



March 2, 2021

Michael & Teresa Lawsky
472 Holly St.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Lawsky,

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 using the file path Government > Community Development > Planning & Zoning > Views and 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,

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

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 20-7817**

Visit Date: **January 14, 2021**

Applicant: **Michael & Teresa Lawskey**
View Address: **472 Holly 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 level: Master bedroom, office, middle bedroom, rear bedroom,
rear office

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 city lights, hillside terrain, downtown Laguna 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: 3/2/21 By: mfarr

End of Checklist



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *M. J. [Signature]* Submitted to property file: *3/2/2021*

Document
1 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain and ocean horizon.

Date of photograph: 1/14/21 Photographed by: *M. J. [Signature]* Submitted to property file: *3/2/2021*

Document
2 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain and ocean horizon.

Date of photograph: 1/14/21 Photographed by: [signature] Submitted to property file: 3/2/2021

Document
3 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain and ocean horizon.

Date of photograph: 1/14/21 Photographed by: *M. Jan* Submitted to property file: *3/2/2021*

Document
4 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 1/14/21 Photographed by: M. [Signature] Submitted to property file: 3/2/2021

Document
5 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 1/14/21 Photographed by: *mjam* Submitted to property file: *3/2/2021*

Document
6 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *myan* Submitted to property file: *3/2/2021*

Document
7 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *[Signature]* Submitted to property file: *3/2/2021*

Document
8 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *myan* Submitted to property file: *3/2/2021*

Document
9 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the front office on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *M. J. [Signature]* Submitted to property file: *3/2/2021*

Document
10 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the front office on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: ryar Submitted to property file: 3/2/2021

Document
11 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the rear bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *m far* Submitted to property file: *3/2/2021*

Document
12 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the rear bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

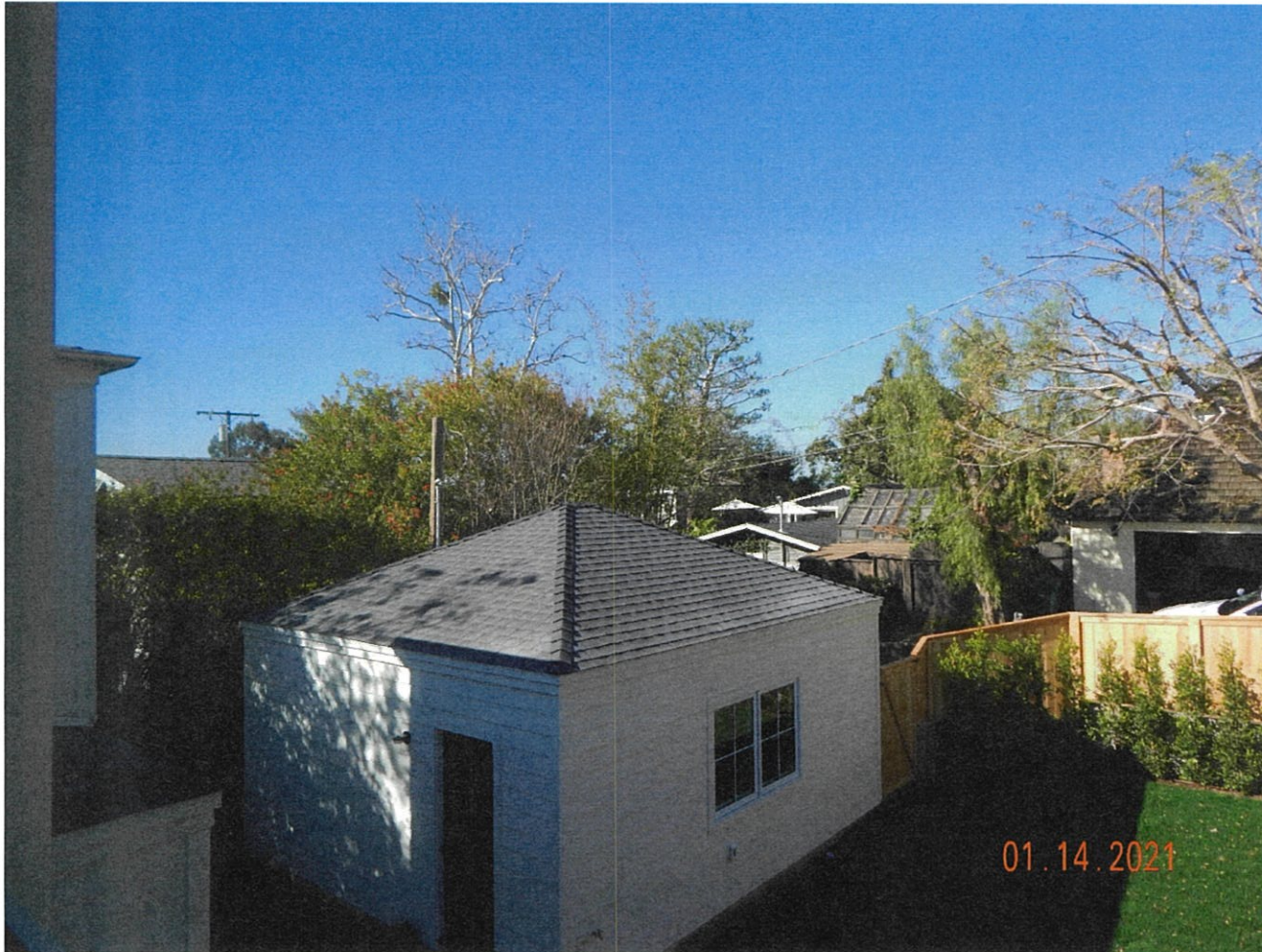
Date of photograph: 1/14/21 Photographed by: M. J. [Signature] Submitted to property file: 3/2/2021

Document
13 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the rear bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *[Signature]* Submitted to property file: *3/2/2021*

Document
14 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the rear bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: Mfan Submitted to property file: 3/2/2021

Document
15 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the middle rear bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *[Signature]* Submitted to property file: *3/2/2021*

Document
16 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the middle rear bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *myan* Submitted to property file: *3/2/2021*

Document
17 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the middle rear bedroom on the upper floor of the primary residential structure.

Visual scene description: hillside terrain

Date of photograph: 1/14/21 Photographed by: *Myon* Submitted to property file: *3/2/2021*

Document
18 of 19



RECORD OF VIEW

VPP 20-7817



472 Holly St.

The photograph above was taken from the rear office on the upper floor of the primary residential structure.

Visual scene description: ocean horizon

Date of photograph: 1/14/21 Photographed by: *[Signature]* Submitted to property file: 3/2/2021

Document
19 of 19



March 2, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 20-7817
472 Holly 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 **472 Holly 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.

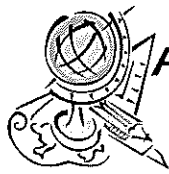
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the file path Government > Community Development > Planning & Zoning > Views and 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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

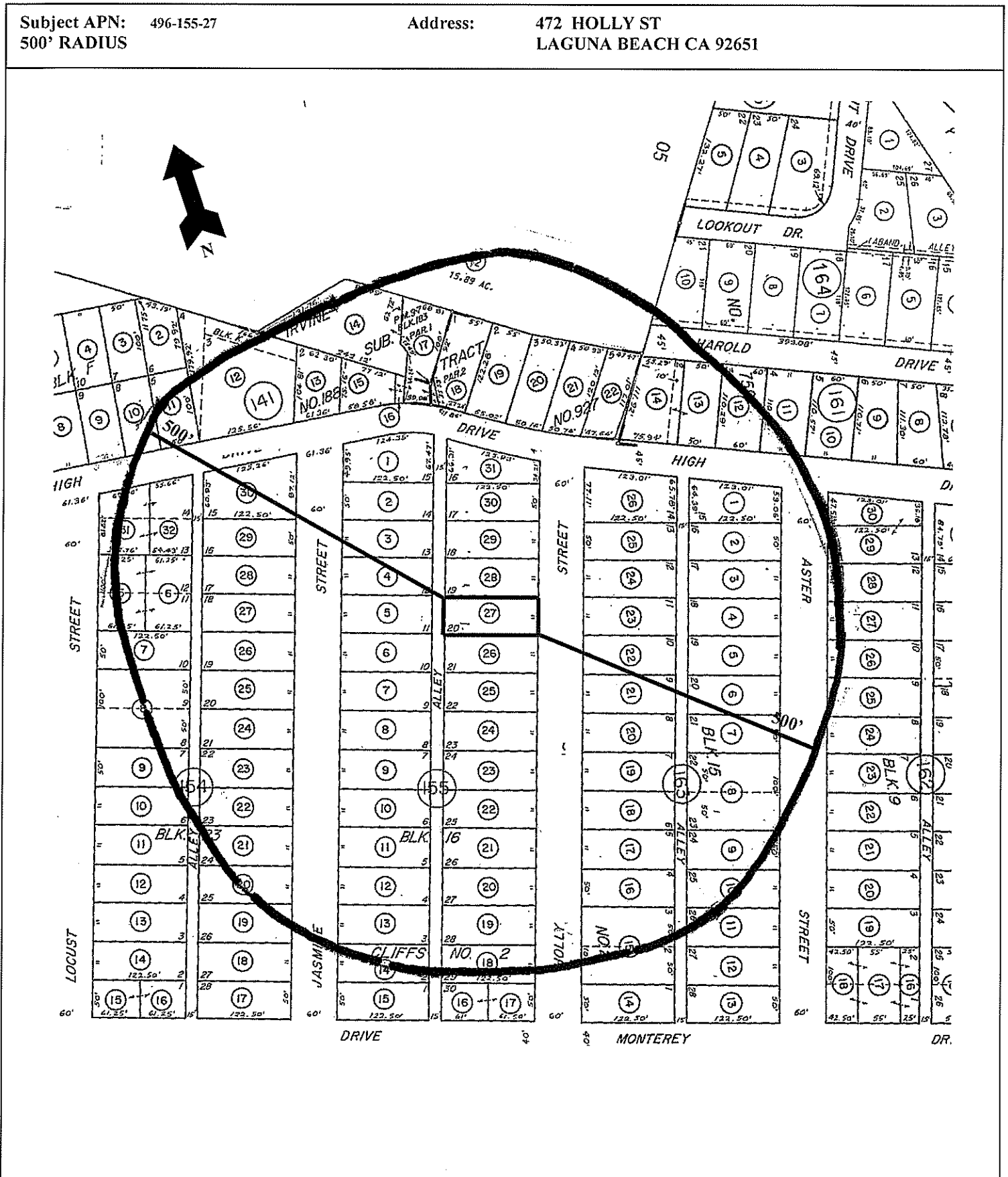
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 496-155-27
500' RADIUS

Address: 472 HOLLY ST
LAGUNA BEACH CA 92651



#10500
2/24/2021



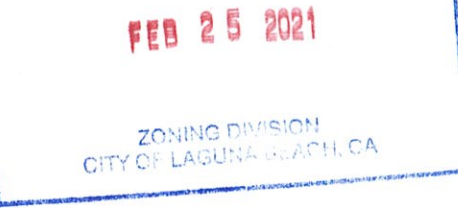
Advanced Listing Services Inc

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
Prepared for:
496-155-27
LAGUNAHOUSE LLC
472 HOLLY ST
LAGUNA BEACH CA 92651

496-051-12
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

496-141-12
KEITH D SWAYNE
402 HIGH DR
LAGUNA BEACH CA 92651

496-141-17
THEODORE D FOUTS
PO BOX 434
KETCHUM ID 83340

496-141-20
CHAPWOOD L P
250 N GOLDEN CIR 211
SANTA ANA CA 92705

496-154-05
WILLIAM ROBERT BURGLIN
485 LOCUST ST
LAGUNA BEACH CA 92651

496-154-08
MICHAEL R NORTON
461 LOCUST ST
LAGUNA BEACH CA 92651

496-154-19
MCMILLAN K VIRGINIA
416 JASMINE ST
LAGUNA BEACH CA 92651

496-154-22
GREGORY S & LAURA MUND BRUCE
438 JASMINE ST
LAGUNA BEACH CA 92651

496-141-10
MARTIN L & TAMELA K OWENS
430 HIGH DR
LAGUNA BEACH CA 92651

496-141-13
HENRY R BOLAND
2984 E MILLCREEK CANYON RD
SALT LAKE CITY UT 84109

496-141-18
DOUGLAS H CORTEZ
789 BAYVIEW PL
LAGUNA BEACH CA 92651

496-141-21
ROBERT I ROWAN
346 HIGH DR
LAGUNA BEACH CA 92651

496-154-06
ANNE M CUSIC
421 HIGH DR
LAGUNA BEACH CA 92651

496-154-09
JEFFORD B NELSEN
211 GROOM LN
LANGLEY WA 98260

496-154-20
RICHARD G THOMPSON
424 JASMINE ST
LAGUNA BEACH CA 92651

496-154-23
JEFFREY LLOYD JAHRAUS
PO BOX 667
LAGUNA BEACH CA 92652

496-141-11
JAMES ALAN ZASLAW
420 HIGH DR
LAGUNA BEACH CA 92651

496-141-14, 15, 16
MARK CHRISTY
386 HIGH DR
LAGUNA BEACH CA 92651

496-141-19
G W IMHOFF
366 HIGH DR
LAGUNA BEACH CA 92651

496-141-22
JOHN FRANCIS MATTIMOE
340 HIGH DR
LAGUNA BEACH CA 92651

496-154-07
MARGARET A BROWN
PO BOX 190
LAGUNA BEACH CA 92652

496-154-10
CHRISTOPHER J CROTTA
375 SHORELINE HWY
MILL VALLEY CA 94941

496-154-21
JEANNINE VANDERTOLL
432 JASMINE ST
LAGUNA BEACH CA 92651

496-154-24, 25
PATRICK OHARE
460 JASMINE ST
LAGUNA BEACH CA 92651

496-154-26
JEFFREY SCOTT ROVNER
466 JASMINE ST
LAGUNA BEACH CA 92651

496-154-27
ARMANDO & DANA MARRON
472 JASMINE ST
LAGUNA BEACH CA 92651

496-154-28
JOAN S HALVAJIAN
478 JASMINE
LAGUNA BEACH CA 92651

496-154-29
JAMES T JONES
484 JASMINE ST
LAGUNA BEACH CA 92651

496-154-30
ALLISON CARRACINO
409 HIGH DR
LAGUNA BEACH CA 92651

496-154-31
WESLEY LEWIS LITZINGER
495 LOCUST ST
LAGUNA BEACH CA 92651

496-154-32
MARK L & JILL E SKAIST
427 HIGH DRIVE
LAGUNA BEACH CA 92651

496-155-01
RUSSELL R RADACH
451 HAWTHORNE ST
LAGUNA BEACH CA 92651

496-155-02
SHETH URVI
2875 BERNARD CT
LAGUNA BEACH CA 92651

496-155-03
DONALD O ENSMINGER
483 JASMINE ST
LAGUNA BEACH CA 92651

496-155-04
KERRY L MOGHAREBI
475 JASMINE ST
LAGUNA BEACH CA 92651

496-155-05
WILLIAM E ELLWANGER
469 JASMINE ST
LAGUNA BEACH CA 92651

496-155-06
DANIEL O MC INERNY
464 JASMINE ST
LAGUNA BEACH CA 92651

496-155-07
JANE RENEE CUTTING
459 JASMINE ST
LAGUNA BEACH CA 92651

496-155-08
KARL D BASSLER
451 JASMINE ST
LAGUNA BEACH CA 92651

496-155-09
LINDA R PARSONS
447 JASMINE ST
LAGUNA BEACH CA 92651

496-155-10
TERENCE P FITZGERALD
435 JASMINE ST
LAGUNA BEACH CA 92651

496-155-11
RALPH E DAVIS
10701 N LA RESERVE DR 381
TUCSON AZ 85737

496-155-12
CRAIG HERBERT
425 JASMINE ST
LAGUNA BEACH CA 92651

496-155-13
JOHN J STROTKAMP
415 JASMINE ST
LAGUNA BEACH PA 92651

496-155-14
DENNIS E WILLIAMS
2268 MIDLOTHIAN DR
ALTADENA CA 91001

496-155-18
JENNIFER A ROMERO
410 HOLLY ST
LAGUNA BEACH CA 92651

496-155-19
DOMENICO FAMILY LIVING TRUST
416 HOLLY ST
LAGUNA BEACH CA 92651

496-155-20
SCHWARTZ RONALD & SINDI
426 HOLLY ST
LAGUNA BEACH CA 92651

496-155-21
JACK N BOSTWICK
432 HOLLY ST
LAGUNA BEACH CA 92651

496-155-22, 25 496-163-18
SUZANNE G FISHER
435 HOLLY ST
LAGUNA BEACH CA 92651

496-155-23
BRADFORD H BARRETT
668 N COAST HWY 1370
LAGUNA BEACH CA 92651

496-155-24
ROY D & GINA M WATSON
452 HOLLY ST
LAGUNA BEACH CA 92651

496-155-26
STEVEN C BILT
464 HOLLY ST
LAGUNA BEACH CA 92651

496-155-27
LAGUNAHOUSE LLC
472 HOLLY ST
LAGUNA BEACH CA 92651

496-155-28
RUTH-ALICE HAILWOOD
5801 CRESTRIDGE RD
RANCHO PALOS VERD CA 90275

496-155-29
STEVEN D WELDON
486 HOLLY ST
LAGUNA BEACH CA 92651

496-155-30
ELIZABETH YAP RUBEL
494 HOLLY ST
LAGUNA BEACH CA 92651

496-155-31
HIGH PROPERTIES
1412 W BAY AVE
NEWPORT BEACH CA 92661

496-161-11, 12, 13
JAMES WILLIAM SHEA
314 HIGH DR
LAGUNA BEACH CA 92651

496-161-14
PATRICK M KELLY
1809 LADERA VISTA PL
FULLERTON CA 92831

496-162-24
SHERRI E LA FRANCE
455 ASTER ST
LAGUNA BEACH CA 92651

496-162-25
RICHARD LEON OSMANSKI
463 ASTER ST
LAGUNA BEACH CA 92651

496-162-26
DWAYNE BRATCHER
465 ASTER ST
LAGUNA BEACH CA 92651

496-162-27
LOUIS M ROHL
580 ALLVIEW TER
LAGUNA BEACH CA 92651

496-162-28
JEFF MCBRATNEY
PO BOX 100
MYERS FLAT CA 95554

496-162-29
MICHAEL RONALD SOLTON
489 ASTER ST
LAGUNA BEACH CA 92651

496-162-30
JAMES G MORTIMER
295 HIGH DR
LAGUNA BEACH CA 92651

496-163-01
ECROSSB TRUST
PO BOX 1207
LAGUNA BEACH CA 92652

496-163-02
LEA B MATHIEU
490 ASTER ST
LAGUNA BEACH CA 92651

496-163-03
THOMAS & NANCY GIBBS
482 ASTER ST
LAGUNA BEACH CA 92651

496-163-04
CAROL FEW WHITE
474 ASTER ST
LAGUNA BEACH CA 92651

496-163-05
JEFFREY LEE TOMEI
466 ASTER ST
LAGUNA BEACH CA 92651

496-163-06
RUFUS A ARTMANN
460 ASTER ST
LAGUNA BEACH CA 92651

496-163-07
MARK E CHASTENEY
452 ASTER ST
LAGUNA BEACH CA 92651

496-163-08
EMILY W SPARKUHL
233 CLAYTON ST 5
SAN FRANCISCO CA 94117

496-163-09
BRYN B MATHIEU
434 ASTER ST
LAGUNA BEACH CA 92651

496-163-10
SAMUEL DAVID HERNANDEZ
3200 PALM AVE
MANHATTAN BEACH CA 90266

496-163-11
JULIE A FUJII
31915 RANCHO CALIFORNIA RD 200-
18
TEMECULA CA 92591

496-163-15
JEFFREY L BENEDICK
425 LOCUST ST
LAGUNA BEACH CA 92651

496-163-16, 17
WALTER H COURSEN
431 HOLLY ST
LAGUNA BEACH CA 92651

496-163-19
COBY W NAESS
445 HOLLY ST
LAGUNA BEACH CA 92651

496-163-20
JANET L & RICHARD W NAESS
22601 ALLVIEW TER
LAGUNA BEACH CA 92651

496-163-21
MARK B LEWIS
459 HOLLY ST
LAGUNA BEACH CA 92651

496-163-22, 23
JILL MOULTON
473 HOLLY ST
LAGUNA BEACH CA 92651

496-163-24
ROBERT J WHALEN
477 HOLLY ST
LAGUNA BEACH CA 92651

496-163-25
EDITH N TONKON
485 HOLLY ST
LAGUNA BEACH CA 92651

496-163-26
CAROL A JACKSON
333 HIGH DR
LAGUNA BEACH CA 92651

496-164-10
FRANK PEZZLO
393 LOOKOUT DR
LAGUNA BEACH CA 92651