



July 19, 2016

Shelby D. Williams
31991 Virginia Way
Laguna Beach, CA 92651

Dear Mr. Williams,

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.

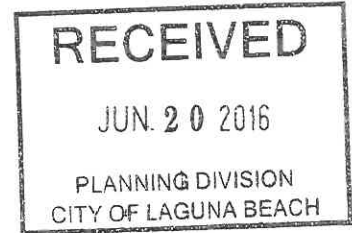
As we discussed, the Record of Views does not establish maximum height limits on vegetation in the visual scene but rather serves as a benchmark for determining significant view impairment in the future. A determination of significant view impairment pursuant to Laguna Beach Municipal Code Section 12.16.030, 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 cursive script 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:	6-20-2016
Application No.	VPP 16-1345

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: Shelby D. Williams

Address: 31991 Virginia Way, Laguna Beach, CA 92651

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-1345**

Visit Date: **July 11, 2016**

Applicant: **Shelby D. Williams
31991 Virginia Way**

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 Kitchen – upper level
Master bedroom - lower level

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

Living room – San Clemente Island and ocean horizon
Kitchen – San Clemente Island, ocean.

Master bedroom – San Clemente Island, ocean horizon.

2. RECORD OF VIEWS

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

Date: 7/19/2016 By: Tony Farr

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

Date: 7/19/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-1345



31991 Virginia Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/11/16 Photographed by: *[Signature]* Submitted to property file: 7/19/2016

Document
1 of 8



RECORD OF VIEW

VPP 2016-1345



31991 Virginia Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/11/16 Photographed by: W. J. [Signature] Submitted to property file: 7/19/2016



RECORD OF VIEW

VPP 2016-1345



31991 Virginia Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/11/16 Photographed by: *msp* Submitted to property file: *7/19/2016*



RECORD OF VIEW

VPP 2016-1345



31991 Virginia Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/11/16 Photographed by: *npa* Submitted to property file: 7/19/2016

Document
4 of 8



RECORD OF VIEW

VPP 2016-1345



31991 Virginia Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/11/16 Photographed by: *[signature]* Submitted to property file: 7/19/2016



RECORD OF VIEW

VPP 2016-1345



31991 Virginia Way

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

Visual scene description: Ocean horizon

Date of photograph: 7/11/16 Photographed by: W. J. [Signature] Submitted to property file: 7/19/2016



RECORD OF VIEW

VPP 2016-1345



31991 Virginia Way

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

Visual scene description: Ocean horizon

Date of photograph: 7/11/16 Photographed by: *M. J. [Signature]* Submitted to property file: 7/13/2016

Document
7 of 8



RECORD OF VIEW

VPP 2016-1345



31991 Virginia Way

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

Visual scene description: Ocean horizon

Date of photograph: 7/11/16 Photographed by: [signature] Submitted to property file: 7/19/2016



July 19, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1345
31991 VIRGINIA WAY, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **31991 Virginia Way**. 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 blue ink that reads "Tony Farr".

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

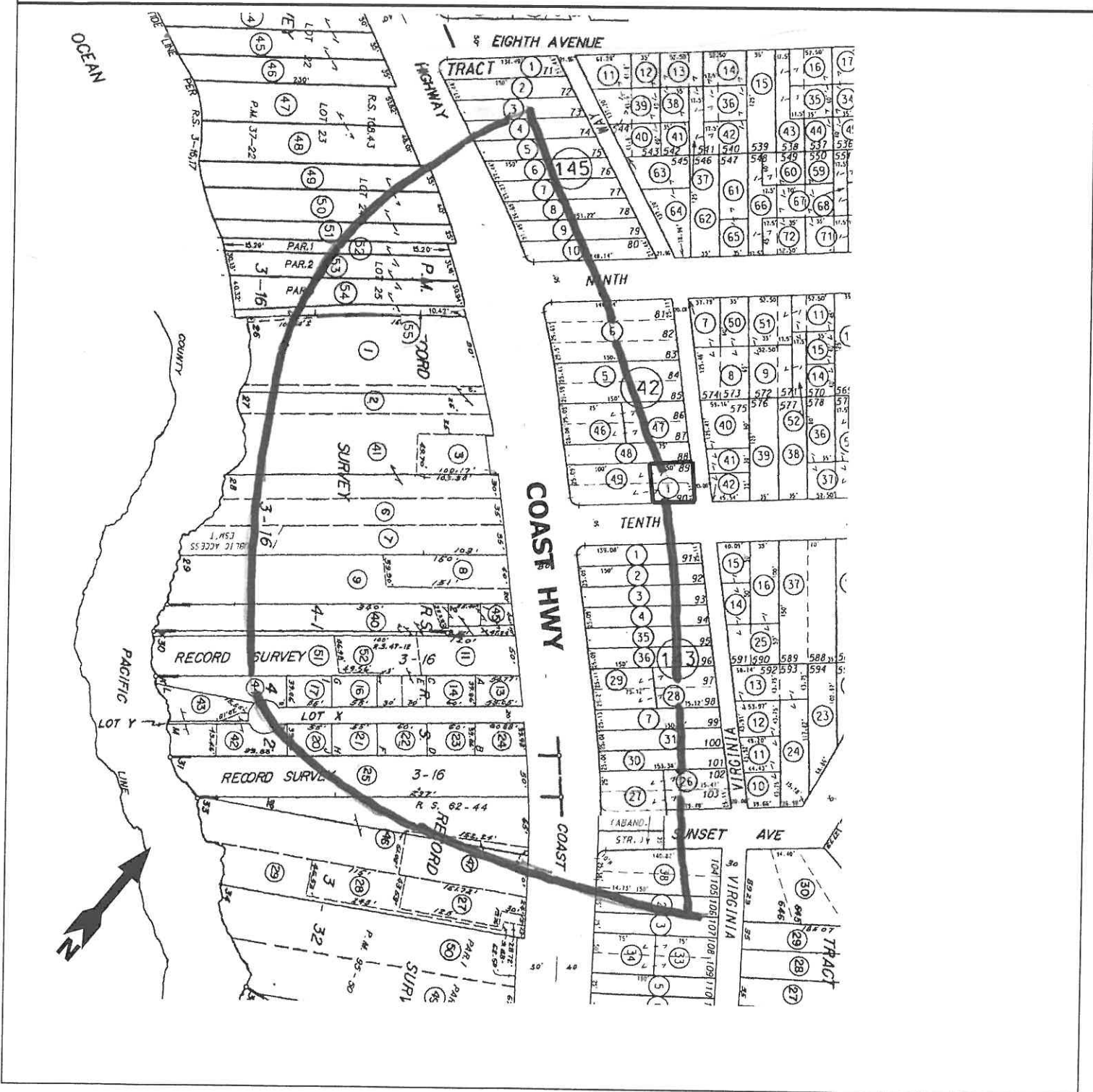
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 056-142-01
500' Radius FOR View Preservation

Address: 31991 VIRGINIA WAY
LAGUNA BEACH CA 92651



#7513
13-Jul-16



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

**500' Ownership Listing
View Preservation
Prepared for:**

**056-142-01
SHELBY D WILLIAMS
31991 VIRGINIA WAY
LAGUNA BEACH CA 92651**

056-160-08
32005 COAST HWY LLC
124 9TH ST
MANHATTAN BEACH CA 90266

056-142-06
ZUEI-HWA CHEN
5 TURNBERRY DR
NEWPORT BEACH CA 92660

056-142-48
KEVIN JOHNSON
31985 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-143-02
KENNETH P BERGER
32006 COAST HWY
LAGUNA BEACH CA 92651

056-143-07
GHASSAN KAZMOUZ
700 W STEVENS RD
PALM SPRINGS CA 92262

056-143-28
KENNETH POLANCO
4356 N CLYBOURN AVE
BURBANK CA 91505

056-143-31
EILEEN S BACA
32041 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-145-03, 05
SHAI HORDISHETZ
31355 OAK CREST DR 250
WESTLAKE VILLAGE CA 91361

056-142-01
SHELBY D WILLIAMS
29221 VIA ZAMORA
SAN JUAN CAPISTRANO CA 92675

056-142-46
THOMAS L & RICHMOND
CAMERON
4235 CAMINO REAL
LOS ANGELES CA 90065

056-142-49
BRYAN MENNE
31988 10TH AVE
LAGUNA BEACH CA 92651

056-143-03
RICHARD K & JANICE BROWN
32012 COAST HWY
LAGUNA BEACH CA 92651

056-143-26
JOHN C WALKER
4193 WOODLEIGH LN
LA CANADA CA 91011

056-143-29
DEIRDRE M KELLY
141 S EL DORADO LN
ANAHEIM CA 92807

056-143-35
FRANCESCO & GRADO DI GRADO
11211 ORANGE PARK BLVD
ORANGE CA 92869

056-145-04
NOSRAT YOMTOUBIAN
2510 VISTA BAYA
NEWPORT BEACH CA 92660

056-142-05
KRISTINA L ALVAREZ
21114 PASEO VEREDA
LAKE FOREST CA 92630

056-142-47
W ARMSTRONG
31981 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-143-01
JOHN & LENELLE HAMIL
32002 COAST HWY
LAGUNA BEACH CA 92651

056-143-04
CRAIG L & ALISA TIMMINS
32016 COAST HWY
LAGUNA BEACH CA 92651

056-143-27
TANYA & MARK THOMAS
31973 COAST HWY
LAGUNA BEACH CA 92651

056-143-30
JAMES POTTS
624 N VISTA BONITA AVE
GLEN DORA CA 91741

056-143-36
CHIN WANG
NO7 ALLEY 2 LN 188

056-145-06, 10
JACK YOMTOUBIAN
2510 VISTA BAYA
NEWPORT BEACH CA 92660

056-145-07
DARYOUSH YAMTOOBIAN
2510 VISTA BAYA
NEWPORT BEACH CA 92660

056-145-08
MANOUCHER YOMITOUBIAN
2510 VISTA BAYA
NEWPORT BEACH CA 92660

056-145-09
HELEN & DAROUSH
YAMTOOBIAN
21 RUE GRAND DUCAL
NEWPORT BEACH CA 92660

056-153-02
HITTER FAMILY TRUST
11028 W SUNSET BLVD
LOS ANGELES CA 90049

056-153-03
DOUD FAMILY TRUST
36 WATER LILY WAY
COTO DE CAZA CA 92679

056-153-38
MARK OU
2582 STEEPLECHASE LN
DIAMOND BAR CA 91765

056-160-01
DONALD W INGWERSON
31971 COAST HWY
LAGUNA BEACH CA 92651

056-160-02
WEST COAST HOLDINGS LLC
7400 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

056-160-03
KIM H PEARMAN
14550 FRIAR ST
VAN NUYS CA 91411

056-160-06
DEREK E PETERSON
31995 COAST HWY
LAGUNA BEACH CA 92651

056-160-07
SILVANO DIGENOVA
32001 COAST HWY
LAGUNA BEACH CA 92651

056-160-09
32007 COAST HWY LLC
124 9TH ST
MANHATTAN BEACH CA 90266

056-160-11
FERRON FAMILY TRUST
4347 CANYON VIEW LN
PALOS VERDEPENINSULA CA 90274

056-160-13
WILLIAM S NICCUM
32017 POINT PL
LAGUNA BEACH CA 92651

056-160-14
GERARD GENDRON
27516 LOST TRAIL DR
LAGUNA HILLS CA 92653

056-160-16, 17
STEPHANIE ELLMAN
32025 POINT PL
LAGUNA BEACH CA 92651

056-160-20
RUSSELL C GARNER
32033 POINT PL
LAGUNA BEACH CA 92651

056-160-21
MICHAEL J MENDRIN
5802 GREENLEAF AVE
WHITTIER CA 90601

056-160-22
JOSHUA & LAURA ABRAMOWITZ
72 SAINT STEPHENS SCHOOL RD
AUSTIN TX 78746

056-160-23
DOROTHY NELSON
32039 POINT PL
LAGUNA BEACH CA 92651

056-160-24
GARY RIERSON
32041 POINT PL
LAGUNA BEACH CA 92651

056-160-25
DONALD W SUMNER
163 ANNANDALE RD
PASADENA CA 91105

056-160-40
MARY RENWICK
PO BOX 877
LAGUNA BEACH CA 92652

056-160-41
HHMC GROUP LLC
15963 OAK TREE XING
CHINO HILLS CA 91709

056-160-42
JOHN D ARNOLD
32031 POINT PL
LAGUNA BEACH CA 92651

056-160-43
RICHARD L PICHENY
32029 POINT PL
LAGUNA BEACH CA 92651

056-160-44
SANG & IN NOH
2163 RAVENFIELD LN
LOS ANGELES CA 90077

056-160-45
BEVERLY FACTOR
32009 COAST HWY
LAGUNA BEACH CA 92651

056-160-46
CARY HYDEN
32061 COAST HWY
LAGUNA BEACH CA 92651

056-160-47
HAROLD LAMBERT
32071 COAST HWY
LAGUNA BEACH CA 92651

056-160-48
JAMES H GRAHAM
PO BOX 1382
LAGUNA BEACH CA 92652

056-160-51
LARRY D BLAIR
32013 POINT PL
LAGUNA BEACH CA 92651

056-160-52
JOAN CRISCI
32015 POINT PL
LAGUNA BEACH CA 92651

658-113-49
GREG A MAC GILLIVRAY
PO BOX 205
LAGUNA BEACH CA 92652

658-113-50
MICHEL A SUCHER
31951 COAST HWY
LAGUNA BEACH CA 92651

658-113-51
ULYSSES MEYER
31955 COAST HWY
LAGUNA BEACH CA 92651

658-113-52, 53.
BUZZ & HELEN MEYER
31955 PACIFIC COAST HWY
LAGUNA BEACH CA 92651

658-113-54
DAVID E ZINKE
832 S EASTHILLS DR
WEST COVINA CA 91791

658-113-55
ORANGE COUNTY HARBORS
BEACHES &
PO BOX 4048
SANTA ANA CA 92702