



October 19, 2017

Elaine Kohn/Berndt Lohr-Schmidt  
P.O. Box 3824  
Hollywood, CA 90078

Dear Ms. Kohn and Mr. Lohr-Schmidt,

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)



|                 |               |
|-----------------|---------------|
| Date Filed:     | 9/5/2017      |
| Application No. | VPP 17 - 1952 |



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

**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. Please refer to the View Preservation flow chart for a further 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:** 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: Elaine Kohn / Berndt Kohn-Schmidt  
 Property Address: 32 No Portola (32311 N. PORTOLA RD) 056-171-53  
 Telephone No. (Home/Cell) 213-925-0544 (Work) \_\_\_\_\_  
 Email Address: bgels101@gmail.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.*

Elaine Kohn  
 Property Owner's Signature

9-5-17  
 Date

Mailing Address: PO Box 3824  
 Hollywood CA 90048

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 17-1952**

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Visit Date: **September 20, 2017**

Applicant: **Elaine Kohn / Berndt Lohr-Schmidt  
32311 N. Portola Rd. a.k.a. 32 N. Portola Rd.**

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 and Master bedroom on the main level of the primary residential structure.

- b. *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 and ocean horizon.

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2. RECORD OF VIEWS

- a. *Written notice sent to affected vegetation owners within 500 feet.***

Date: 10/19/2017 By: [Signature]

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

Date: 10/19/2017 By: [Signature]

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End of Checklist



**RECORD OF VIEW**

**VPP 2017-1952**



**32311 N. Portola Rd. a.k.a. 32 N. Portola Rd.**

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 and ocean horizon.

Date of photograph: 9/20/17 Photographed by: Man Submitted to property file: 10/18/2017

Document

1 of 7



**RECORD OF VIEW**

**VPP 2017-1952**



**32311 N. Portola Rd. a.k.a. 32 N. Portola Rd.**

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 and ocean horizon.

Date of photograph: 9/20/17 Photographed by: *M. J. [Signature]* Submitted to property file: *10/19/2017*

Document

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**RECORD OF VIEW**

**VPP 2017-1952**



**32311 N. Portola Rd. a.k.a. 32 N. Portola Rd.**

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 and ocean horizon.

Date of photograph: 9/20/17 Photographed by: [Signature] Submitted to property file: 10/19/2017

**Document**

**3 of 7**



**RECORD OF VIEW**

**VPP 2017-1952**



**32311 N. Portola Rd. a.k.a. 32 N. Portola Rd.**

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

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

Date of photograph: 9/20/17 Photographed by: *[Signature]* Submitted to property file: 10/18/2017

Document  
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**RECORD OF VIEW**

**VPP 2017-1952**



**32311 N. Portola Rd. a.k.a. 32 N. Portola Rd.**

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

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

Date of photograph: 9/20/17 Photographed by: W. J. [Signature] Submitted to property file: 10/19/2017

Document  
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**RECORD OF VIEW**

**VPP 2017-1952**



**32311 N. Portola Rd. a.k.a. 32 N. Portola Rd.**

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

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

Date of photograph: 9/20/17 Photographed by: [Signature] Submitted to property file: 10/13/2017

Document  
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**RECORD OF VIEW**

**VPP 2017-1952**



**32311 N. Portola Rd. a.k.a. 32 N. Portola Rd.**

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

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

Date of photograph: 9/20/17 Photographed by: *M. J. [Signature]* Submitted to property file: 10/19/2017

Document  
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October 19 2017

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 17-1952  
32311 N. PORTOLA, 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 **32311 N. Portola (a.k.a. 32 N. Portola)**. 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  
Department of Community Development  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

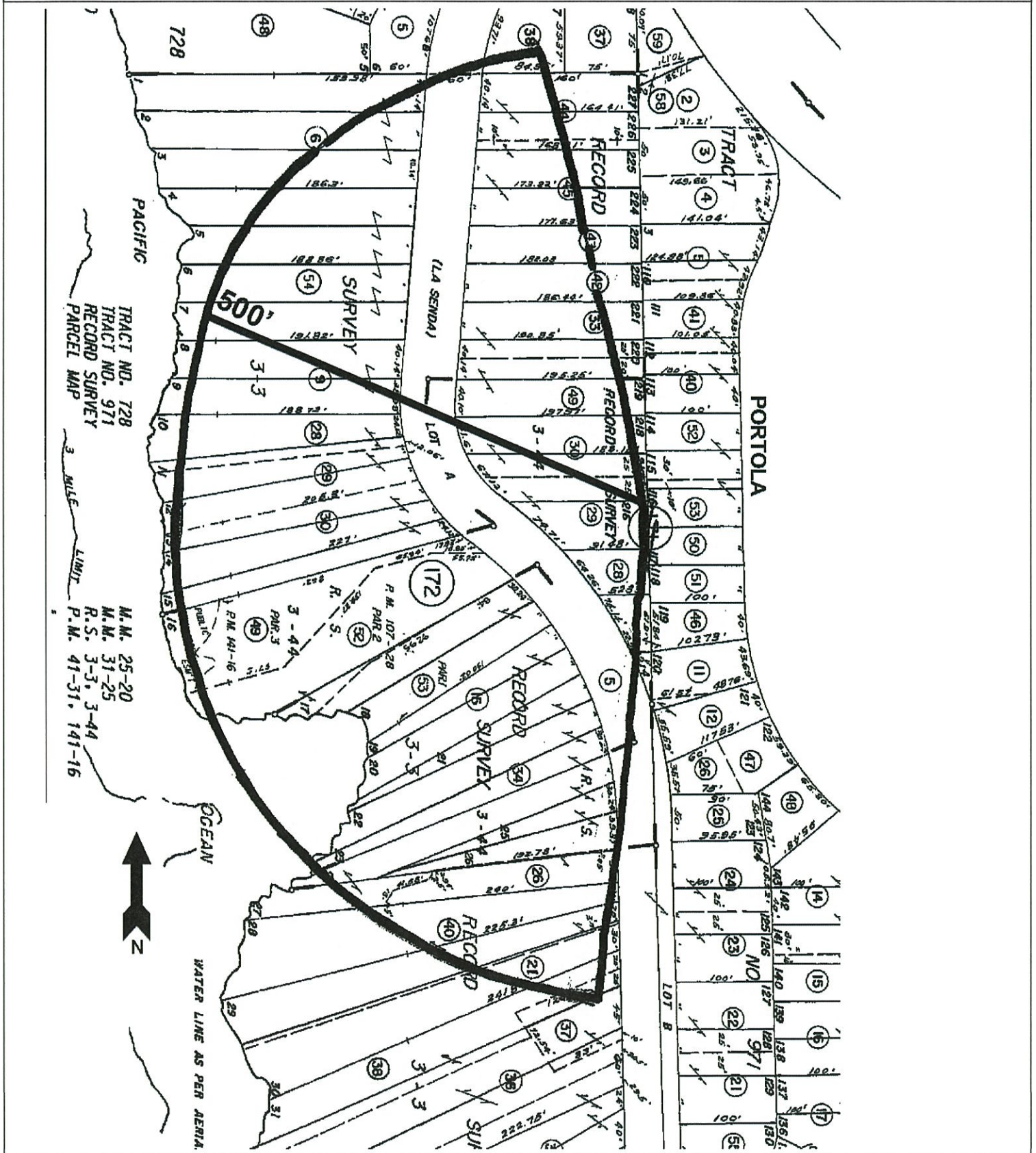
P.O. Box 2593 • Dana Point, CA • 92624

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

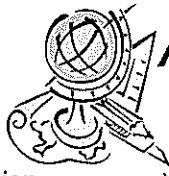
[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 056-171-53  
500' Radius for View Preservation

Address: 32 N PORTOLA  
LAGUNA BEACH CA



#8330  
9/25/2017



## 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' Radius for View Preservation

Prepared for:

056-171-53

BERNDT LOHR-SCHMIDT  
32 N PORTOLA  
LAGUNA BEACH CA 92651

056-171-28

KATHRYN WILSON  
2524 LAUREL PASS AVE  
LOS ANGELES CA 90046

056-171-29

ERIK PASIN  
27 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-171-30

HIGHLAND JOINT  
26202 GLEN CANYON DR  
LAGUNA HILLS CA 92653

056-171-33

ROBERT P HARVEY  
9 CORONADO POINTE  
LAGUNA NIGUEL CA 92677

056-171-38

WHITNEY GROVES  
550 E HOSPITALITY LN  
SAN BERNARDINO CA 92408

056-171-42

RICHARD & MARIA ROCKWELL  
37 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-171-43

WARNER GABEL  
7373 E DOUBLETREE RANCH RD  
SCOTTSDALE AZ 85258

056-171-44

LIND LIVING TRUST  
49 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-171-45

STEVEN M BOROWSKI  
43 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-171-46

JOHN DIMARE  
26 N PORTOLA  
LAGUNA BEACH CA 92651

056-171-49

KEVIN G & DEBORAH WULFF  
33 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-171-53

BERNDT LOHR-SCHMIDT  
PO BOX 3824  
HOLLYWOOD CA 90078

056-172-06

DONALD R MARKLAND  
88 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-09

ANJANA DESAI  
74 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-15

CORSAIR REAL ESTATE HOLDINGS  
LLC  
19 ELLIOT LN  
COTO DE CAZA CA 92679

056-172-21

GINNEY M HERBERT  
30 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-26

ACC KIDS PROPERTIES LLC  
PO BOX 3247  
GLENDALE CA 91221

056-172-28

RICHARD W HEALD  
1224 PEPPER TREE LN  
FALLBROOK CA 92028

056-172-29

FRANCIS S CARDONE  
68 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-30

MARK S HAMMOND  
58 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-34

KELLY SMITH  
111 E VICTORIA ST 2  
SANTA BARBARA CA 93101

056-172-36

LEONARD O & SANDRA LINDBORG  
24 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-37

STEVEN A & ELAINE ROBERTS  
26 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-38

ZETTA R RICHARDS  
459 EUDORA ST  
DENVER CO 80220

056-172-40  
RICHARD M & ROBIN PAICIUS  
32 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-49  
GAURAV GARG  
491 FLETCHER DR  
ATHERTON CA 94027

056-172-52  
SUSAN BERGMAN  
54 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-53  
H LIGHTFOOT  
52 N LA SENDA DR  
LAGUNA BEACH CA 92651

056-172-54  
LA SENDA INVESTMENTS LLC  
780 N WATER ST  
MILWAUKEE WI 53202

056-180-01  
THREE ARCH BAY ASSN  
5 BAY DR  
LAGUNA BEACH CA 92651