



June 29, 2021

Jenny Turner  
1217 Miramar St.  
Laguna Beach, CA 92651

Dear Ms. Turner,

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 21-9485**

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Visit Date: **June 23, 2021**  
Applicant: **Jenny Turner**  
View Address: **1217 Miramar St.**

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.***

Upper level: Living room  
Middle level: Master bedroom  
Lower level: Office

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, northerly coastline, whitewater and 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: 6/23/21 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *[Signature]* Submitted to property file: 6/29/21

Document  
1 of 12





**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: Marr Submitted to property file: 6/29/21

Document  
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**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *[Signature]* Submitted to property file: 6/23/21





**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: M. J. [Signature] Submitted to property file: 6/29/21

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**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *M. Far* Submitted to property file: 6/29/21

Document  
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**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *[Signature]* Submitted to property file: 6/23/21

Document  
6 of 12





**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *M. J. [Signature]* Submitted to property file: *0/09/21*

Document  
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**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *[Signature]* Submitted to property file: 6/23/21

Document  
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**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/29/21*

Document  
8 of 12





**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: M. J. [Signature] Submitted to property file: 6/29/21

Document  
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**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *mfar* Submitted to property file: *6/29/21*

Document  
11 of 12





**RECORD OF VIEW**

**VPP 21-9485**



**1217 Miramar St.**

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

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

Date of photograph: 06/23/21 Photographed by: *W. Jan* Submitted to property file: *6/23/21*

Document  
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June 29, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-9485**  
**1217 Miramar St., Laguna Beach, CA**

Dear Property Owner:

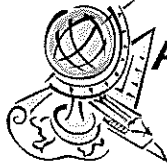
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1217 Miramar St.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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

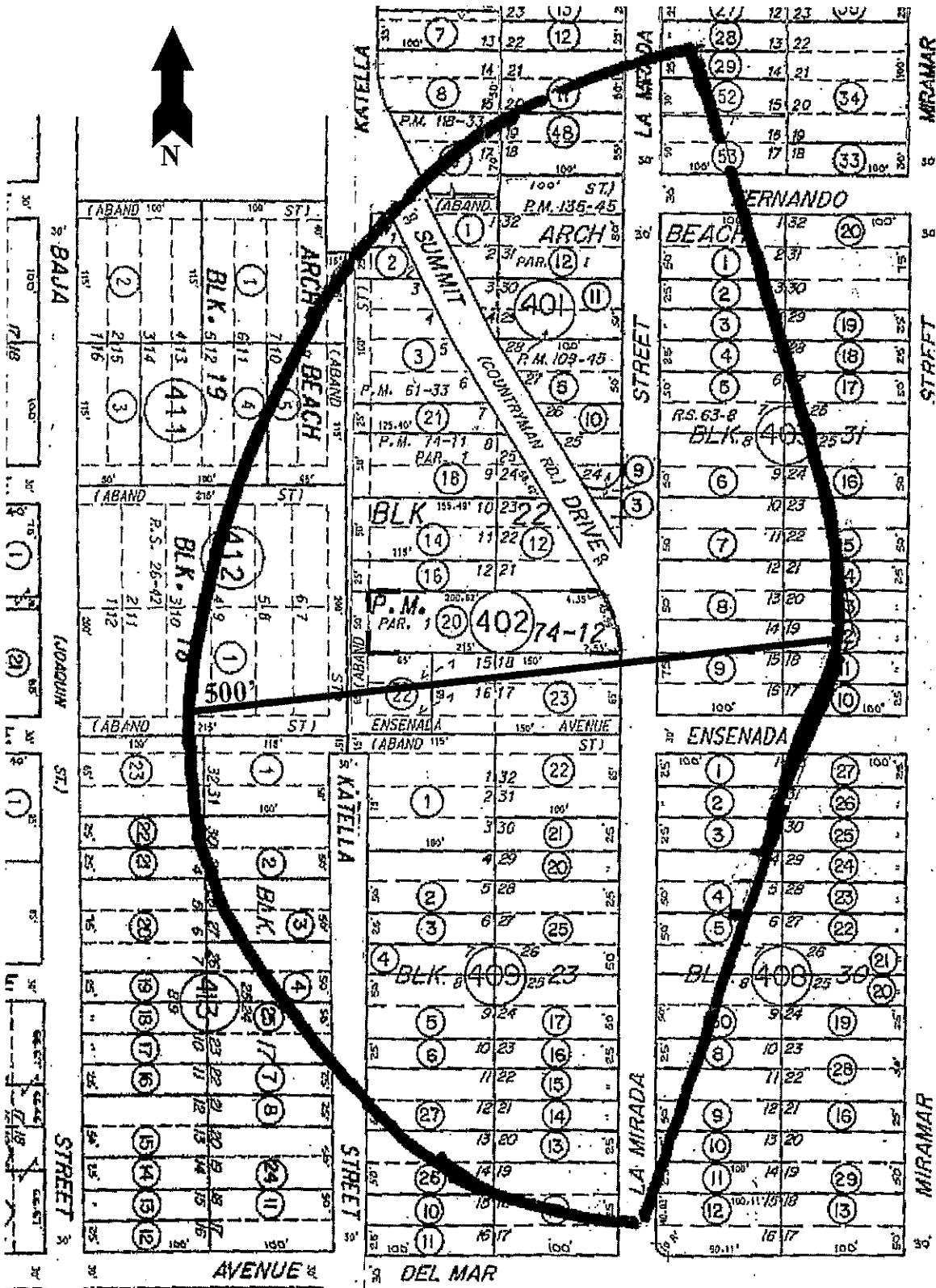
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 644-403-12  
500' RADIUS for View Preservation

Address: 1217 MIRAMAR 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)

#10703

6/29/2021

500' Ownership Listing  
For View Preservation

Prepared for:

644-403-12

JENNY TURNER

1217 MIRAMAR ST

LAGUNA BEACH CA 92651

RECEIVED

JUN 29 2021

ZONING DIVISION

644-391-08

CELESTE C ORTIZ

1335 LA MIRADA ST

LAGUNA BEACH CA 92651

644-391-09 644-401-01

DEBBIE ANKER-MORRIS

1130 SUMMIT DR

LAGUNA BEACH CA 92651

644-391-11

EARL N SANDVIGEN

1315 LA MIRADA

LAGUNA NIGUEL CA 92651

644-391-28

MCMURRAY LIVING TRUST

1324 LA MIRADA ST

LAGUNA BEACH CA 92651

644-391-29

JOHN P & WINTER L BONNIN

1320 LA MIRADA ST

LAGUNA BEACH CA 92651

644-391-48

MICHELLE C ABOGADO

P OBOX 2193

ASTORIA NY 11102

644-391-52

KENYON N SANDVIGEN

PO BOX 3064

MAMMOTH LAKES CA 93546

644-391-53

ROBERT S BIDDINGER

1246 24TH ST

HERMOSA BEACH CA 90254

644-401-03

CITY OF LAGUNA BEACH

505 FOREST AVE

LAGUNA BEACH CA 92651

644-401-05

MARK N KOVACEVICH

1265 LA MIRADA ST

LAGUNA BEACH CA 92651

644-401-09

STUART D BAIRD

18432 HILLCREST AVE

VILLA PARK CA 92861

644-401-10

RICHARD J MC GRATH

1255 LA MIRADA ST

LAGUNA BEACH CA 92651

644-401-11

ETK LEGACY INVESTMENTS

1279 LA MIRADA ST

LAGUNA BEACH CA 92651

644-401-12

HANS KEIRSTEAD

1289 LA MIRADA ST

LAGUNA BEACH CA 92651

644-402-01, 02, 03

GERALD & MARGARITA RIZZA

1151 SUMMIT DR

LAGUNA BEACH CA 92651

644-402-12, 14, 16

ALIMO INVESTMENT GROUP LLC

3390 VALLEY BLVD A

WALNUT CA 91789

644-402-18

KEITH STREET APARTMENTS LLC

1175 SUMMIT DR

LAGUNA BEACH CA 92651

644-402-20

RICHARD P BISSON

1215 LA MIRADA ST

LAGUNA BEACH CA 92651

644-402-21

JOHN M MCINNES

1175 SUMMIT DR

LAGUNA BEACH CA 92651

644-402-22 644-409-01

RICHARD P BISSON

1188 KATELLA ST

LAGUNA BEACH CA 92651

644-402-23

ALFRED GEORGE CARTER

1207 LA MIRADA

LAGUNA BEACH CA 92651

644-403-01

ROBERT C COCKRELL

1292 LA MIRADA ST

LAGUNA BEACH CA 92651

644-403-02

SHANNON P JOHNSON

PO BOX 576

SNOHOMISH WA 98291

644-403-03

KIMBERLY P BRADY

1276 LA MIRADA ST

LAGUNA BEACH CA 92651

644-403-04  
JOHN & PATRICIA POCHE  
1274 LA MIRADA  
LAGUNA BEACH CA 92651

644-403-05  
THOMAS RYDER  
1264 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-403-06, 16, 17  
TIMOTHY CARL & DEBRA FALKINBURG AIRES  
1244 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-403-07  
DAVID J DRZYMKOWSKI  
1234 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-403-08  
ERIK M BLOCK  
23265 S POINTE DR 100  
LAGUNA HILLS CA 92653

644-403-09  
KEVIN OCONNOR  
1220 ENSENADA AVE  
LAGUNA BEACH CA 92651

644-403-10  
MARK S BRANDT  
1205 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-403-11  
BROR MARIJE ANDRINGA  
1211 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-403-12  
JENNY TURNER  
1217 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-403-13  
THOMAS A DUGAN  
1225 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-403-14  
DENA J RUBIN  
1229 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-403-15  
JAMES N & NANCY E CROWELL  
3620 PACIFIC COAST HWY 200  
TORRANCE CA 90505

644-403-18, 19  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-408-01  
SYTM LLC  
2 MANDALAY  
LAGUNA NIGUEL CA 92677

644-408-02  
TEDDY HU  
1188 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-03  
ROB MCDEARMON  
1184 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-04  
KWAN SHING & DIANNE  
1176 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-05  
MARIA V HAINEY  
1164 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-08  
CORONA LITTLE TRUST  
1140 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-09  
MICHAEL F KUNZ  
1134 LA MIRADA  
LAGUNA BEACH CA 92651

644-408-10  
STEVEN T HARSHE  
5276 CHADWICK AVE  
HUNTINGTON BEACH CA 92649

644-408-11  
PIROZZI DARREN  
1116 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-408-12  
BARAJAS ROBERTO A JR  
5177 DARTMOUTH AVE  
LOS ANGELES CA 90032

644-408-26  
CHRISTINE M HALL  
1193 MIRAMAR ST  
LAGUNA BEACH CA 92651

644-408-27  
KARAMBIR S & SUKHINDERJIT  
BHULLAR  
2601 WAGON TRAIN LN  
DIAMOND BAR CA 91765

644-408-30  
GARY SCOTT PAER  
1150 LA MIRADA  
LAGUNA BEACH CA 92651

644-409-02  
DEBRA ISCHE  
1174 KATELLA ST  
LAGUNA BEACH CA 92651

644-409-03  
CARINA N PRYNN  
2505 KILO WAY  
LAGUNA BEACH CA 92651

644-409-04  
DENNIS ANTHONY PETERS  
1158 KATELLA ST  
LAGUNA NIGUEL CA 92651

644-409-05  
HENRY FRANCIS A  
1144 KATELLA ST  
LAGUNA BEACH CA 92651



644-409-06 644-413-25  
GRAAF ALLARD VAN DER  
1145 KATELLA ST  
LAGUNA BEACH CA 92651

644-409-10  
LIN JIN  
813 E RUBY LACE WAY  
AZUSA CA 91702

644-409-12  
JOSEPH N CARBERRY  
2411 GLENDOWER AVE  
LOS ANGELES CA 90027

644-409-13  
DAVID A POWERS  
1123 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-14  
CHARLES P RAINEY  
1129 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-15  
GWENDA L FREESE  
1135 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-16  
PETER WELGAN  
1141 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-17  
ALI MADDAHIAN  
27602 HOMESTEAD RD  
LAGUNA NIGUEL CA 92677

644-409-20  
JESUS P ARENAS  
1177 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-21  
TYLER WOLLMERSHAUSER  
1183 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-22  
DOUGLAS S GALLOWAY  
1856 SIENNA CANYON DR  
ENCINITAS CA 92024

644-409-25  
JEROME PUDWILL  
1165 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-409-26  
DAVID & KRISTAN SNELL  
800 SAN DAVID RD  
ARGYLE TX 76226

644-409-27  
CHWEI-SHIN & SA-YING YANG  
1831 E CALAVERAS ST  
ALTADENA CA 91001

644-411-01  
HOSSAM & MAGY SALIB  
1131 SUMMIT DR  
LAGUNA BEACH CA 92651

644-411-04, 05  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-412-01  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

644-413-01  
BISSON RICHARD P  
1215 LA MIRADA ST  
LAGUNA BEACH CA 92651

644-413-02, 21  
ALBERT ROBERTS  
1179 KATELLA ST  
LAGUNA BEACH CA 92651

644-413-03  
JOANNES TER HAAR  
875 PARK AVENUE 6C  
NEW YORK NY 10075

644-413-04  
JOHN BROSSA  
1155 KATELLA ST  
LAGUNA BEACH CA 92651

644-413-07  
NIKKI R DUPLISEA  
1135 KATELLA ST  
LAGUNA BEACH CA 92651

644-413-20  
HAMID J AL-HAKEEM  
1162 BAJA ST  
LAGUNA BEACH CA 92651

644-413-22  
JILLSON KENNETH L TRUST  
489 GRACELAND DR  
LAGUNA BEACH CA 92651

644-413-23  
WESLEY RAY HALL  
16444 BOLSA CHICA ST SPC 160  
HUNTINGTN BCH CA 92649