



December 14, 2020

Julie Gersten
533 Brooks Street
Laguna Beach, CA 92651

Dear Ms. Gersten,

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 20-7702**

Visit Date: **December 1, 2020**

Applicant: **Julie Gersten**
View Address: **533 Brooks 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.

Upper level: Master bedroom, child's bedroom, office, front guest/child's bedroom

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 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: 12/15/20 By: M. Farr

End of Checklist



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: *12/14/20*

Document
1 of 12



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: 12/14/20



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: *12/14/20*



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

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

Visual scene description: ocean horizon.

Date of photograph: 12/1/20 Photographed by: M. J. [Signature] Submitted to property file: 12/14/20

Document
4 of 12



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

The photograph above was taken from the child's bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *M. J. [Signature]* Submitted to property file: *12/14/20*



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

The photograph above was taken from the child's bedroom on the upper level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 12/1/20 Photographed by: *mfar* Submitted to property file: *12/14/20*



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

The photograph above was taken from the child's bedroom on the upper level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 12/1/20 Photographed by: *W. J. [Signature]* Submitted to property file: *12/14/20*

Document
7 of 12



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *myan* Submitted to property file: *12/14/20*



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: Man Submitted to property file: 12/14/20



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: 12/14/20



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

The photograph above was taken from the front child/guest bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *Maam* Submitted to property file: 12/14/20



RECORD OF VIEW

VPP 20-7702



533 Brooks Street

The photograph above was taken from the front child/guest bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: Mason Submitted to property file: 12/14/20



December 14, 2020

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 20-7702
533 Brooks 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 **533 Brooks 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.

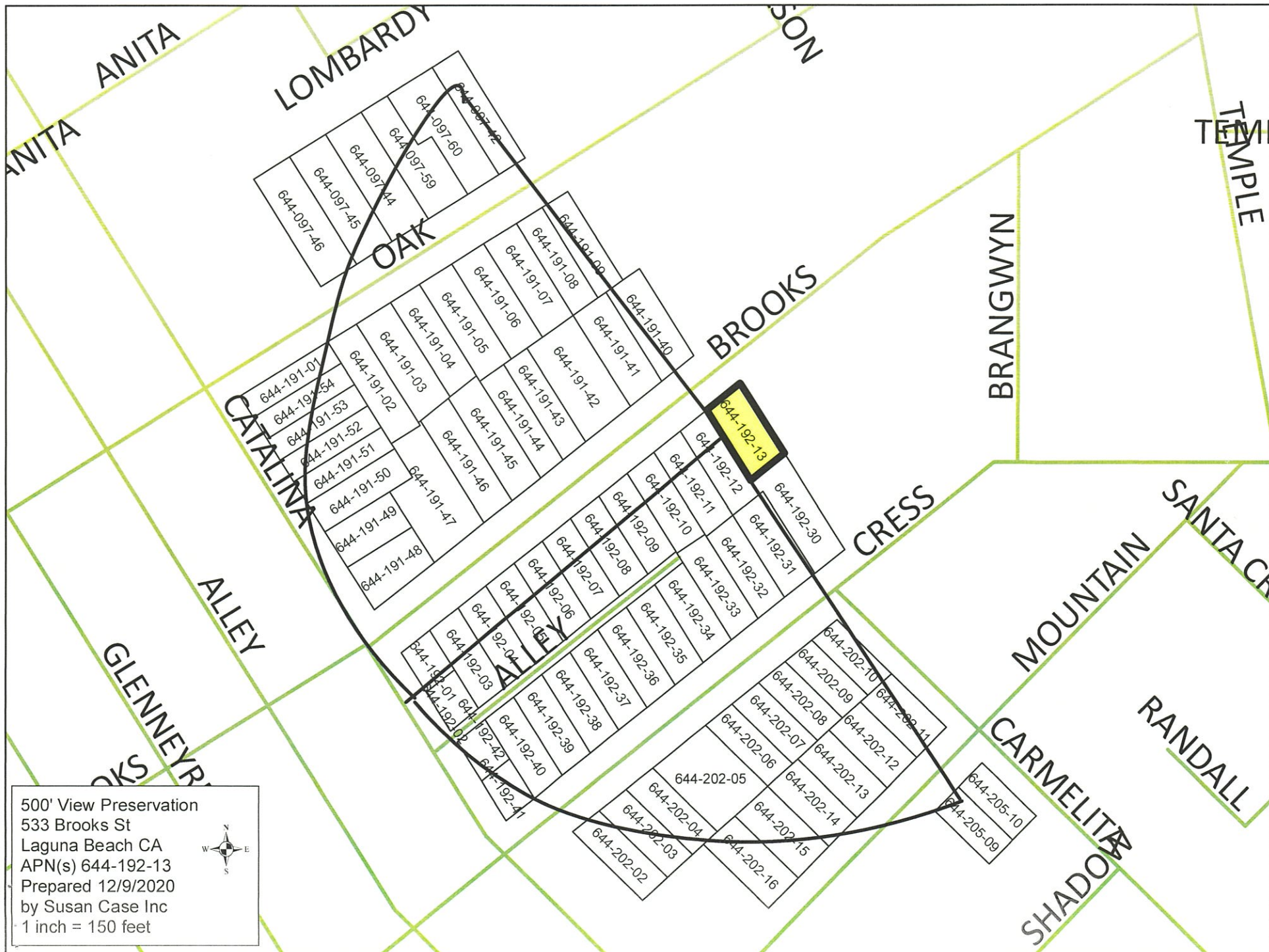
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

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,

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



500' View Preservation
 533 Brooks St
 Laguna Beach CA
 APN(s) 644-192-13
 Prepared 12/9/2020
 by Susan Case Inc
 1 inch = 150 feet



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

File#308156
533 Brooks St
Laguna Beach CA
APN 644 192 13
500' View Preservation
December 8 2020

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

644 097 42
Joy Field
520 Oak St
Laguna Beach CA 92651

644 097 44
Margaret Fitzgerald
30 Wood St
San Francisco CA 94118

644 097 45
Mlw Laguna LLC
745 Ocean Front
Laguna Beach CA 92651

644 097 46
Marni Magda
460 Oak St
Laguna Beach CA 92651

644 097 59
Robert Johnson
490 Oak St
Laguna Beach CA 92651

644 097 60
John Walter Fischer
500 Oak St
Laguna Beach CA 92651

644 191 01
Jennifer Wong
1110 Catalina
Laguna Beach CA 92651

644 191 02
Janine Fisette
Po Box 1339
Laguna Beach CA 92652

644 191 03
Margaret C M C Wells
469 Oak St
Laguna Beach CA 92651

644 191 04
Susanne Gerner
473 Oak St
Laguna Beach CA 92651

644 191 05
J Thomas Wells
479 Oak St
Laguna Beach CA 92651

644 191 06
James Ward Henry
483 Oak St
Laguna Beach CA 92651

644 191 07
Brian & D McQuaid
495 Oak St
Laguna Beach CA 92651

644 191 08
Nicholas B V Alexander
511 Oak St
Laguna Beach CA 92651

644 191 09
Richard Geary
513 Oak St
Laguna Beach CA 92651

644 191 40
Nana Palmer
520 Brooks St
Laguna Beach CA 92651

644 191 41
Shonfeld Stacie Parker
502 Brooks St
Laguna Beach CA 92651

644 191 42
Eric Axel Jensen
494 Brooks St
Laguna Beach CA 92651

644 191 43
Lloyd Ranabargar
480 Brooks St
Laguna Beach CA 92651

644 191 44
Mark Sorenson
470 Brooks St
Laguna Beach CA 92651

644 191 45
Alicia Kelly Wells
460 Brooks St
Laguna Beach CA 92651

644 191 46
Paul Proppe
1294 Anacapa Way
Laguna Beach CA 92651

644 191 47
Mark Macrae Watkins
Po Box 242
Laguna Beach CA 92652

644 191 48
Alice Jensen
402 Brooks St
Laguna Beach CA 92651

644 191 49
Eileen Hunter-Sweeney
7419 Jay Ct
Arvada CO 80003

644 191 50
Keating & Munn LLC
1158 Catalina
Laguna Beach CA 92651

644 191 51
Urvi Sheth
2875 Bernard Ct
Laguna Beach CA 92651

644 191 52
Grace Gundell
8405 La Sierra Ave
Whittier CA 90605

644 191 53
David Gibson
463 Bluebird Canyon Dr
Laguna Beach CA 92651

644 191 54
Thomas Morris
4211 Beresford Way
La Canada CA 91011

644 192 01
Arne Rosencrantz
1210 Catalina
Laguna Beach CA 92651

644 192 02
Raymond Diradoorian
1942 Lower Lake Dr
Santa Ana CA 92705

644 192 03
Lyons-Von Bargaen
415 Brooks St
Laguna Beach CA 92651

644 192 04
David The Jaeger
427 Brooks St
Laguna Beach CA 92651

644 192 05
Timothy Weber
449 Brooks St
Laguna Beach CA 92651

644 192 06
Jennifer D J Miscione
455 Brooks St
Laguna Beach CA 92651

644 192 07
Chris Butters
465 Brooks St
Laguna Beach CA 92651

644 192 08
Chrshitine Shields
481 Brooks St
Laguna Beach CA 92651

644 192 09
Gareth Gladwyn Butler
499 Brooks St
Laguna Beach CA 92651

644 192 10
Judy Andrus
3078 Brenda Ct
Newbury Park CA 91320

644 192 11
Angelique Hoskins
511 Brooks St
Laguna Beach CA 92651

644 192 12
Jac Trust
Po Box 5264
Laguna Beach CA 92652

644 192 13
Greg Elliot Sharenow
533 Brooks St
Laguna Beach CA 92651

644 192 30
Erich Fischer
542 Cress St
Laguna Beach CA 92651

644 192 31
Hana Ruzicka Rivkin
530 Cress St
Laguna Beach CA 92651

644 192 32
Mark L M L Macrae
520 Cress St
Laguna Beach CA 92651

644 192 33
Adam A A & K Kline
1110 Fordhook Dr
La Canada Flintridge CA 91011

644 192 34
Paul Nicholas Gacek
490 Cress St
Laguna Beach CA 92651

644 192 35
Kvm Trust
1930 Alpha St
South Pasadena CA 91030

644 192 36
Barbara Bond
470 Cress St
Laguna Beach CA 92651

644 192 37
Perry Stampfel
456 Cress St
Laguna Beach CA 92651

644 192 38
Barbara A B A Holty
440 Cress St
Laguna Beach CA 92651

644 192 39
Valerie Jo Thorn
434 Cress St
Laguna Beach CA 92651

644 192 40
Thomas Cuddyer
422 Cress St
Laguna Beach CA 92651

644 192 41
Regina Birkner Hartley
Po Box 4014
Laguna Beach CA 92652

644 192 42
Jon Robert Jon Chance
4725 Frazee Rd #1501
Oceanside CA 92057

644 202 02
William Mowery
36003 Turpin Way
Fremont CA 94536

644 202 03
Kathryn Bienvenu
425 Cress St
Laguna Beach CA 92651

644 202 04
George Frederick Hill
441 Cress St
Laguna Beach CA 92651

644 202 05
George Frederick Hill
441 Cress St
Laguna Beach CA 92651

644 202 06
Michael Sardo
18251 Leafwood Ln
Santa Ana CA 92705

644 202 07
Lynn Boyce
2633 E Riding Way
Orange CA 92867

644 202 08
Gregory Verron Stewart
Po Box 602
Laguna Beach CA 92652

644 202 09
Steve Deblasi
485 Cress St
Laguna Beach CA 92651

644 202 10
Michael Hardy
1333 Carmelita St
Laguna Beach CA 92651

644 202 11
Kathleen Morris
498 Mountain Rd
Laguna Beach CA 92651

644 202 12
Danny John Darwish
488 Mountain Rd
Laguna Beach CA 92651

644 202 13
Christian Kiernan
474 Mountain Rd
Laguna Beach CA 92651

644 202 14
Gregory Stewart
Po Box 602
Laguna Beach CA 92652

644 202 15
Patricia Anne Griggs
450 Mountain Rd
Laguna Beach CA 92651

644 202 16
Leonard Joseph
438 Mountain Rd
Laguna Beach CA 92651

644 205 09
Sue Nichols Garber
485 Mountain Rd
Laguna Beach CA 92651

644 205 10
Kathleen Greenhalgh
495 Mountain Rd
Laguna Beach CA 92651