



March 9, 2021

Korey Jorgensen
280 Cajon St.
Laguna Beach, CA 92651

Dear Ms. Jorgensen,

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 file path Government > Community Development > Planning & Zoning > Views & Trees.

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,

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 20-7819**

Visit Date: **January 21, 2021**

Applicant: **Korey Jorgensen**
View Address: **280 Cajon 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.

Lower/ground level: Apt #B, 280
Upper level: 282 Cajon, Apt #A 280

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 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: 3/9/21 By: 

End of Checklist



RECORD OF VIEW

VPP 20-7819



280 Cajon St. #B

The photograph above was taken from the lower floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: *M. J. [Signature]* Submitted to property file: *3/9/21*

Document
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RECORD OF VIEW

VPP 20-7819



280 Cajon St. #B

The photograph above was taken from the lower floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: *M. Farr* Submitted to property file: *3/8/21*

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RECORD OF VIEW

VPP 20-7819



282 Cajon St.

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: M. J. [Signature] Submitted to property file: 3/9/21

Document
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RECORD OF VIEW

VPP 20-7819



282 Cajon St.

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island, southerly coastline and ocean horizon.

Date of photograph: 1/21/20 Photographed by: *M. Carr* Submitted to property file: *3/2/21*

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RECORD OF VIEW

VPP 20-7819



282 Cajon St.

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: *[Signature]* Submitted to property file: 3/8/21

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RECORD OF VIEW

VPP 20-7819



282 Cajon St.

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: *M. F. [Signature]* Submitted to property file: 3/8/21

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RECORD OF VIEW

VPP 20-7819



280 Cajon St. #A

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: *[Signature]* Submitted to property file: 3/8/21

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RECORD OF VIEW

VPP 20-7819



280 Cajon St. #A

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: M. Farr Submitted to property file: 3/9/21

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RECORD OF VIEW

VPP 20-7819



280 Cajon St. #A

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: *M. J. [Signature]* Submitted to property file: *3/8/21*

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RECORD OF VIEW

VPP 20-7819



280 Cajon St. #A

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: *M. Carr* Submitted to property file: *3/8/21*

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RECORD OF VIEW

VPP 20-7819



280 Cajon St. #A

The photograph above was taken from the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/21/20 Photographed by: Marr Submitted to property file: 3/8/21

Document
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March 9, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 20-7819
280 Cajon Street, Laguna Beach

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **280 Cajon St.** 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 LBMC Section 12.16.030.

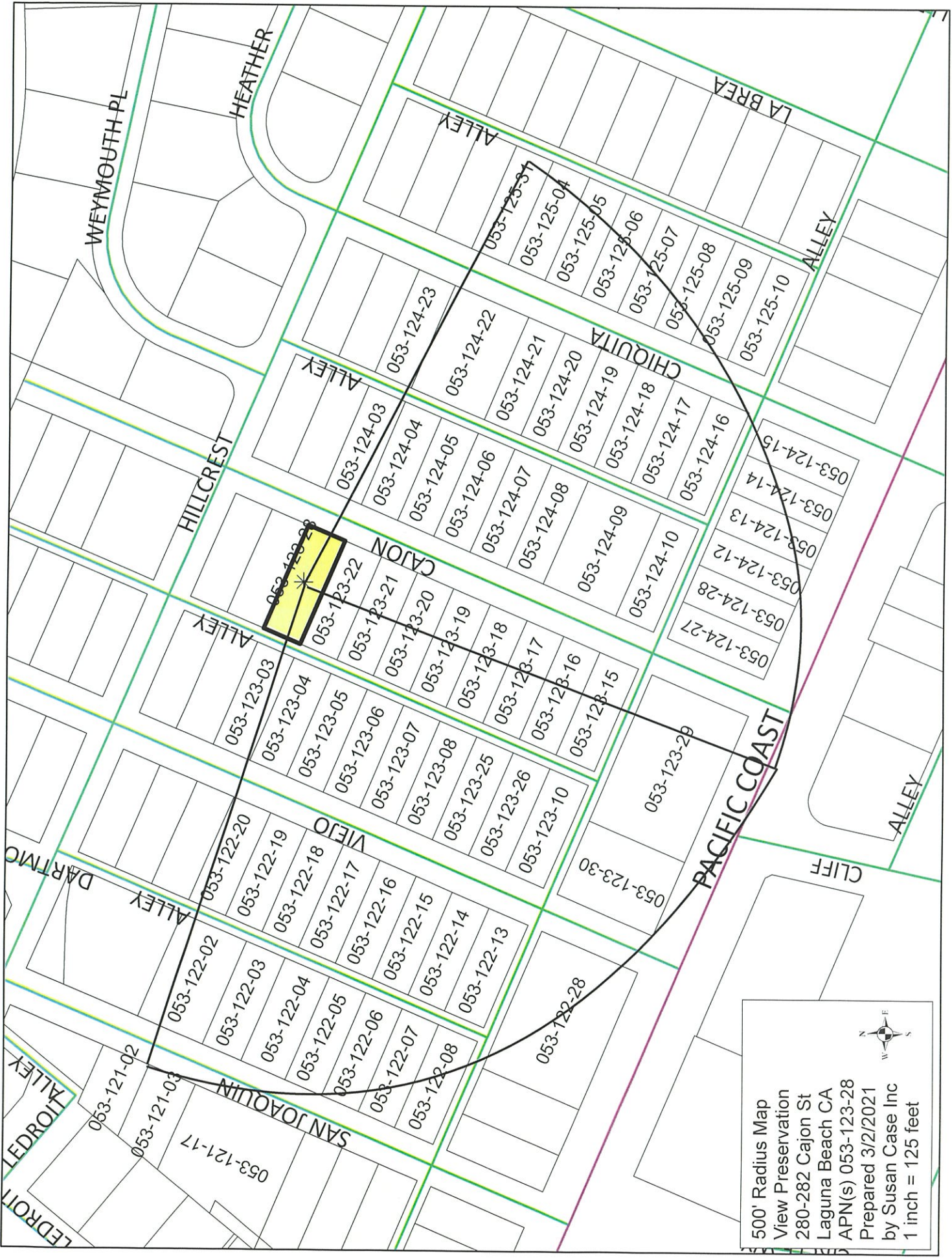
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using file path Government > Community Development > Planning & Zoning > Views & Trees. 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 blue ink, appearing to read "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
tfarr@lagunabeachcity.net



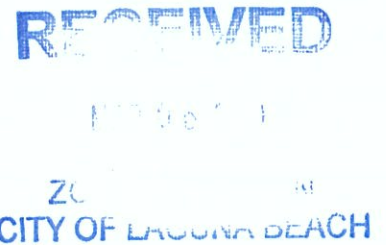
500' Radius Map
View Preservation
280-282 Cajon St
Laguna Beach CA
APN(s) 053-123-28
Prepared 3/2/2021
by Susan Case Inc
1 inch = 125 feet



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

File #318282
280-282 Cajon St
Laguna Beach CA
APN 053 123 28
500' View Preservation
March 2 2021

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



053 121 02
Heinz Paschen
280 San Joaquin St
Laguna Beach CA 92651

053 121 03
264 Laguna Canyon LLC
3001 Red Hill Ave #4-210
Costa Mesa CA 92626

053 121 17
Ruth Willette
260 San Joaquin St
Laguna Beach CA 92651

053 122 02
Ilse Lenschow
3010 Alta Laguna Blvd
Laguna Beach CA 92651

053 122 03
Philip B P McManus
261 San Joaquin St
Laguna Beach CA 92651

053 122 04
Norman Cole
255 San Joaquin St
Laguna Beach CA 92651

053 122 05
Paul Meyerhof
11 S Callecita
Laguna Beach CA 92651

053 122 06
Gregory Mykil Coben
239 San Joaquin St
Laguna Beach CA 92651

053 122 07
Robert West
231 San Joaquin St
Laguna Beach CA 92651

053 122 08
Lowell Reynolds
221 San Joaquin St
Laguna Beach CA 92651

053 122 13
Dorothy Powell Goldberg
1147 E Mendocino St
Altadena CA 91001

053 122 14
Navid Filsoof
236 Viejo St
Laguna Beach CA 92651

053 122 15
Mark & L Brigham
240 Viejo St
Laguna Beach CA 92651

053 122 16
James Jamshid Parvizi
246 Viejo St
Laguna Beach CA 92651

053 122 17
Susan Denton
Po Box 13068
Newport Beach CA 92658

053 122 18
Gene Tsudik
2 Joyce Ct
Irvine CA 92617

053 122 19
Lorraine Anna Adler
266 Viejo St
Laguna Beach CA 92651

053 122 20
Patricia Carpenter
406 Linden St
Laguna Beach CA 92651

053 122 28
Sutter County Hospitality
1404 N Coast Hwy
Laguna Beach CA 92651

053 123 03
Sk Properties LLC
8 Hazel Rd
Berkeley CA 94705

053 123 04
William Radovich
82 Emerald Bay
Laguna Beach CA 92651

053 123 05
Dennis Camene
265 Viejo St
Laguna Beach CA 92651

053 123 06
Martin Kanselbaum
1832 Windsor Ln
Santa Ana CA 92705

053 123 07
Viejo LLC
91 Lookout Rd
Mountain Lakes NJ 07046

053 123 08
Mark Miller
245 Viejo St
Laguna Beach CA 92651

053 123 16
Wilbur & P S Gin
Po Box 876
Tustin CA 92781

053 123 19
Donald Ross Campbell
383 Magnolia Dr
Laguna Beach CA 92651

053 123 22
Stephanie Clark
276 Cajon St
Laguna Beach CA 92651

053 123 28
Garth Jorgensen
280 Cajon St
Laguna Beach CA 92651

053 124 03
Carolyn Page Satzman
5226 Ventura Canyon Ave
Sherman Oaks CA 91401

053 124 06
Moscaritolo
261 Cajon St
Laguna Beach CA 92651

053 124 09
Cajon LLC
Po Box 4623
Laguna Beach CA 92652

053 124 13
Gregory Fassett
1702 Colina Terrestre
San Clemente CA 92673

053 124 16
John McMurray
1569 Skyline Dr
Laguna Beach CA 92651

053 123 10
Viejo Partners LLC
5950 Canoga Ave #510
Woodland Hills CA 91367

053 123 17
Paul Brinkman Jr.
2815 Park Pl
Laguna Beach CA 92651

053 123 20
Terry Trombatore
262 Cajon St
Laguna Beach CA 92651

053 123 25
Richard Harper
Po Box 5037
Laguna Beach CA 92652

053 123 29
John Mazza
6613 Zumirez Dr
Malibu CA 90265

053 124 04
Ryan Ballance
275 Cajon St
Laguna Beach CA 92651

053 124 07
Ian Furar
251 Cajon St
Laguna Beach CA 92651

053 124 10
Daniel Cavana
225 Cajon St
Laguna Beach CA 92651

053 124 14
Pacific Diversified LLC
Po Box 28
Laguna Beach CA 92652

053 124 17
James Ralkovich
232 Chiquita St
Laguna Beach CA 92651

053 123 15
Digger's Daughters Ditch
909 E Green St
Pasadena CA 91106

053 123 18
Elisabeth Lequin
12 Woodbridge Ct
Trabuco Canyon CA 92679

053 123 21
Robert Mangel
2057 Ocean Way
Laguna Beach CA 92651

053 123 26
John & Meni Requa
15260 Ventura Blvd #1040
Sherman Oaks CA 91403

053 123 30
John Mazza
6613 Zumirez Dr
Malibu CA 90265

053 124 05
Lawrence Carpenter
35 Via Barranca
Greenbrae CA 94904

053 124 08
James Ranney Wolcott
245 Cajon St
Laguna Beach CA 92651

053 124 12
Cynthia Glazer
1254 N Coast Hwy
Laguna Beach CA 92651

053 124 15
Mark Bearflag Evans
435 Hilledge Dr
Laguna Beach CA 92651

053 124 18
Jonathan Yale Lukoff
238 Chiquita St
Laguna Beach CA 92651

053 124 19
Mark & Melanie Lewis
459 Holly St
Laguna Beach CA 92651

053 124 20
Paul Bovi
252 Chiquita St
Laguna Beach CA 92651

053 124 21
Hart John Woods The
965 Parrott Dr
Hillsborough CA 94010

053 124 22
Susan Denton
Po Box 13068
Newport Beach CA 92658

053 124 23
P&K Holdings LLC
7801 Center Ave #201
Huntington Beach CA 92647

053 124 27
Jeffrey Bruyn
532 S Coronado St #100
Los Angeles CA 90057

053 124 28
George & D Hayos
1280 N Coast Hwy
Laguna Beach CA 92651

053 125 04
Helvia Elisabeth Miller
3028 Calle Sonora #B
Laguna Woods CA 92637

053 125 05
Barbara Mabe Sparkuhl
255 Chiquita St
Laguna Beach CA 92651

053 125 06
Deborah Karen Neev
950 Acapulco St
Laguna Beach CA 92651

053 125 07
Clifford Legault
241 Chiquita St
Laguna Beach CA 92651

053 125 08
Ayda Nikkhah
239 Chiquita St
Laguna Beach CA 92651

053 125 09
M Burton Horn
32707 Casian Sea Dr
Dana Point CA 92629

053 125 10
Sherrell D S Brown
223 Chiquita St #225
Laguna Beach CA 92651

053 125 31
Nelson George The
275 Chiquita St
Laguna Beach CA 92651