



March 29, 2021

Michael Campbell, TTEE
28 N. Portola
Laguna Beach, CA 92651

Dear Mr. Campbell,

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 file path, Government > Community Development > Planning & Zoning > Views & 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,

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 21-8433**

Visit Date: **March 2, 2021**
Applicant: **Michael Campbell, TTEE**
View Address: **28 N. Portola**

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 kitchen

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes San Clemente and Catalina Islands, northerly coastline 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: 3/29/21 By: M. Farr

End of Checklist



RECORD OF VIEW

VPP 21-8433



28 N. Portola

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

Visual scene description: San Clemente and Catalina Islands, northerly coastline and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *msw* Submitted to property file: *3/22/21*

Document
1 of 4



RECORD OF VIEW

VPP 21-8433



28 N. Portola

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/29/21

Document
2 of 4



RECORD OF VIEW

VPP 21-8433



28 N. Portola

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

Visual scene description: San Clemente and Catalina Islands, northerly coastline and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: *3/29/21*

Document
3 of 4



RECORD OF VIEW

VPP 21-8433



28 N. Portola

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

Visual scene description: Catalina Island, northerly coastline and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/22/21

Document
4 of 4



March 29, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-8333
28 N. Portola, Laguna Beach

Dear Property Owner:

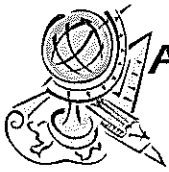
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **28 N. Portola**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 & 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,

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

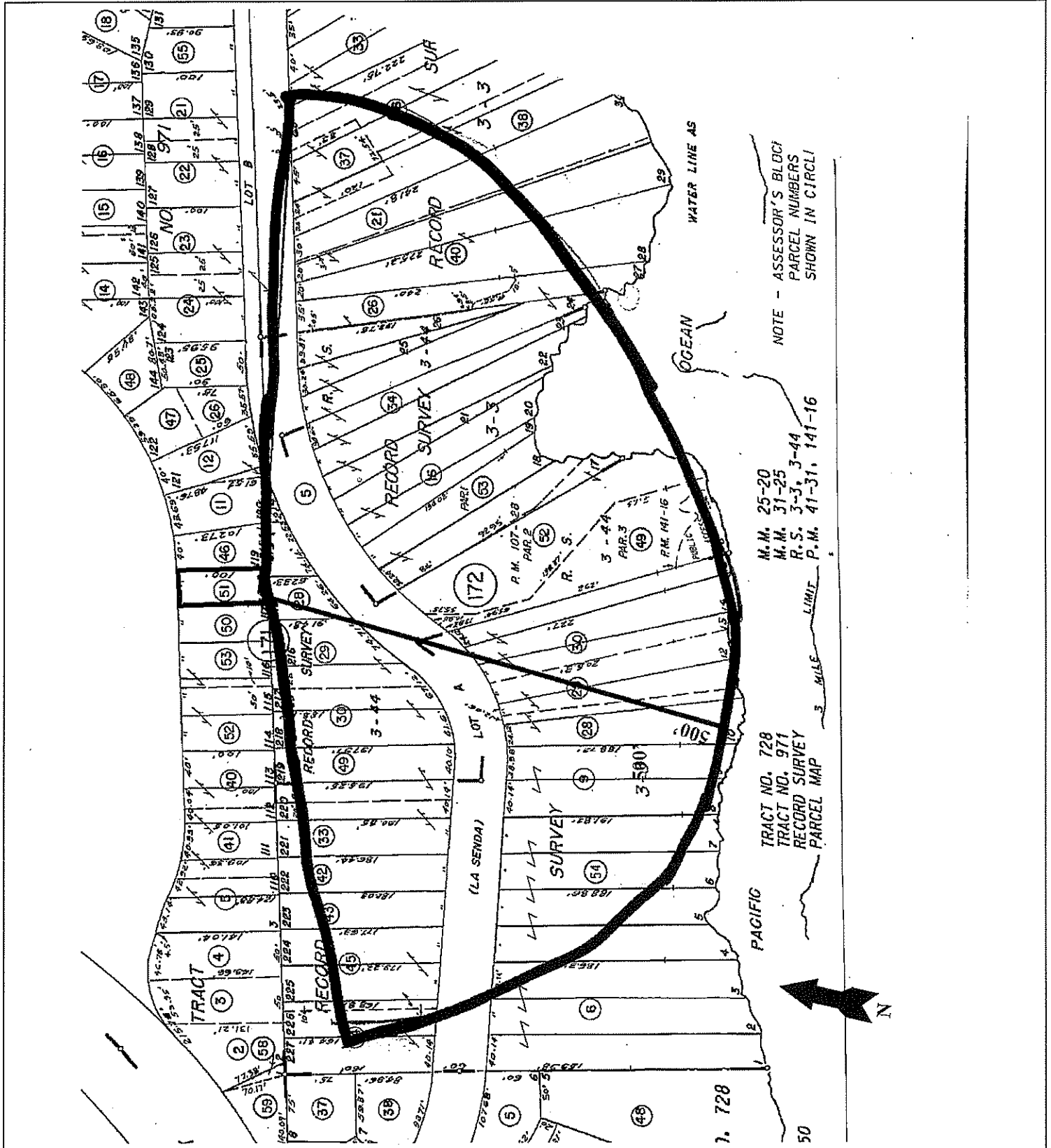
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 056-171-51
500' RADIUS for View Preservation

Address: 28 N PORTOLA
LAGUNA BEACH CA 92651



#10522
3/7/2021



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

MAR 8 2021

DANA POINT, CA

500' Ownership Lising
Prepared for:
056-171-51
FRANK & H CAMPBELL
28 N PORTOLA
LAGUNA BEACH CA 92651

056-171-11
EVERETT EAVES
24 N PORTOLA
LAGUNA BEACH CA 92651

056-171-30
RANDY M HIGHLAND
80350 VIA CAPRI
LA QUINTA CA 92253

056-171-43
WARNER GABEL
7373 E DOUBLETREE RANCH RD
SCOTTSDALE AZ 85258

056-171-46
JOHN DIMARE
26 N PORTOLA
LAGUNA BEACH CA 92651

056-172-06
DONALD R MARKLAND
88 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-21
GINNEY M HERBERT
30 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-29
FRANCIS S CARDONE
68 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-34
DAVID H BRAFF
450 E 52ND ST
NEW YORK NY 10022

056-171-28
CHILLCLIFF LLC
2524 LAUREL PASS AVE
LOS ANGELES CA 90046

056-171-33
ROBERT P HARVEY
9 CORONADO POINTE
LAGUNA NIGUEL CA 92677

056-171-44
SOREN LIND
31632 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

056-171-49
KEVIN G & DEBORAH WULFF
33 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-09
ANJANA DESAI
74 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-26
ACC KIDS PROPERTIES LLC
PO BOX 3247
GLENDALE CA 91221

056-172-30
MARK S HAMMOND
3726 LAS VEGAS BLVD
LAS VEGAS NV 89158

056-172-36
LEONARD O LINDBORG
24 N LA SENDA DR
LAGUNA BEACH CA 92651

056-171-29
ERIK PASIN
27 N LA SENDA DR
LAGUNA BEACH CA 92651

056-171-42
RICHARD & MARIA ROCKWELL
37 N LA SENDA DR
LAGUNA BEACH CA 92651

056-171-45
STEVEN M BOROWSKI
43 N LA SENDA DR
LAGUNA BEACH CA 92651

056-171-51
FRANK & H CAMPBELL
PO BOX 1058
MONTROSE CA 91021

056-172-15
CORSAIR REAL ESTATE HOLDINGS LLC
19 ELLIOT LN
COTO DE CAZA CA 92679

056-172-28
SKS-KELLER LEGACY LLC
500 N MARKET PLACE DR 101
CENTERVILLE UT 84014

056-172-33
RANNEY E DRAPER
567 SAN NICOLAS DR 340
NEWPORT BEACH CA 92660

056-172-37
STEVEN A & ELAINE ROBERTS
26 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-38
LAUREN BENSON
459 EUDORA ST
DENVER CO 80220

056-172-40
RICHARD M & ROBIN PAICIUS
32 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-49
GUARAV GARG
491 FLETCHER DR
ATHERTON CA 94027

056-172-52
S QUALIFIED
54 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-53
H LIGHTFOOT
52 N LA SENDA DR
LAGUNA BEACH CA 92651

056-172-54
LA SENDA INVESTMENTS LLC
780 N WATER ST
MILWAUKEE WI 53202

056-180-01
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651