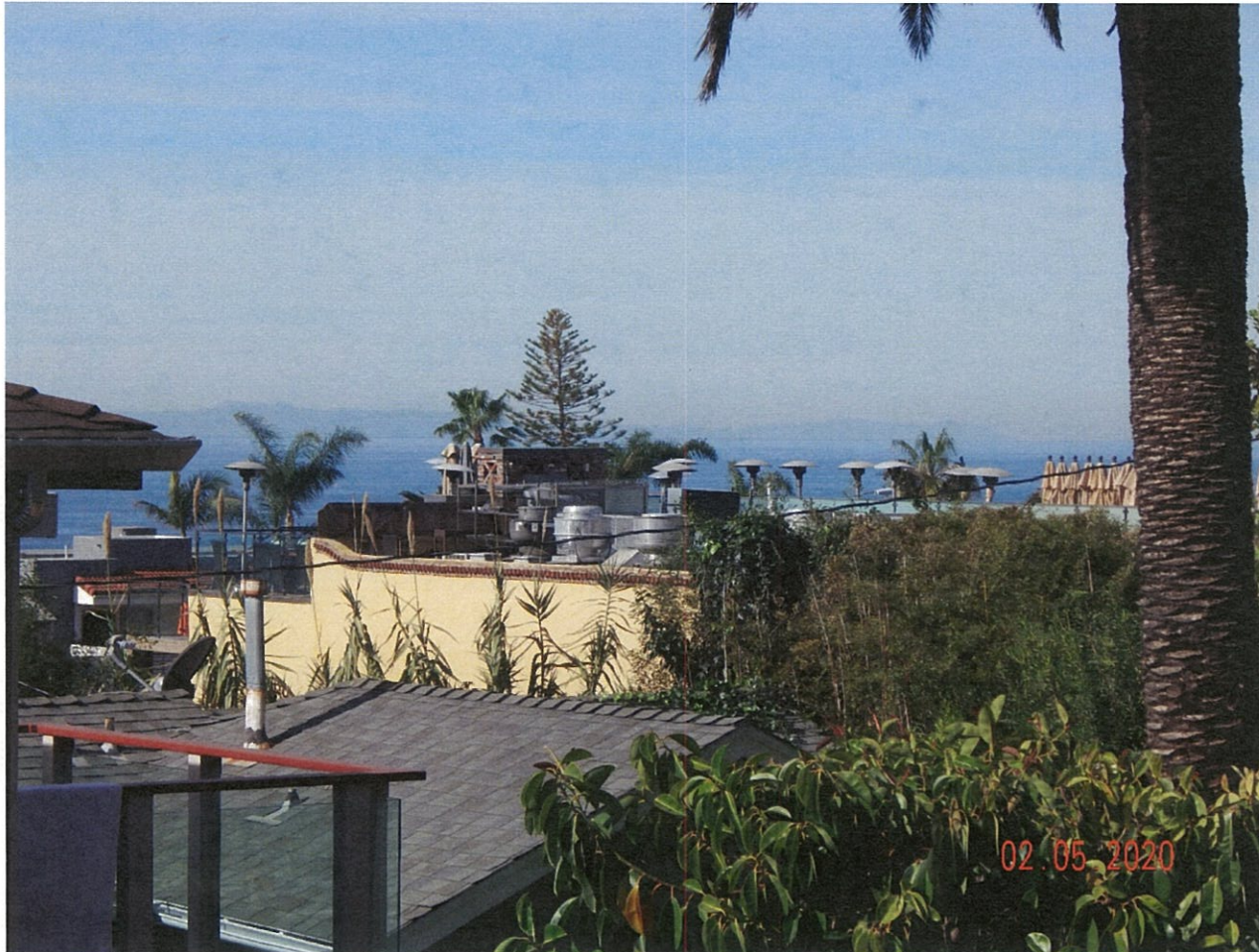
Date of photograph: 2/5/2020 Photographed by: *refan* Submitted to property file: *2/10/2020*

Document
2 of 6



RECORD OF VIEW

VPP 20-5643



290 Pearl 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: 2/5/2020 Photographed by: *mfarr* Submitted to property file: *2/12/2020*

Document
3 of 6



RECORD OF VIEW

VPP 20-5643



290 Pearl 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: 2/5/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*

Document
4 of 6



RECORD OF VIEW

VPP 20-5643



290 Pearl 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: 2/5/2020 Photographed by: *M. Farr* Submitted to property file: *2/10/2020*

Document
5 of 6



RECORD OF VIEW

VPP 20-5643



290 Pearl 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: 2/5/2020 Photographed by: *[Signature]* Submitted to property file: *oceanfile*

Document
6 of 6



February 12, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 20-5643
290 PEARL 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 **290 Pearl Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark for determining significant view impairment in the future. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment as defined in Municipal Code Section 12.16.030.

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.

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. From the webpage, click on the address to view the recorded view from the subject property. 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.

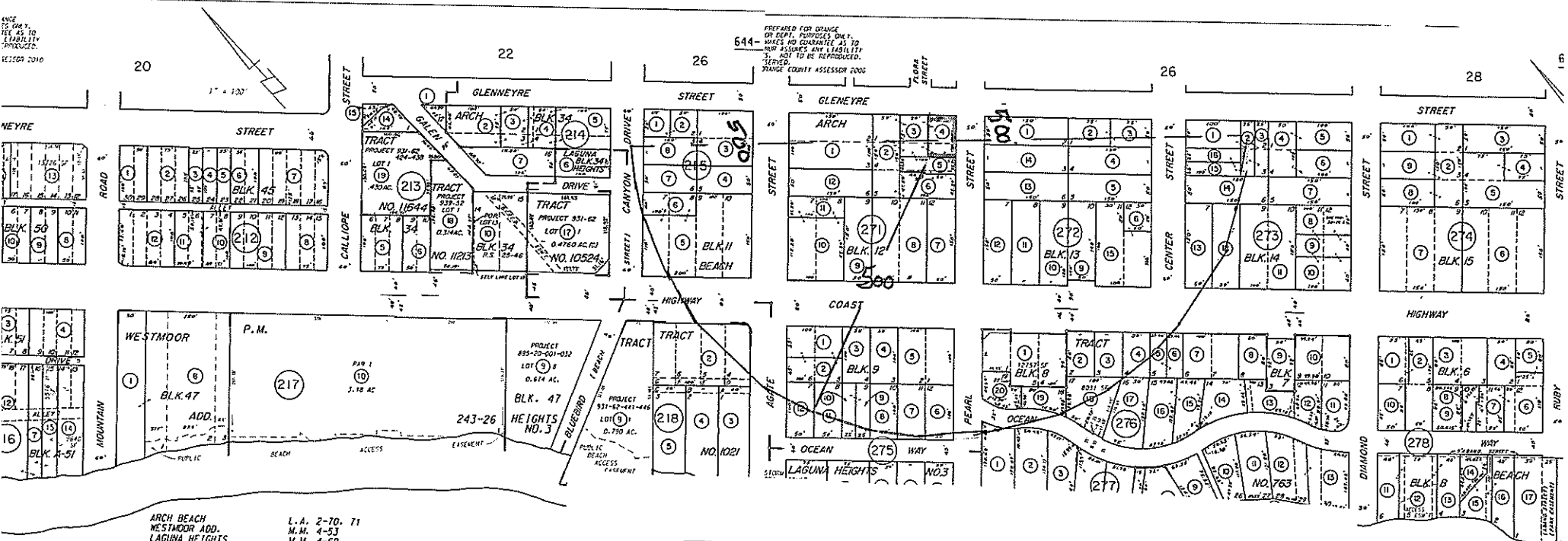
Regards,

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

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

SCALE
 1" = 100'
 1/8" = 10'
 1/16" = 5'

644- PREPARED FOR ORANGE
 COUNTY ASSessor'S OFFICE
 MAKES NO GUARANTEE AS TO
 THE ACCURACY OF THE INFORMATION
 HEREIN. NOT TO BE REPRODUCED,
 COPIED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING, OR BY
 ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM. ORANGE COUNTY
 ASSessor 2000



ARCH BEACH
 WESTMOOR ADD.
 LAGUNA HEIGHTS
 LAGUNA HEIGHTS NO. 3
 TRACT NO. 1021
 TRACT NO. 10524
 TRACT NO. 11213
 TRACT NO. 15992
 PARCEL MAP

L.A. 2-70, 71
 M.M. 4-53
 M.M. 4-69
 M.M. 8-1
 M.M. 33-24
 M.M. 462-6, 7
 M.M. 492-47, 48
 M.M. 822-49, 50
 P.M. 243-26

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

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

FILE #208269
 290 PEARL ST
 LAGUNA BEACH CA
 500' OWNER VIEW PRESERVATION
 FEBRUARY 11 2020
 644 271 04

K & S ASSESSOR'S MAP
 BOOK 644 PAGE 27
 COUNTY OF ORANGE

SUSAN W. CASE, INC.

orders@susancaseinc.com

FILE #208269

290 PEARL ST

LAGUNA BEACH CA

500' OWNER VIEW PRESERVATION

FEBRUARY 11 2020

644 271 04

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

PHONE (949) 494-6105



644 215 01
Susan Riddle
227 Ocean View Ave
Newport Beach CA 92663

644 215 02
Erin Sparkuhl
1641 Glenneyre St
Laguna Beach CA 92651

644 215 03
A Newth Iv Morris
292 Agate St
Laguna Beach CA 92651

644 215 04
Jimmy Otto
260 Agate St
Laguna Beach CA 92651

644 215 05
Mtb LLC
620 Newport Center Dr #16
Newport Beach CA 92660

644 215 06
Barbra Slevcove
259 Bluebird Canyon Dr
Laguna Beach CA 92651

644 215 07
Barbra Slevcove
259 Bluebird Canyon Dr
Laguna Beach CA 92651

644 215 08
Roland Tsui
277 Bluebird Canyon Dr
Laguna Beach CA 92651

644 218 02
1661 Laguna LLC
20855 Golden Springs Dr #200
Diamond Bar CA 91789

644 271 01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 271 02
George Alexander
1759 Glenneyre St
Laguna Beach CA 92651

644 271 03
Sami Hermes
1779 Glenneyre St
Laguna Beach CA 92651

644 271 04
Joe & Najwa Fata
290 Pearl St
Laguna Beach CA 92651

644 271 05
268 Pearl LLC
27068 La Paz Rd #747
Aliso Viejo CA 92656

644 271 06
Patrick Curran
2999 Laguna Canyon Rd
Laguna Beach CA 92651

644 271 07
John Kelly Ware
25094 Danalaurel
Dana Point CA 92629

644 271 08
Ekaterina Smiser
612 Calle Del Cerrito
San Clemente CA 92672

644 271 09
Quetico Logistics LLC
1740 S Coast Hwy
Laguna Beach CA 92651

644 271 10
Quetico Logistics LLC
1740 S Coast Hwy
Laguna Beach CA 92651

644 271 11
Quetico Logistics LLC
1740 S Coast Hwy
Laguna Beach CA 92651

644 271 12
Mary Celine Scott
2890 Aber St
San Diego CA 92117

644 272 01
Tanya J T J Clauson
1811 Glenneyre St
Laguna Beach CA 92651

644 272 02
Inga Jakobovich
17527 Corinthian Dr
Encino CA 91316

644 272 03
Nashu
1881 Glenneyre St
Laguna Beach CA 92651

644 272 04
Chun-Ai Yang
822 Rosewood Dr
Crescent Springs KY 41017

644 272 05
James Lyons
383 Lookout Dr
Laguna Beach CA 92651

644 272 06
Stephen Leonard Jeppson
240 Center St
Laguna Beach CA 92651

644 272 09
Kammerer Enterprises LP
1854 S Coast Hwy
Laguna Beach CA 92651

644 272 10
Arash Madhavi Mahdavi
1385 La Mirada St
Laguna Beach CA 92651

644 272 11
Vince Crivello
1824 S Coast Hwy
Laguna Beach CA 92651

644 272 12
John Kelly Ware
25094 Danalaurel
Dana Point CA 92629

644 272 13
Mina Yousseff
624 S Catalina Ave #B
Redondo Beach CA 90277

644 272 14
Chris Dornin
277 Pearl St
Laguna Beach CA 92651

644 272 15
Lingkogin Inc
2005 Palo Verde Ave #316
Long Beach CA 90815

644 273 01
Judith Livesay
1909 Glenneyre St
Laguna Beach CA 92651

644 273 02
Peggy Simonian
1935 Glenneyre St
Laguna Beach CA 92651

644 273 11
Sadiq Tawfiq Saferzadeh
14792 Mayten Ave
Irvine CA 92606

644 273 12
Woods Cove Apartments LP
15421 Chemical Ln
Huntington Beach CA 92649

644 273 13
Silvano Di'Genova
32001 Coast Hwy
Laguna Beach CA 92651

644 273 14
Richard Selin
255 Center St
Laguna Beach CA 92651

644 273 15
Robert Newton
Po Box 452
Corona CA 92878

644 273 16
Matthew G M Tremblay
271 Center St
Laguna Beach CA 92651

644 275 01
Theodoros Daskalakis
Po Box 3880
Anaheim CA 92803

644 275 02
Separate Prop Daskalakis
Po Box 3880
Anaheim CA 92803

644 275 03
Upchurch Dan Lee
3285 Laguna Canyon Rd
Laguna Beach CA 92651

644 275 04
Phillip Greibe
7 Laguna Woods Dr
Laguna Niguel CA 92677

644 275 05
Hossien Enterprises Inc
1779 S Coast Hwy
Laguna Beach CA 92651

644 275 06
Craig Meyers
4645 Fairfield Dr
Corona Del Mar CA 92625

644 275 07
Joseph Baim
112 S La Senda Dr
Laguna Beach CA 92651

644 275 08
James Terrile
1425 Lombardy Rd
Pasadena CA 91106

644 275 09
Robert Hibbard
12861 Barrett Ln
Santa Ana CA 92705

644 275 10
Thomas Brooks
31013 Hamilton Trl
Trabuco Canyon CA 92679

644 275 11
Peter Mann
1724 Ocean Way
Laguna Beach CA 92651

644 275 12
Robin McCormick
147 Agate St
Laguna Beach CA 92651

644 276 01
1833 Pch Center LLC
450 Newport Center Dr #490
Newport Beach CA 92660

644 276 02
Shereen Loth
1857 S Coast Hwy
Laguna Beach CA 92651

644 276 03
Douglas Miller
1873 S Coast Hwy
Laguna Beach CA 92651

644 276 04
Green Ruby LLC
34071 Blue Lantern St
Dana Point CA 92629

644 276 05
David Tran
37 Campanilla
San Clemente CA 92673

644 276 06
Gary Yank Sefton
1278 Glenneyre St #186
Laguna Beach CA 92651

644 276 17
Michael Lane Carter
910 Bluebird Canyon Dr
Laguna Beach CA 92651

644 276 18
George The Kefalas
1860 Ocean Way
Laguna Beach CA 92651

644 276 19
Glenn Rogers
1832 Ocean Way
Laguna Beach CA 92651

644 276 20
Richard Leao
435 Agate St
Laguna Beach CA 92651

644 277 01
Pribram
1811 Ocean Way
Laguna Beach CA 92651