



January 26, 2021

Charles M. Scudder, Jr. and Mark E. Chastaney
452 Aster Street
Laguna Beach, CA 92651

Dear Mr. Scudder and Mr. Chastaney,

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: **VPP 20-6606**

Visit Date: **January 12, 2021**

Applicant: **Charles M. Scudder, Jr. / Mark E. Chastenev**

View Address: **452 Aster Street**

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: Dining room, kitchen, sitting room, guest bedroom,
master bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene contains views of the ocean horizon and city lights from some areas of the structure.

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: 1/26/21 By: Marr

End of Checklist



RECORD OF VIEW

VPP 20-6606



452 Aster Street

The photograph above was taken from the kitchen of the primary residential structure.

Visual scene: city lights and ocean horizon.

Date of photograph: 01/12/21 Photographed by: *[Signature]* Submitted to property file: *1/26/21*

Document
1 of 8



RECORD OF VIEW

VPP 20-6606



452 Aster Street

The photograph above was taken from the dining room of the primary residential structure.

Visual scene description: city lights and ocean horizon.

Date of photograph: 01/12/21 Photographed by: *Marr* Submitted to property file: *1/20/21*

Document
2 of 8



RECORD OF VIEW

VPP 20-6606



452 Aster Street

The photograph above was taken from the dining room of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 01/12/21 Photographed by: *[Signature]* Submitted to property file: *1/26/21*

Document
3 of 8



RECORD OF VIEW

VPP 20-6606



452 Aster Street

The photograph above was taken from the sitting room of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 01/12/21 Photographed by: *[Signature]* Submitted to property file: *1/28/21*

Document
4 of 8



RECORD OF VIEW

VPP 20-6606



452 Aster Street

The photograph above was taken from the sitting room of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 01/12/21 Photographed by: M. Farr Submitted to property file: 1/26/21

Document
5 of 8



RECORD OF VIEW

VPP 20-6606



452 Aster Street

The photograph above was taken from the sitting room of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 01/12/21 Photographed by: *[Signature]* Submitted to property file: *1/20/21*

Document
6 of 8



RECORD OF VIEW

VPP 20-6606



452 Aster Street

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

Visual scene description: ocean horizon.

Date of photograph: 01/12/21 Photographed by: *M. Farr* Submitted to property file: *1/20/21*

Document
7 of 8



RECORD OF VIEW

VPP 20-6606



452 Aster Street

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

Visual scene description: ocean horizon.

Date of photograph: 01/12/21 Photographed by: *[Signature]* Submitted to property file: *1/26/21*

Document
8 of 8



January 26, 2021

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 20-6606
452 ASTER STREET, LAGUNA BEACH, CA**

Dear Property Owner:

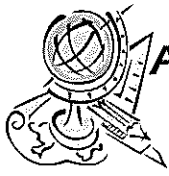
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **452 Aster Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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

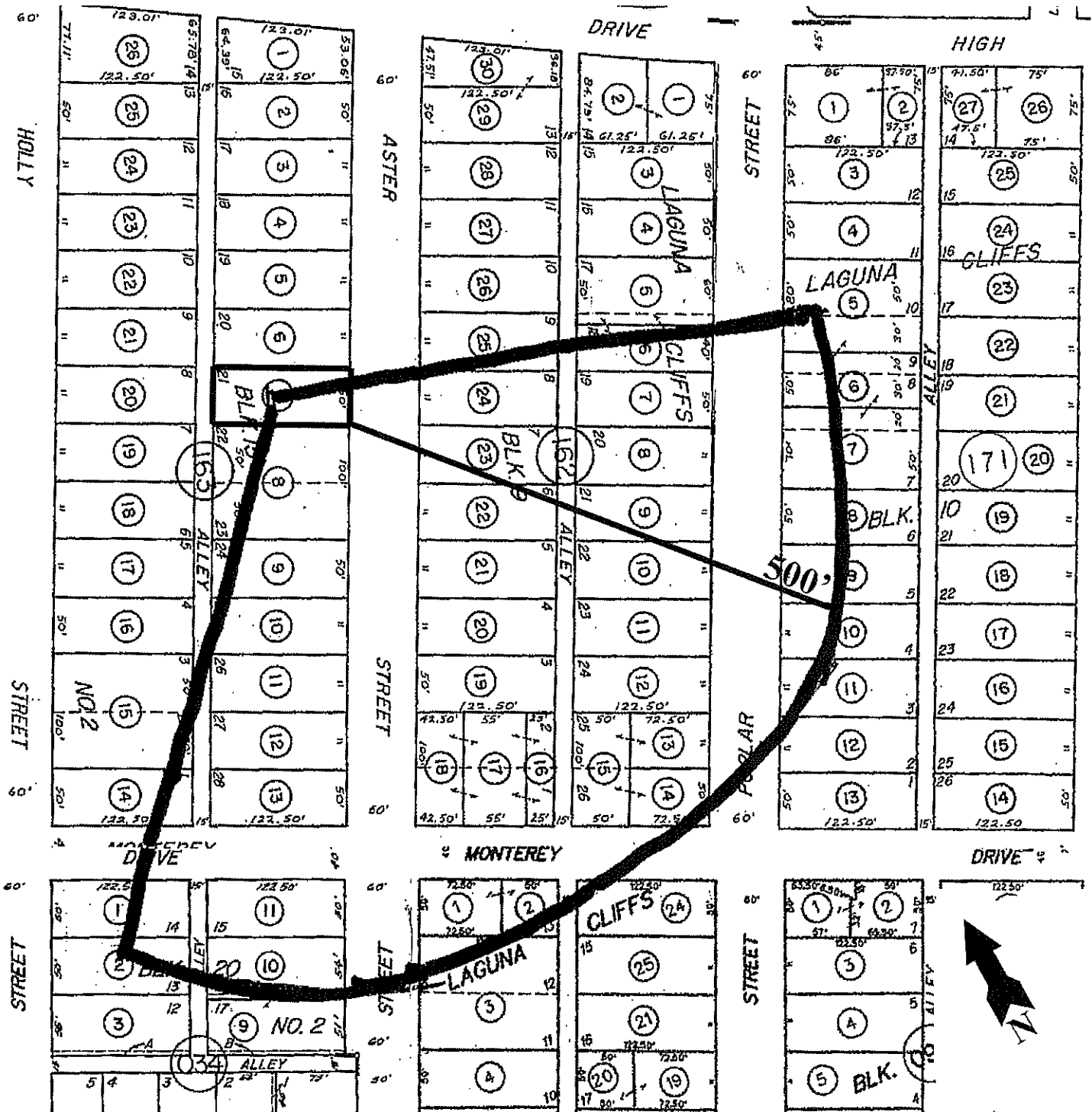
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 496-163-07
500' RADIUS

Address: 452 ASTER ST
LAGUNA BEACH CA 92651



#10438
1/13/2021



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

RECEIVED

JAN 14 2021

PLANNING DIVISION
CITY OF LAGUNA BEACH, CA

500' Ownership Listing
Prepared for:
496-163-07
MARK E CHASTENEY
452 ASTER ST
LAGUNA BEACH CA 92651

496-034-01
JEANNE C FARNES
1260 ANACAPA WAY
LAGUNA BEACH CA 92651

496-034-02
EUGENE L DISABELLA
387 HOLLY ST
LAGUNA BEACH CA 92651

496-034-09, 10
MARILYN G ALEXANDER
711 N BAY FRONT
NEWPORT BEACH CA 92662

496-034-11
JOSH & PAMELA COOPER
394 ASTER ST
LAGUNA BEACH CA 92651

496-091-01
DONNA SUMMERS
397 ASTER ST
LAGUNA BEACH CA 92651

496-091-02
WALTER & LAURA SMALE
285 MONTEREY DR
LAGUNA BEACH CA 92651

496-091-03
BILL POWERS
28817 TOP OF THE WORLD
LAGUNA BEACH CA 92651

496-091-24
KEEPSAKE PROPERTIES
665 ALLEN AVE
SAN MARINO CA 91108

496-092-01
RICHARD A MARTINEZ
397 POPLAR ST
LAGUNA BEACH CA 92651

496-162-05
PATRICIA E NEPRUD-MEHLS
27792 ABERDEEN
MISSION VIEJO CA 92691

496-162-06
FRANK W CARRI
363 CRESCENT BAY
LAGUNA BEACH CA 92651

496-162-07
MARK MC CULLOCH
P O BOX 16133
NEWPORT BEACH CA 92659

496-162-08
KEN & JODY ANN GARCIA
444 POPLAR ST
LAGUNA BEACH CA 92651

496-162-09
WILLIAM G KELLER
8 KENDALL ST
LAGUNA NIGUEL CA 92677

496-162-10
RICHARD B PUTNAM
434 POPLAR ST
LAGUNA BEACH CA 92651

496-162-11
GREG F HURLEY
428 POPLAR ST
LAGUNA BEACH CA 92651

496-162-12
ELIZABETH A BENTON
420 POPLAR ST
LAGUNA BEACH CA 92651

496-162-13
DARYL DONOVAN & CANDICE
DARTEZ
412 POPLAR ST
LAGUNA BEACH CA 92651

496-162-14
RICHARD J WILSON
1730 CANYON RD
REDLANDS CA 92373

496-162-15
JAMES G LOOFBOURROW
274 MONTEREY DR
LAGUNA BEACH CA 92651

496-162-16
NOUR TILLO
282 MONTEREY DR
LAGUNA BEACH CA 92651

496-162-17
MISHEL ELIAS MUNAYYER
287 CRESCENT BAY DR
LAGUNA BEACH CA 92651

496-162-18
HIT INVESTMENTS
3200 PARK CENTER DR 200
COSTA MESA CA 92626

496-162-19
LAUREN J WOLF
415 ASTER ST
LAGUNA BEACH CA 92651

496-162-20
LEA B MATHIEU
490 ASTER ST
LAGUNA BEACH CA 92651

496-162-21
HELENA J LEITNER
429 ASTER ST
LAGUNA BEACH CA 92651

496-162-22
CHARLOTTE CAROLE KAIN
441 ASTER ST
LAGUNA BEACH CA 92651

496-162-23
SPIRIDON KOULOURIS
447 ASTER ST
LAGUNA BEACH CA 92651

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

496-163-07
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

496-163-12
CHRISTIAN HORTON
410 ASTER ST
LAGUNA BEACH CA 92651

496-163-13
JOHN G SCHRAM
611 ACACIA AVE
CORONA DEL MAR CA 92625

496-163-14
ROBERT ALAN BOYD
PO BOX 4319
LAGUNA BEACH CA 92652

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

496-171-05
JEFFREY M STEVENS
469 POPLAR ST
LAGUNA BEACH CA 92651

496-171-06
ALAN CSERESZNYAK
461 POPLAR ST
LAGUNA BEACH CA 92651

496-171-07
ROBERT S BECK
451 POPLAR ST
LAGUNA BEACH CA 92651

496-171-08
VALL E MURRY DU
5 SINGINGWOOD
IRVINE CA 92614

496-171-09
SLADE V CARLTON
433 POPLAR ST
LAGUNA BEACH CA 92651

496-171-10
CLEMENCE L MICHAEL
425 POPLAR ST
LAGUNA BEACH CA 92651

496-171-11
PAUL M AUSTIN
16 CORSICA
LAGUNA NIGUEL CA 92677

496-171-12
EVERETT FAMILY SURVIVORS TRUST
411 POPLAR ST
LAGUNA BEACH CA 92651