



June 10, 2021

Walter and Sally Coursen  
431 Holly Street  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Coursen,

Attached are the documents for the View Preservation/Record of Views application 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,

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 21-9088**

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Visit Date: **May 26, 2021**  
Applicant: **Sally Coursen and Walter Coursen**  
View Address: **431 Holly Street**

Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Main level: Kitchen  
Upper level: Master bedroom, office

***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 the ocean horizon.

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**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: 6/10/21 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/10/21*

Document  
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**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: M. J. [Signature] Submitted to property file: 6/10/21

Document  
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**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: M. J. [Signature] Submitted to property file: 6/10/21

Document  
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**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: *Marr* Submitted to property file: 6/10/21

Document  
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**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: *M. J. [Signature]* Submitted to property file: 6/10/21

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**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: W. J. [Signature] Submitted to property file: 6/10/21





**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/10/21*

Document  
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**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: *M. J. [Signature]* Submitted to property file: 6/10/21

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**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: *M. J. [Signature]* Submitted to property file: 6/10/21

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**RECORD OF VIEW**

**VPP 21-9088**



**431 Holly Street**

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

Visual scene description: ocean horizon.

Date of photograph: 5/26/21 Photographed by: M. J. [Signature] Submitted to property file: 6/10/21

Document  
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June 10, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-9088**  
**431 Holly Street, Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **431 Holly 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.

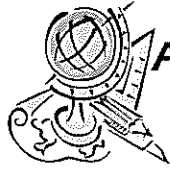
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

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

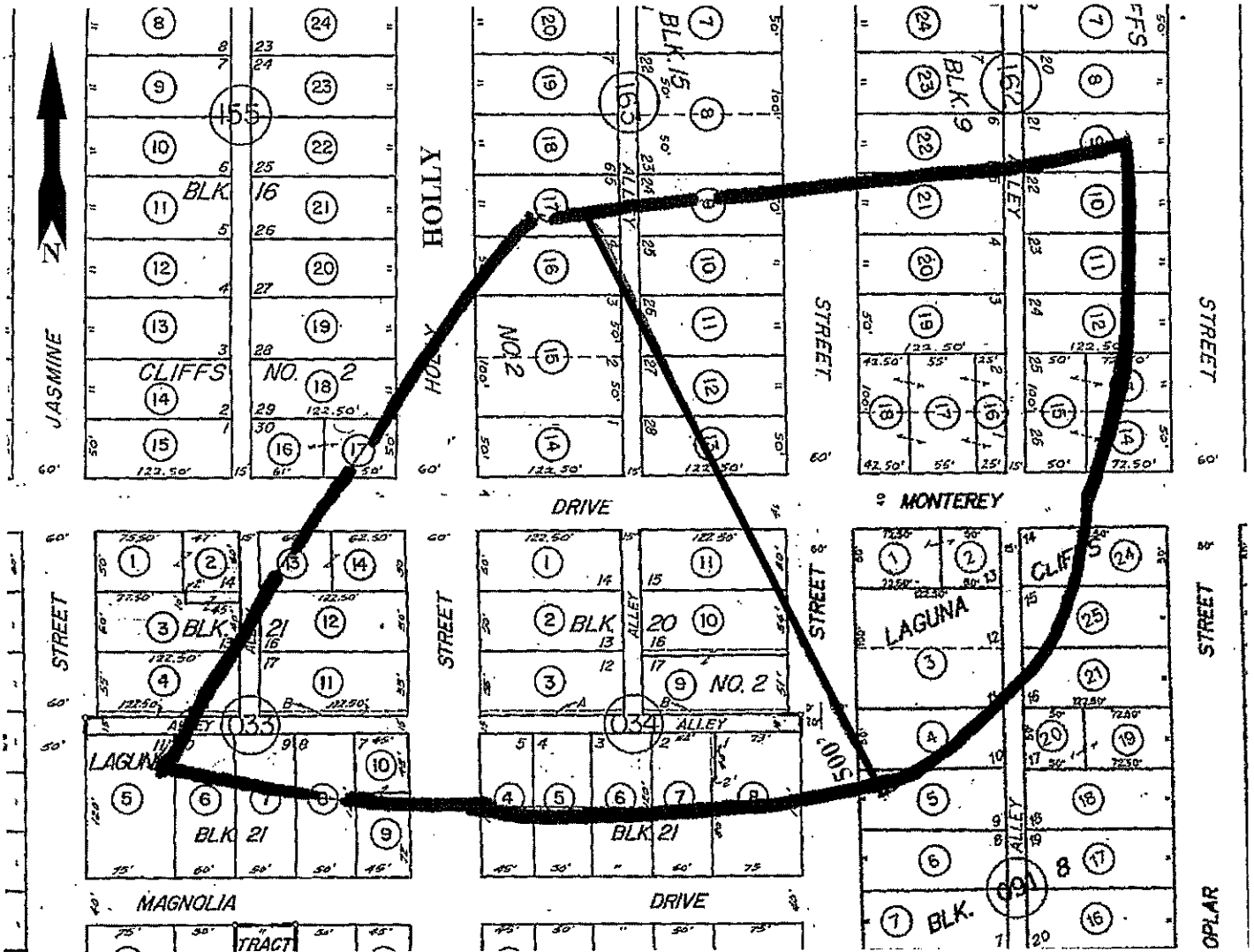
P.O. Box 2593 • Dana Point, CA • 92624

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

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 496-163-17  
500' RADIUS (for View Preservation)

Address: 431 HOLLY STREET  
LAGUNA BEACH CA 92651





#10656  
5/30/2021

500' Ownership Listing  
(for View Preservation)  
Prepared for:  
496-163-17  
WALTER H COURSEN  
431 HOLLY ST  
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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

**RECEIVED**

JUN 01 2021

**ZONING DIVISION  
CITY OF LAGUNA BEACH**

496-033-03  
PATRICK PHANCAO  
387 JASMINE ST  
LAGUNA BEACH CA 92651

496-033-04  
L & R GIFT  
1325 CIRCLE WAY  
LAGUNA BEACH CA 92651

496-033-05  
TANA M WARREN  
361 JASMINE ST  
LAGUNA BEACH CA 92651

496-033-06  
DAVID DUKER  
386 MAGNOLIA DR  
LAGUNA BEACH CA 92651

496-033-07  
CHI & AEMMY LIM  
376 MAGNOLIA DR  
LAGUNA BEACH CA 92651

496-033-08  
TABARAK ZAYED  
43 SILVER CRES  
IRVINE CA 92603

496-033-09, 10  
PAUL SMITH  
19 PERKINS ST  
NEW HAVEN CT 6513

496-033-11  
DANUTA MASON  
703 NYES PL  
LAGUNA BEACH CA 92651

496-033-12  
DON TIRADO  
386 HOLLY ST  
LAGUNA BEACH CA 92651

496-033-13  
SCOTT D STANLEY  
PO BOX 9233  
FRESNO CA 93791

496-033-14  
STEPHEN TOTTEN  
396 HOLLY 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

496-034-03  
DEIDRA J WAGNER  
900 GLENNEYRE ST  
LAGUNA BEACH CA 92651

496-034-04  
STEVEN M DICTEROW  
361 HOLLY ST  
LAGUNA BEACH CA 92651

496-034-05  
CMNTY RAKESTRAW  
330 MAGNOLIA DR  
LAGUNA BEACH CA 92651

496-034-06  
FRANCIS A JESOE  
326 MAGNOLIA DR  
LAGUNA BEACH CA 92651

496-034-07  
JANNOT PAUL F THE JANOT  
316 MAGNOLIA DR  
LAGUNA BEACH CA 92651

496-034-08  
3M1S LLC  
19 CHERRY HILLS LN  
NEWPORT BEACH CA 92660

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 DR  
LAGUNA BEACH CA 92651

496-091-04  
DANIELA CASTRO  
3400 SW 27TH AVE 1505  
MIAMI FL 33133

496-091-05  
MICHAEL SHEN  
361 ASTER ST  
LAGUNA BEACH CA 92651

496-091-21  
MARK PRESSEY  
33791 CASTANO DR  
DANA POINT CA 92629

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

496-091-25  
CHARLES J TREVISAN  
1831 WHITESTONE TER  
SANTA ANA CA 92705

496-155-17  
ACMC LLC  
434 N COAST HWY  
LAGUNA BEACH CA 92651

496-155-18  
ROMERO JENNIFER A THE L  
WATKINS  
410 HOLLY 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 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 & CANDICE DARTEZ  
412 POPLAR ST  
LAGUNA BEACH CA 92651

496-162-14  
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 MUNAYYER  
287 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

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

496-162-19  
DONNA L SNOW  
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 KAIN  
441 ASTER ST  
LAGUNA BEACH CA 92651

496-163-09  
BRYN B MATHIEU  
434 ASTER ST  
LAGUNA BEACH CA 92651

496-163-10  
SAMUEL & S HERNANDEZ  
3200 PALM AVE  
MANHATTAN BEACH CA 90266

496-163-11  
JULIE A FUJII  
31915 RANCHO CALIFORNIA RD  
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 BOYD  
PO BOX 4319  
LAGUNA BEACH CA 92652

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

496-163-16, 17  
WALTER H COURSEN  
431 HOLLY ST  
LAGUNA BEACH CA 92651