



December 30, 2020

Ellen Karnoff
10328 Casanes Ave.
Downey, CA 90241

RE: Record of Views: 32035 Point Place, Laguna Beach, CA 92651

Dear Ms. Karnoff,

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,

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 20-7943**

Visit Date: **December 16, 2020**

Applicant: **Ellen Karnoff**
View Address: **32035 Point Place**

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 level: Living room, dining room

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, Paradise Cove 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: 12/30/20 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 20-7943



32035 Point Place

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

Visual scene description: San Clemente and Catalina Islands, Paradise Cove, and the ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: 12/30/20

Document
1 of 6



RECORD OF VIEW

VPP 20-7943



32035 Point Place

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

Visual scene description: San Clemente and Catalina Islands, Paradise Cove, and the ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: 10/30/20

Document

2 of 6



RECORD OF VIEW

VPP 20-7943



32035 Point Place

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

Visual scene description: San Clemente and Catalina Islands, Paradise Cove, and the ocean horizon.

Date of photograph: 12/16/20 Photographed by: *mfarr* Submitted to property file: *12/30/20*



RECORD OF VIEW

VPP 20-7943



32035 Point Place

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

Visual scene description: San Clemente and Catalina Islands, Paradise Cove, and the ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: 12/30/20

Document
4 of 6



RECORD OF VIEW

VPP 20-7943



32035 Point Place

The photograph above was taken from guest bedroom on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Paradise Cove, and the ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: 12/30/20



RECORD OF VIEW

VPP 20-7943



32035 Point Place

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

Visual scene description: San Clemente and Catalina Islands, Paradise Cove, and the ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: *12/30/20*



December 30, 2020

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 20-7943
32035 Point Place, Laguna Beach, CA

Dear Property Owner:

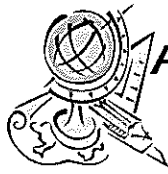
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **32035 Point Place**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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,

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

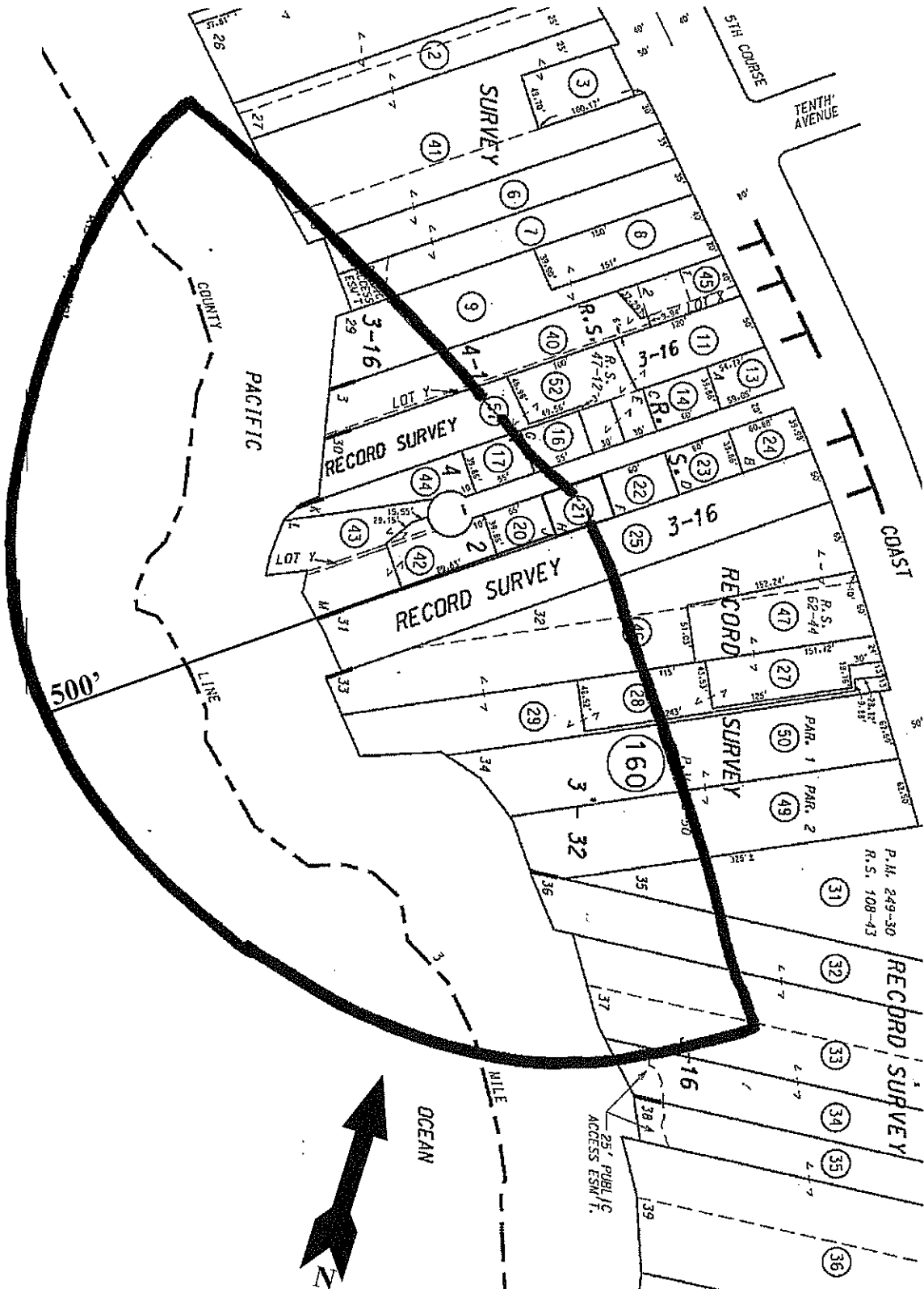
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 056-160-21
500' RADIUS (for View Preservation)

Address: 32035 POINT PLACE
LAGUNA BEACH CA 92651



#10420
12/28/2020

500' Ownership Listing
(for View Preservation)
Prepared for:
056-160-21
MICHAEL J MENDRIN
32035 POINT PLACE
LAGUNA BEACH CA 92651



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

RECEIVED

DEC 28 2020

Ellen Karnoff
10328 Casanes Ave
Downey, CA 90241
ZONING DIVISION
CITY OF LAGUNA BEACH, CA

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

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

056-160-09
32007 S COAST HWY
9200 W SUNSET BLVD SUIT 415
WEST HOLLYWOOD CA 90069

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

056-160-25
CHUCK TRUC TRONG LE
8 CANYON RIM
NEWPORT BEACH CA 92657

056-160-28,29
DEV DEV A GNANA
550 MANZANITA RD
REDLANDS CA 92373

056-160-31
COTTAGE IVY
11444 W OLYMPIC BLVD FL 11TH
LOS ANGELES CA 90064

056-160-32, 33
SERENITA LLC
11444 W OLYMPIC BLVD FL 11TH
LOS ANGELES CA 90064

056-160-34
ALEXANDER VILICANA
P O BOX 90577
PASADENA CA 91109

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

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

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

056-160-43
LDM-PROPERTIES LLC
1590 S COAST HWY 13
LAGUNA BEACH CA 92651

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

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

056-160-49
FLS BUSINESS CENTER LLC
4195 CHINO HILLS PKWY E513
CHINO HILLS CA 91709

056-160-50
JULIA A STEWART
1165 LINDA GLEN DR
PASADENA CA 91105

056-160-51
WYATT SCOTT SMITH
6759 BRONZE POST RD
CENTREVILLE VA 20121