



October 23, 2018

Michael Jakobsen
2800 Terry Rd.
Laguna Beach, CA 92651

Dear Mr. Jakobsen,

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-1953**

Visit Date: **October 5, 2018**

Applicant: **Michael Jakobsen**
View Address: **2800 Terry Rd.**

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 level: Living room, dining room & kitchen
Lower 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 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: 10/23/2018 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 18-1953



2800 Terry Rd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/5/18 Photographed by: *[Signature]* Submitted to property file: 10/23/2018

Document
1 of 8



RECORD OF VIEW

VPP 18-1953



2800 Terry Rd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/5/18 Photographed by: *M. J. Farr* Submitted to property file: 10/23/2018

Document
2 of 8



RECORD OF VIEW

VPP 18-1953



2800 Terry Rd.

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

Visual scene description: ocean horizon.

Date of photograph: 10/5/18 Photographed by: *nyan* Submitted to property file: 10/23/2018

Document
3 of 8



RECORD OF VIEW

VPP 18-1953



2800 Terry Rd.

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

Visual scene description: ocean horizon.

Date of photograph: 10/5/18 Photographed by: *[Signature]* Submitted to property file: 10/23/2018

Document
4 of 8



RECORD OF VIEW

VPP 18-1953



2800 Terry Rd.

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

Visual scene description: ocean horizon.

Date of photograph: 10/5/18 Photographed by: *ryan* Submitted to property file: 10/23/2018

Document
5 of 8



RECORD OF VIEW

VPP 18-1953



2800 Terry Rd.

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

Visual scene description: ocean horizon.

Date of photograph: 10/5/18 Photographed by: *W. J. ...* Submitted to property file: 10/23/2018

Document
6 of 8



RECORD OF VIEW

VPP 18-1953



2800 Terry Rd.

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

Visual scene description: ocean horizon.

Date of photograph: 10/5/18 Photographed by: *W. Park* Submitted to property file: 10/23/2018

Document
7 of 8



RECORD OF VIEW

VPP 18-1953



2800 Terry Rd.

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

Visual scene description: ocean horizon.

Date of photograph: 10/5/18 Photographed by: *W. J. Pass* Submitted to property file: 10/23/2018

Document
8 of 8



October 23, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-1953
2800 TERRY RD., 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 **2800 Terry Rd.** 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.

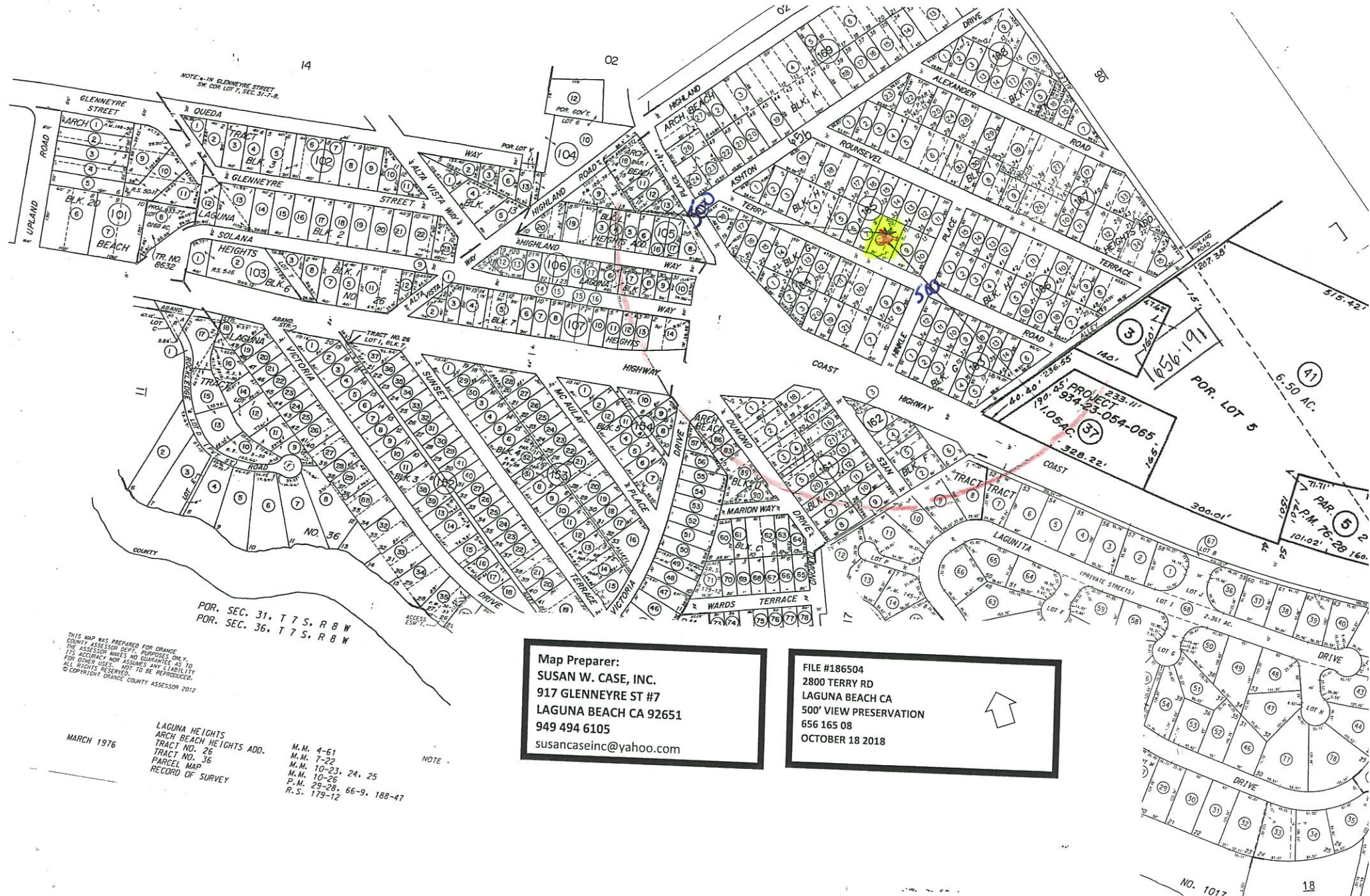
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under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



NOTE: 1/4 IN. GLENNEHYRE STREET SW. COR. LOT 7, SEC. 31-7-8.

POR. SEC. 31, T7S, R8W
 POR. SEC. 36, T7S, R8W

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. ITS ACCURACY DOES NOT GUARANTEE AS TO FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2012

MARCH 1976

LAGUNA HEIGHTS
 ARCH BEACH HEIGHTS ADD.
 TRACT NO. 26
 TRACT NO. 36
 PARCEL MAP
 RECORD OF SURVEY

NOTE
 M.M. 4-61
 M.M. 7-22
 M.M. 10-23, 24, 25
 M.M. 10-28
 P.M. 29-28, 66-9, 188-47
 R.S. 179-12

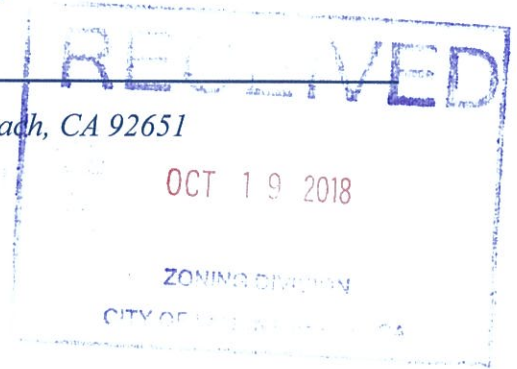
Map Preparer:
 SUSAN W. CASE, INC.
 917 GLENNEHYRE ST #7
 LAGUNA BEACH CA 92651
 949 494 6105
 susancaseinc@yahoo.com

FILE #186504
 2800 TERRY RD
 LAGUNA BEACH CA
 500' VIEW PRESERVATION
 656 165 08
 OCTOBER 18 2018



SUSAN W. CASE, INC.
orders@susancaseinc.com

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105



FILE #186504
2800 TERRY RD
LAGUNA BEACH CA
500' VIEW PRESERVATION
656 165 08
OCTOBER 18 2018

656 105 04
Jeffrey Kaplan
Po Box 9576
Laguna Beach CA 92652

656 105 05
Glickman
2760 Highland Way
Laguna Beach CA 92651

656 105 06
Forrest Theobald
5307 Stonewood Dr
Riverside CA 92506

656 105 08
Fred Farah
222 Nyes Pl
Laguna Beach CA 92651

656 105 09
Laguna Investment LLC
164 W Yale Loop
Irvine CA 92604

656 105 12
Thomas Skinfill
364 Nyes Pl
Laguna Beach CA 92651

656 105 13
Ralph Rc Navarro
920 Granite Dr #107
Pasadena CA 91101

656 106 06
Donald M D Reynolds
2604 Saddle Ridge Dr
Covina CA 91724

656 106 07
Willis Rowley
2770 Solana Way
Laguna Beach CA 92651

656 106 08
Lew
668 N Coast Hwy #180
Laguna Beach CA 92651

656 106 09
James Ellison
11074 NE 24th St
Bellevue WA 98004

656 106 10
Gerald Scott
23511 Mirage Ln
Diamond Bar CA 91765

656 107 11
Dianne Curran
2321 Vista Madera
Santa Barbara CA 93101

656 107 12
Michael David The Lee
1153 N Everett St
Glendale CA 91207

656 107 13
Dizz's As Is Inc
2794 S Coast Hwy
Laguna Beach CA 92651

656 107 14
Uci Foundation
791 Saint Anns Dr
Laguna Beach CA 92651

656 151 16
Thomas DeVore
2283 Coral Ridge Ave
Henderson NV 89052

656 151 17
Dennis C D & K Smith
17611 Champion Forest Dr
Spring TX 77379

656 151 57
Kevin A K A Cordano
1904 Monterey Rd
South Pasadena CA 91030

656 151 83
Peter Lizotte
4601 Wilshire Blvd #200
Los Angeles CA 90010

656 151 86
Donna Whitson
2485 Sharon Oaks Dr
Menlo Park CA 94025

656 151 89
Raul Estrada
2460 Irvine Cove Cres
Laguna Beach CA 92651

656 151 90
Steven Cardoza
170 Dumond Dr
Laguna Beach CA 92651

656 154 08
David Goldstein
2780 Victoria Dr
Laguna Beach CA 92651

656 154 09
John Alabaster Jr.
871 Van Dyke Dr
Laguna Beach CA 92651

656 154 10
Nicholas Kormeluk
2787 S Coast Hwy #A-D
Laguna Beach CA 92651

656 161 01
Margie Willis
193 Dumond Dr
Laguna Beach CA 92651

656 161 02
David Blain
183 Dumond Dr
Laguna Beach CA 92651

656 161 03
Morgan Holdings LLC
668 N Coast Hwy #329
Laguna Beach CA 92651

656 161 04
Nyes Place Properties LLC
2130 Yacht Julia
Newport Beach CA 92660

656 161 05
Timothy Alger
165 Dumond Dr
Laguna Beach CA 92651

656 161 07
James Meriwether Jr.
2776 Mountain View Dr #B
La Verne CA 91750

656 161 08
Jack Abecassis
151 Dumond Dr
Laguna Beach CA 92651

656 161 09
Robert Kelly
3530 Eastcliff Dr
Salt Lake City UT 84124

656 161 10
Eleanor H E H Youmans
156 Nyes Pl
Laguna Beach CA 92651

656 161 11
Sharon Anita Walter
166 Nyes Pl
Laguna Beach CA 92651

656 161 12
Allan Sheno
1234 Rosalind Rd
San Marino CA 91108

656 161 13
Hanna Struever
2130 Yacht Julia
Newport Beach CA 92660

656 161 16
Kristine Shay Darvish
6841 Hitchingpost Cir
Huntington Beach CA 92648

656 161 17
Rubinstein
194 Nyes Pl
Laguna Beach CA 92651

656 161 18
Gregg Allan Bond
196 Nyes Pl
Laguna Beach CA 92651

656 161 19
Steven Fowlkes
11661 San Vicente Blvd #510
Los Angeles CA 90049

656 161 20
James Curtis
2615 Victoria Dr
Laguna Beach CA 92651

656 161 21
Nyes Place Properties LLC
2130 Yacht Julia
Newport Beach CA 92660

656 162 02
Robert Kelly
3530 Eastcliff Dr
Salt Lake City UT 84124

656 162 03
Khazanovich
34 Marseille
Laguna Niguel CA 92677

656 162 04
John Csernotta
165 Nyes Pl
Laguna Beach CA 92651

656 162 05
Scott Jay Abraham
163 Nyes Pl
Laguna Beach CA 92651

656 162 06
Steven Pope
2949 S Coast Hwy
Laguna Beach CA 92651

656 163 01
Gordon
22792 Channel Vw
Laguna Niguel CA 92677

656 163 02
Trovil Properties LLC
Po Box 7758
Newport Beach CA 92658

656 163 03
Trovil Properties LLC
Po Box 7758
Newport Beach CA 92658

656 163 04
Paul Ecke
2950 S Coast Hwy
Laguna Beach CA 92651

656 163 05
M-L Partnership
11188 Road 192
Porterville CA 93257

656 163 06
Carole Shannon
302 Glenneyre St
Laguna Beach CA 92651

656 163 08
Michael R M R Brown
31361 Holly Dr
Laguna Beach CA 92651

656 163 09
Margaret Inez Owings
3 Bingham Pl
Norman OK 73072

656 163 10
Douglas Reeves
2927 Terry Rd
Laguna Beach CA 92651

656 163 11
David Ta-Chien Liu
4825 Green Crest Dr
Yorba Linda CA 92887

656 163 12
Tyler Whitehead
4141 Dover Ln
Provo UT 84604

656 163 13
Jonathan & Christine Needell
3 Mountain Gate
Trabuco Canyon CA 92679

656 163 14
Evelyn Mulvihill
2979 Terry Rd
Laguna Beach CA 92651

656 164 01
Kelly Cornwell
572 Flora St
Laguna Beach CA 92651

656 164 02
Randl Hage
4704 Daleridge Rd
La Canada CA 91011

656 164 03
John Anthony Kenefick
203 Nyes Pl
Laguna Beach CA 92651

656 164 07
Lb Pch Property LLC
1278 Glenneyre St
Laguna Beach CA 92651

656 164 08
Kimberle Meredith
23241 Arelo Ct
Laguna Niguel CA 92677

656 164 09
Joe Cannata
2887 Terry Rd
Laguna Beach CA 92651

656 164 10
Alex Nikkhah
63 E 11400 S #172
Sandy UT 84070

656 164 11
Boahwa International LLC
2867 Terry Rd
Laguna Beach CA 92651

656 164 12
Frances Ruma
2859 Terry Rd
Laguna Beach CA 92651

656 164 13
Sheri Matigian
2851 Terry Rd
Laguna Beach CA 92651

656 164 14
Bruce Handy
5993 Malta Way
Yorba Linda CA 92887

656 164 15
James Turpin
Po Box 365
Carnelian Bay CA 96140

656 164 16
Salim Danny Chamsi
2808 Terry Rd
Laguna Beach CA 92651

656 164 17
Gerald Bypass Scott
23511 Mirage Ln
Diamond Bar CA 91765

656 164 18
Andrew Hollinshead
255 Nyes Pl
Laguna Beach CA 92651

656 164 19
Olinda Terrace LLC
3838 Orange St
Riverside CA 92501

656 164 20
Reem Al-Zahawi
2113 Hill St
Santa Monica CA 90405

656 164 21
2880 Pch LLC
2880 S Coast Hwy
Laguna Beach CA 92651

656 165 04
Dahl Hofmeister
1 N Portola
Laguna Beach CA 92651

656 165 05
Truman 2016 Sc6 Title
2856 Terry Rd
Laguna Beach CA 92651

656 165 06
Gene Fisher
Po Box 10
Berry Creek CA 95916

656 165 07
Gerald Butler
403 Alta Vista Way
Laguna Beach CA 92651

656 165 08
Michael Jakobsen
2800 Terry Rd
Laguna Beach CA 92651

656 165 09
John Amoroso
2890 Terry Rd
Laguna Beach CA 92651

656 165 10
Thomas Heath
2896 Terry Rd
Laguna Beach CA 92651

656 171 07
Heriberto Sills
52 Lagunita Dr
Laguna Beach CA 92651

656 171 08
David Vendler
2700 S Oak Knoll Ave
San Marino CA 91108

656 171 09
Harvey Fliesher
2 Lagunita Dr
Laguna Beach CA 92651

656 171 10
Robert Robert Unger
200 Fillmore St #200
Denver CO 80206

656 171 11
Ocf Real Estate Holdings
165 Morningside Rd
Paramus NJ 07652

656 171 67
Community Assn Lagunita
Po Box 7736
Laguna Niguel CA 92607

656 191 41
The Roman Catholic Bishop
1042 Temple Ter
Laguna Beach CA 92651

934 230 54
Nancy Hilton Kreder
30502 Coast Hwy #A1
Laguna Beach CA 92651

934 230 55
Marie B K J & M Poole
3200 La Rotonda Dr #110
Rancho Palos Verdes CA 90275

934 230 56
Myers
1333 Terrace Way
Laguna Beach CA 92651

934 230 57
Arthur Mehagian
909 E Northern Ave
Phoenix AZ 85020

934 230 58
George Frederick Hill
441 Cress St
Laguna Beach CA 92651

934 230 59
Jacqueline Cintron
30502 Coast Hwy #B2
Laguna Beach CA 92651

934 230 60
Biren Shah
3674 Hawkwood Rd
Diamond Bar CA 91765

934 230 61
Michael Sadler
30502 Coast Hwy #B4
Laguna Beach CA 92651

934 230 62
Edward & Nancy McKenna
30502 Coast Hwy #C1
Laguna Beach CA 92651

934 230 63
Nancy Hilton Kreder
30502 Coast Hwy #C2
Laguna Beach CA 92651

934 230 64
Jane Jane Gray
Po Box 1635
Laguna Beach CA 92652

934 230 65
Hou Antony The &
30502 Coast Hwy #C4
Laguna Beach CA 92651