



November 10, 2020

Ganka Brown
1325 La Mirada St.
Laguna Beach, CA 92651

Dear Ms. Brown,

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 link www.lagunabeachcity.net/viewpreservation.

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
Planning Division | Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VRP 20-7224**

Visit Date: **October 13, 2020**

Applicant: **Ganka Brown**
View Address: **1325 La Mirada 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.

Main/upper level: Living room, dining room, kitchen

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, northerly coastline, Hotel Laguna, Main Beach, Newport Peninsula, city lights 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: 11/10/2020 By: 

End of Checklist



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

**Document
1 of 15**

Date of photograph: 10/13/20 Photographed by: *mfarr* Submitted to property file: *11/10/2020*



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: Mason Submitted to property file: 11/10/2020

Document
2 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: *M. J. [Signature]* Submitted to property file: *11/10/2020*

Document
3 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

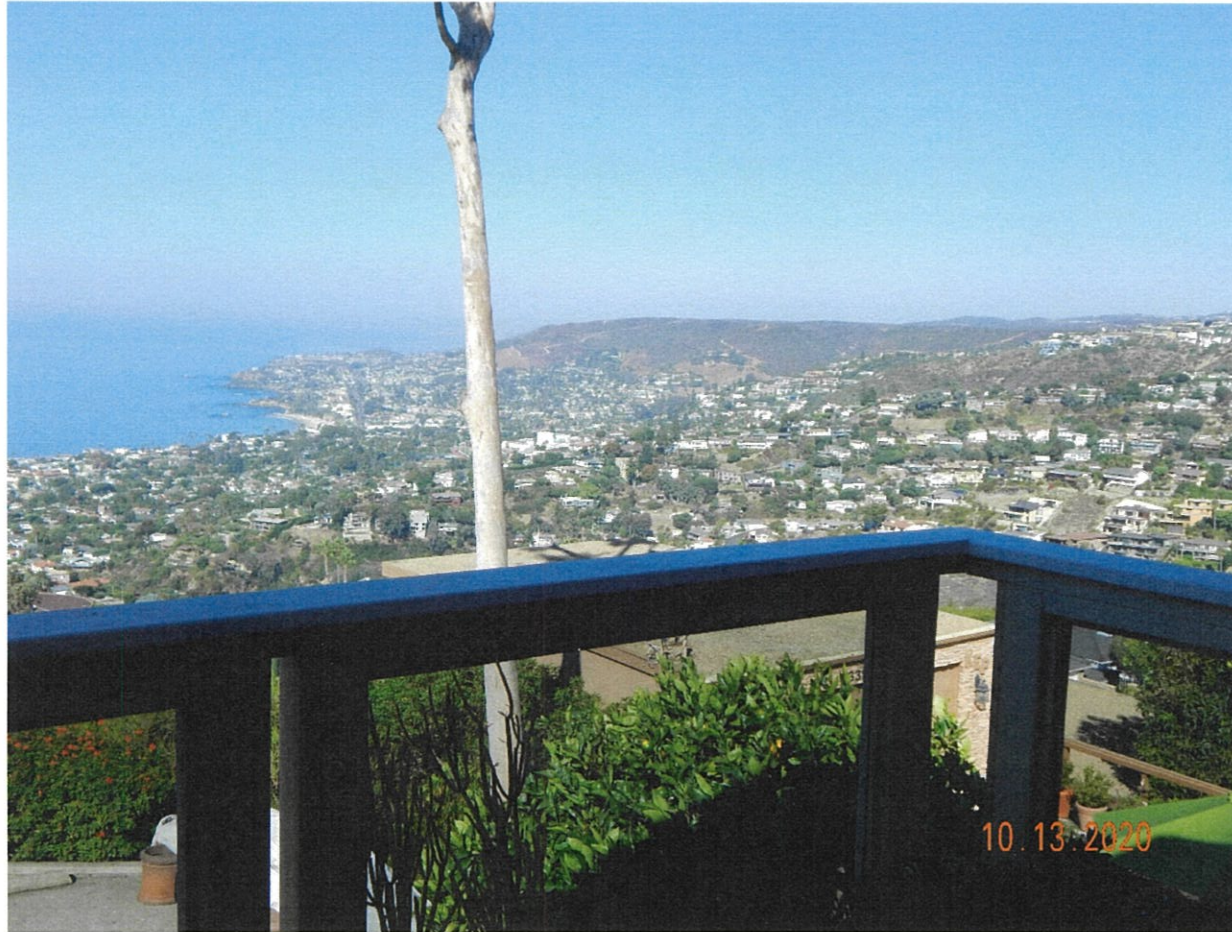
Date of photograph: 10/13/20 Photographed by: Marr Submitted to property file: 11/10/2020

Document
4 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: *[Signature]* Submitted to property file: *11/10/2020*

Document
5 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

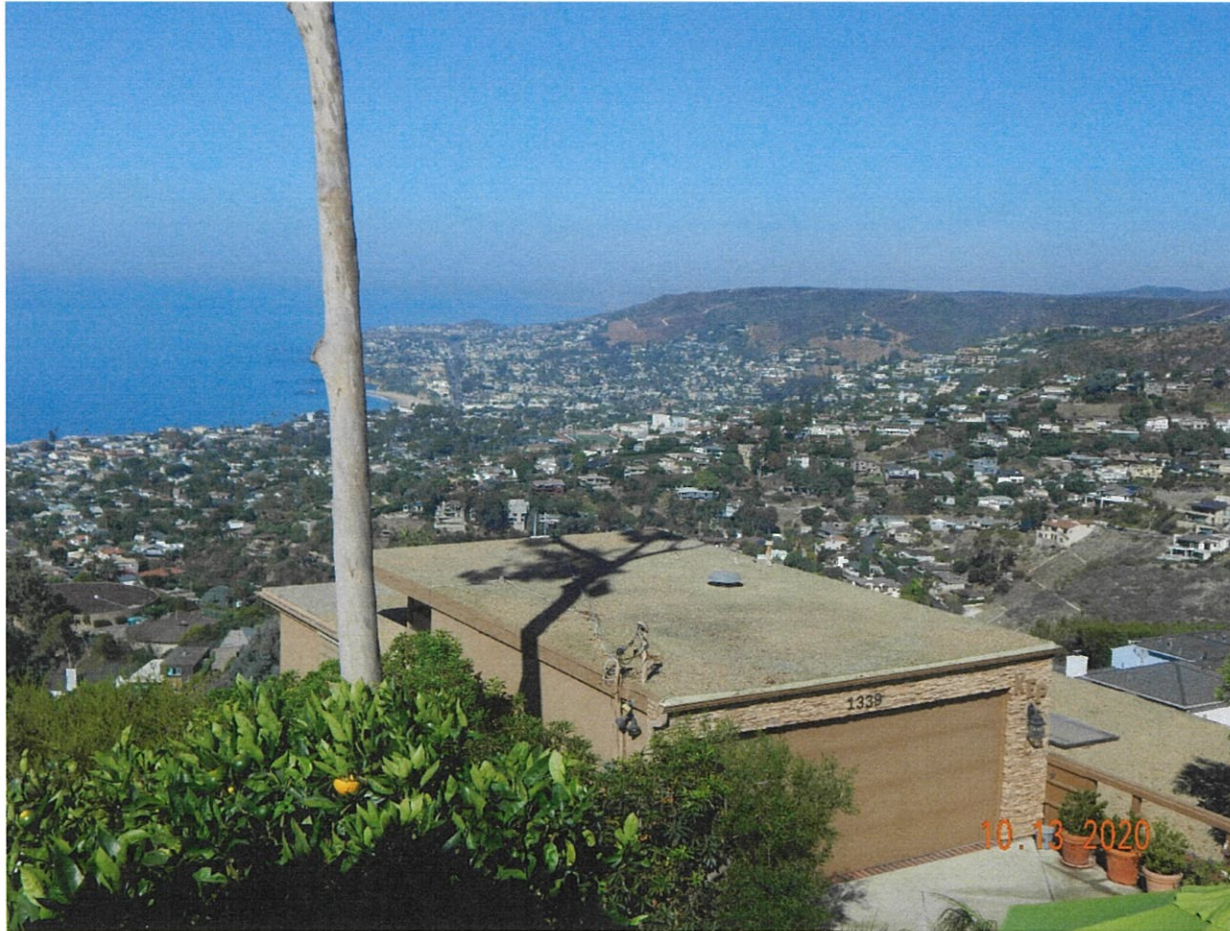
Date of photograph: 10/13/20 Photographed by: *M. J. [Signature]* Submitted to property file: *11/10/2020*

Document
6 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: *[Signature]* Submitted to property file: 11/10/2020



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

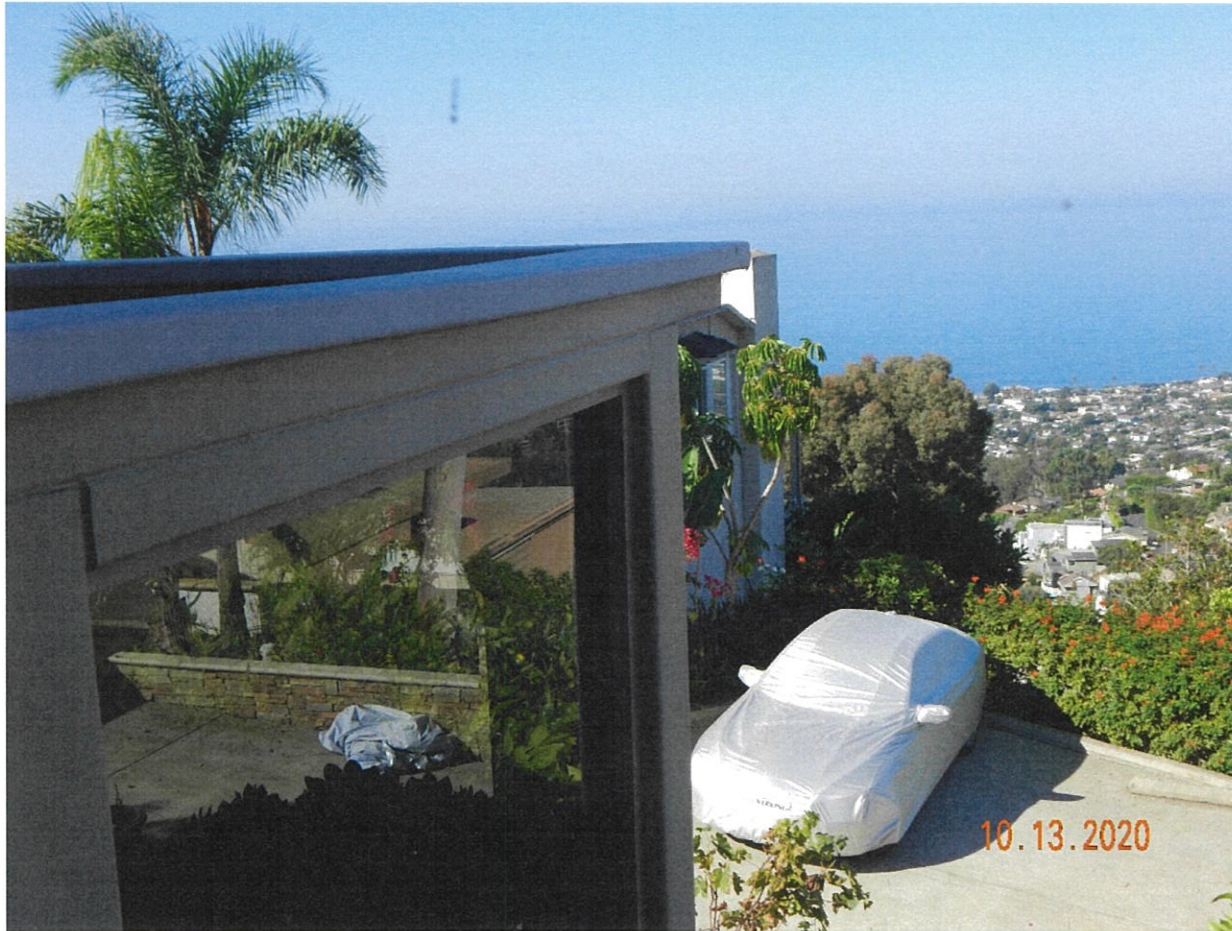
Date of photograph: 10/13/20 Photographed by: *[Signature]* Submitted to property file: *11/10/2020*

Document
8 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: *M. J. [Signature]* Submitted to property file: *11/10/2020*

Document
9 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: *M. J. [Signature]* Submitted to property file: *11/10/2020*

Document
10 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: M. J. [Signature] Submitted to property file: 11/10/2020

Document
11 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: *M. [Signature]* Submitted to property file: *11/10/2020*

Document
12 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: M. J. [Signature] Submitted to property file: 11/10/2020

Document
13 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

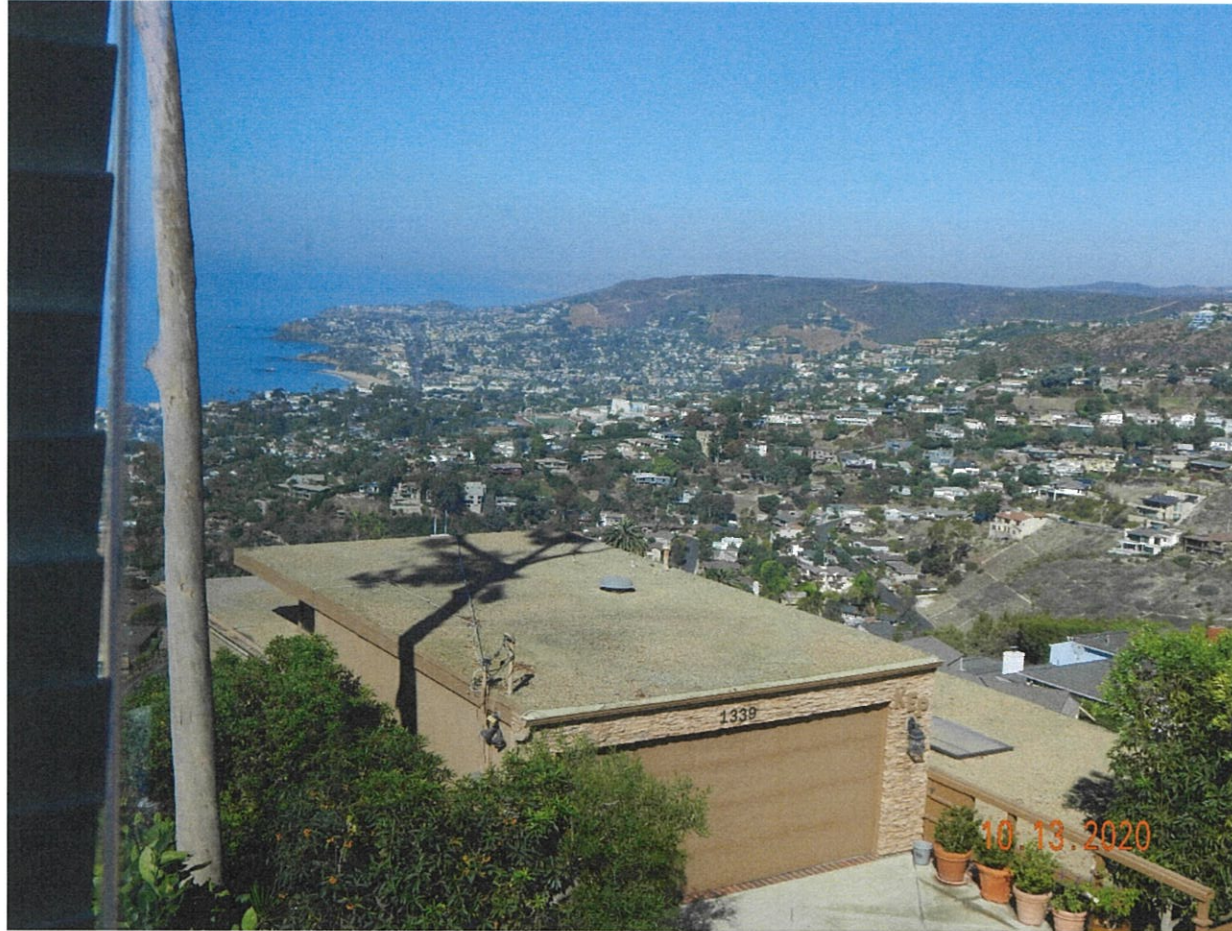
Date of photograph: 10/13/20 Photographed by: *M. J. [Signature]* Submitted to property file: *11/10/2020*

Document
14 of 15



RECORD OF VIEW

VPP 20-7224



1325 La Mirada St.

The photograph above was taken from the living room, dining room, kitchen on the upper main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Newport Coast, Newport Peninsula, Hotel Laguna, Main Beach, white water and ocean horizon.

Date of photograph: 10/13/20 Photographed by: *M. J. [Signature]* Submitted to property file: *11/10/2020*

Document
15 of 15



November 10, 2020

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation Claim VRP 20-7224
1325 La Mirada St., 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 **1325 La Mirada 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.

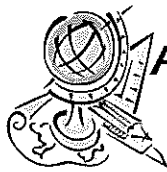
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. 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 that reads "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

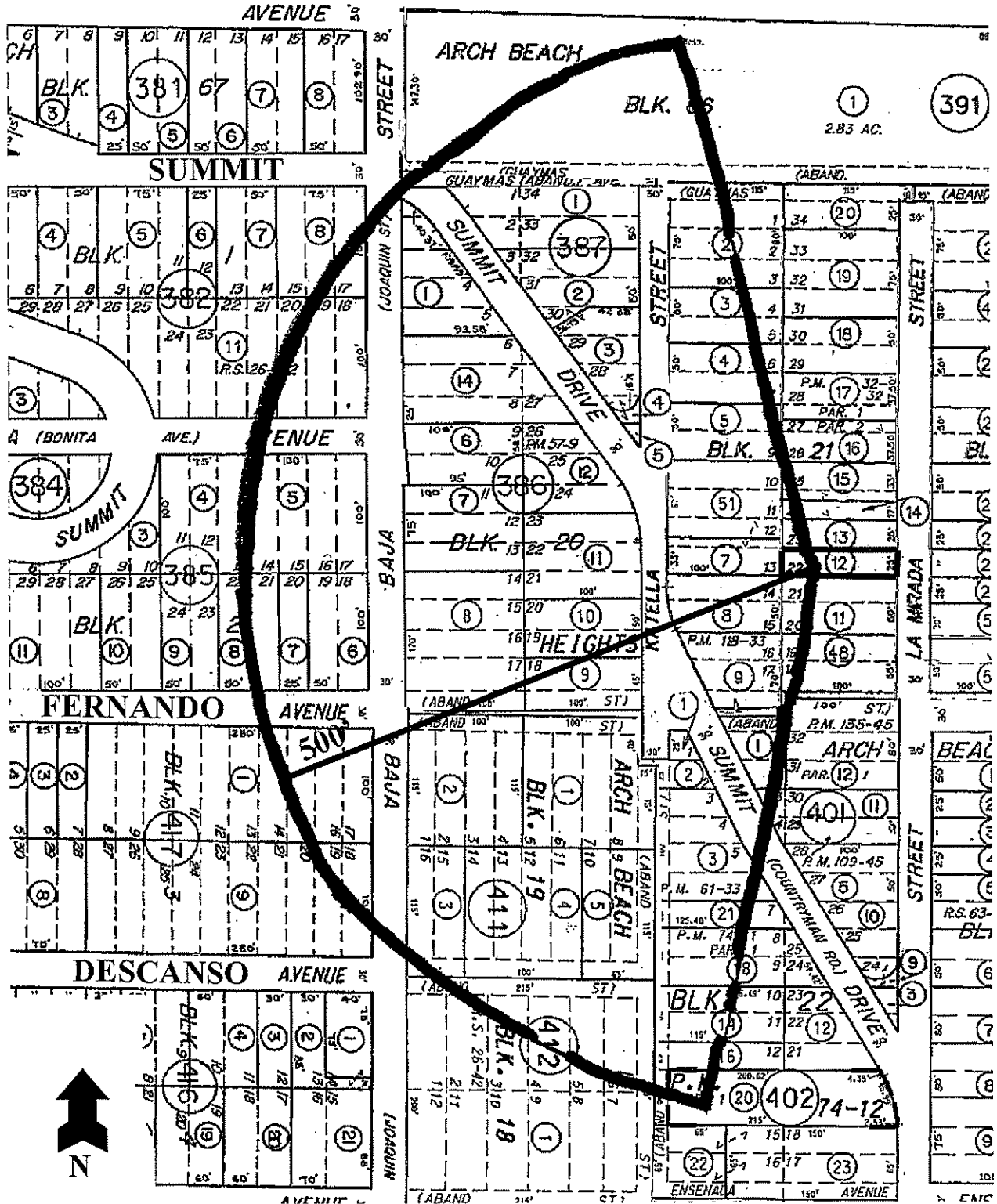
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-391-12
500' RADIUS

Address: 1325 LA MIRADA
LAGUNA BEACH CA 92651



#10341
11/4/2020



Advanced Listing Services Inc

Ownership Listings & Radius Maps

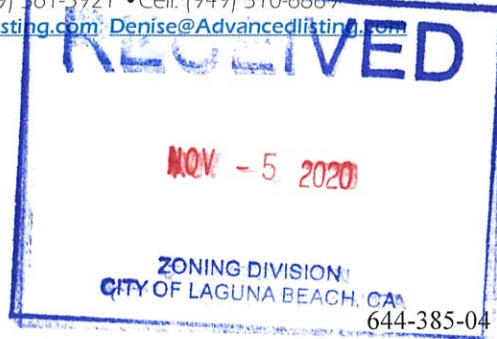
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com Denise@Advancedlisting.com

**500' Ownership Listing
Prepared for:**

**644-391-12
GANKA BROWN
1325 LA MIRADA
LAGUNA BEACH CA 92651**



644-382-08
SEAN P NIKRAVAN
105 MISTY SKY
IRVINE CA 92618

644-382-11
THOMAS H OWEN
9 WINDHAM LN
LAGUNA NIGUEL CA 92677

644-385-04
I D WILKE
P O BOX 1151
COSTA MESA CA 92628

644-385-05, 06, 07, 08
THOMAS BLONDIN
1332 BAJA ST
LAGUNA BEACH CA 92651

644-386-01
DAVID C & SHERIE M FRANSSSEN
1005 SUMMIT DR
LAGUNA BEACH CA 92651

644-386-06
ANN K LITKE
1348 BAJA ST
LAGUNA BEACH CA 92651

644-386-07
BEHROOZ MIRSHAFIEE
595 S ANDOVER DR
ANAHEIM CA 92807

644-386-08
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-386-09
TOM EMBERSON
27311 CORTE MONTECITO
SAN JUAN CAPISTRA CA 92675

644-386-10
FRANK W DANIEL
1125 SUMMIT DR
LAGUNA BEACH CA 92651

644-386-11
GERALD R DAUGHERTY
1105 SUMMIT DR
LAGUNA BEACH CA 92651

644-386-12
DEAN RONAL HARBOLD
1091 SUMMIT DR
LAGUNA BEACH CA 92651

644-386-14
KOJIAN H JAMES II & CAROLINE V
1320 S 6TH AVE
ARCADIA CA 91006

644-387-01
DENNIS NELSON PAGE
602 LAUREL LN
MONROVIA CA 91016

644-387-02
ERICA A GUZALO
111 E CHESTNUT ST 33K
CHICAGO IL 60611

644-387-03
TRUDIE M FOX
1365 KATELLA ST
LAGUNA BEACH CA 92651

644-391-01
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-391-02
MARK DILORENZO
PO BOX 1658
LAGUNA BEACH CA 92652

644-391-03
KEVIN BECK
11492 POLO CLUB CT
SOUTH JORDAN UT 84095

644-391-04
JAMSHID & HENGAMEH NAZARI
1364 KATELLA ST
LAGUNA BEACH CA 92651

644-391-05
MICHAEL LANCE
1354 KATELLA ST
LAGUNA BEACH CA 92651

644-391-07, 08
CELESTE C ORTIZ
1335 LA MIRADA ST
LAGUNA BEACH CA 92651

644-391-09
DEBBIE ANKER-MORRIS
1130 SUMMIT DR
LAGUNA BEACH CA 92651

644-391-11
EARL N SANDVIGEN
1315 LA MIRADA
LAGUNA NIGUEL CA 92651

644-391-12
GANCA BROWN
1325 LA MIRADA
LAGUNA BEACH CA 92651

644-391-13
ANNEMARIE HOPKINS
3115 HAPPY VALLEY RD
ROSEBURG OR 97471

644-391-14, 15
GREGORY JONES
6 GALORA LN
LADERA RANCH CA 92694

644-391-16
JANICE K HOBBS
1351 LA MIRADA
LAGUNA BEACH CA 92651

644-391-17
JIM D & INA FRIESEL
1361 LA MIRADA ST
LAGUNA BEACH CA 92651

644-391-48
MICHELLE C ABOGADO
P OBOX 2193
ASTORIA NY 11102

644-391-51
GEORGE A KEPLINGER
1339 LA MIRADA
LAGUNA BEACH CA 92651

644-401-01
DEBBIE ANKER-MORRIS
1130 SUMMIT DR
LAGUNA BEACH CA 92651

644-401-11
ETK LEGACY INVESTMENTS
1279 LA MIRADA ST
LAGUNA BEACH CA 92651

644-401-12
HANS KEIRSTEAD
1289 LA MIRADA ST
LAGUNA BEACH CA 92651

644-402-01, 02, 03
GERALD & MARGARITA RIZZA
1151 SUMMIT DR
LAGUNA BEACH CA 92651

644-402-14, 16
DONALD E DAVIDSON
1199 SUMMIT DR
LAGUNA BEACH CA 92651

644-402-18
KEITH STREET APARTMENTS LLC
1175 SUMMIT DR
LAGUNA BEACH CA 92651

644-402-20
RICHARD P BISSON
1215 LA MIRADA ST
LAGUNA BEACH CA 92651

644-402-21
JOHN M MCINNES
1175 SUMMIT DR
LAGUNA BEACH CA 92651

644-411-01, 02
HOSSAM & MAGY SALIB
1131 SUMMIT DR
LAGUNA BEACH CA 92651

644-411-03
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-411-04
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-411-05
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-412-01
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-417-01
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-417-09
RICHARD I VICK
222 AVE GAVIOTA
SAN CLEMENTE CA 92672