



July 13, 2021

Andrea and Steven Strawn
1284 Anacapa Way
Laguna Beach, CA 92651

Dear Mr. and Mrs. Strawn,

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 "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 21-9108**

Visit Date: **June 8, 2021**
Applicant: **Andrea and Steven Strawn**
View Address: **1284 Anacapa Way**

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, sunken sitting area
Upper level: Master bedroom, guest bedroom, guest bedroom (end)

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, Main Beach, Hotel Laguna, whitewater 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.

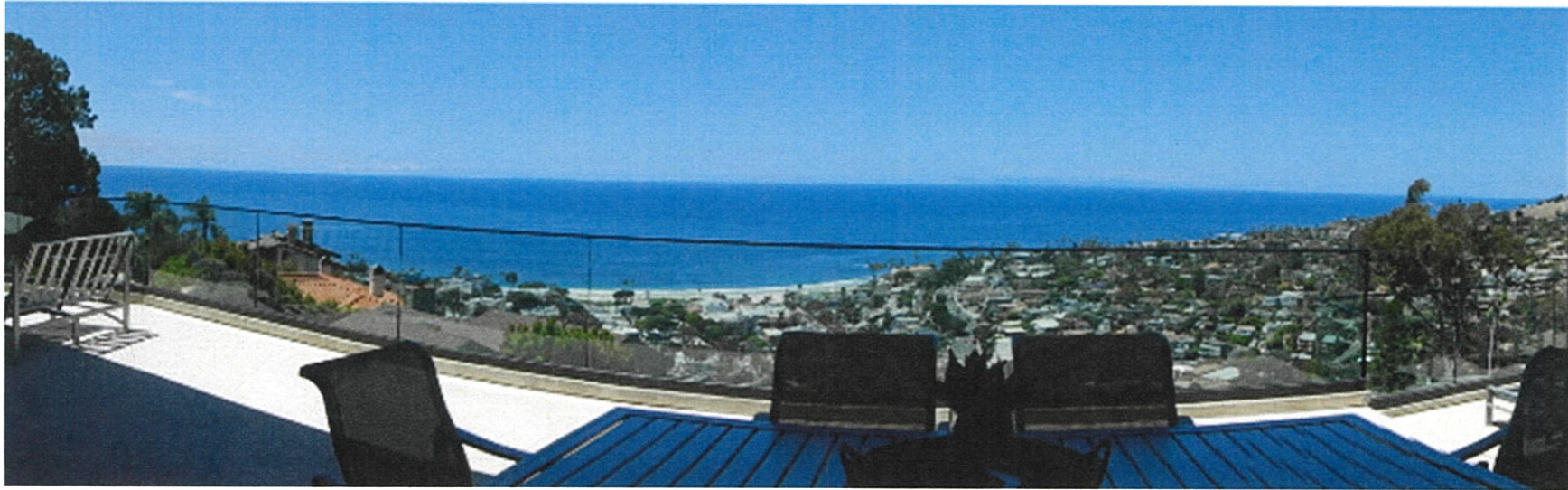
Date: 7/13/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: Mar Submitted to property file: 7/13/21

Document
1 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *M. J. [Signature]* Submitted to property file: *7/13/21*

Document
2 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *mparr* Submitted to property file: *7/13/21*

Document
3 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *mfarr* Submitted to property file: *7/13/21*

Document
4 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *M. J. [Signature]* Submitted to property file: *7/13/21*

Document
5 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: *7/13/21*

Document
6 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

The photograph above was taken from the sunken sitting area on the main floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: 7/13/21

Document
7 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

The photograph above was taken from the sunken sitting area on the main floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: *7/13/21*

Document
8 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

The photograph above was taken from the sunken sitting area on the main floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: 7/13/21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

The photograph above was taken from the sunken sitting area on the main floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: 7/13/21

Document
10 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *M. J. [Signature]* Submitted to property file: *7/13/21*

Document
11 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: *7/13/21*

Document
12 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: 7/13/21

Document
13 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *Myan* Submitted to property file: *7/13/21*

Document
14 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: *7/13/21*



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: 7/13/21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: 7/13/21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

The photograph above was taken from the guest bedroom (end) on the lower floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: [signature] Submitted to property file: 7/13/21

Document
18 of 21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

The photograph above was taken from the guest bedroom (end) on the lower floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: 7/13/21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

The photograph above was taken from the guest bedroom (end) on the lower floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: *[Signature]* Submitted to property file: 7/13/21



RECORD OF VIEW

VPP 21-9108



1284 Anacapa Way

The photograph above was taken from the guest bedroom (end) on the lower floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, whitewater and ocean horizon.

Date of photograph: 06/08/21 Photographed by: [signature] Submitted to property file: 7/13/21



July 13, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9108
1284 Anacapa Way, 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 **1284 Anacapa Way**. 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.

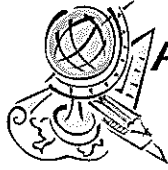
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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

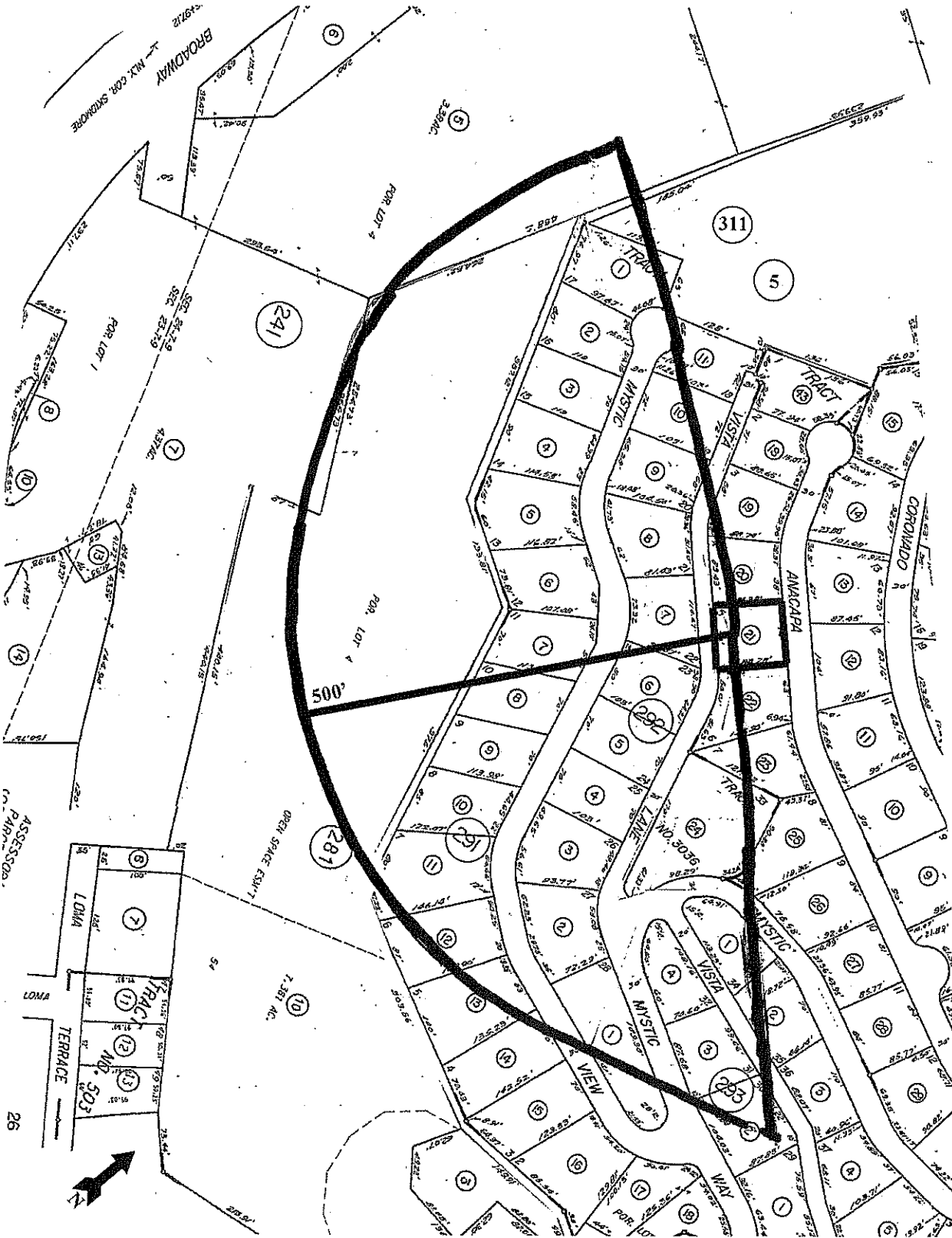
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-303-21
500' RADIUS for View Preservation

Address: 1284 ANACAPA WAY
LAGUNA BEACH CA 92651



#10702
6/28/2021



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



500' Ownership Listing Prepared for:

641-303-21
STRAWN STEVEN L
1284 ANACAPA WAY
LAGUNA BEACH CA 92651

641-241-05, 07
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

641-291-02
FRED J SABATINE
694 MYSTIC VW
LAGUNA BEACH CA 92651

641-291-05
DONALD A TOBIAS
97 BILTMORE ESTS
PHOENIX AZ 85016

641-291-08
EMPRESA LLC
PO BOX 7733
LAGUNA NIGUEL CA 92607

641-291-11
THOMAS MICHAEL LOUNIBOS
640 MYSTIC VW
LAGUNA BEACH CA 92651

641-291-14
ROBERT MC CORD
624 MYSTIC VW
LAGUNA BEACH CA 92651

641-292-03
JAMES RANDOLPH & JESSICA MARIE BURRITT
630 VISTA LN
LAGUNA BEACH CA 92651

641-292-06
BIENVENIDA S CRUZ
662 VISTA LN
LAGUNA BEACH CA 92651

641-281-10
KEVIN BALDRIDGE
500 MYSTIC WAY
LAGUNA BEACH CA 92651

641-291-03
MICHAEL BURDIEK
688 MYSTIC VW
LAGUNA BEACH CA 92651

641-291-06
BONNIE DAVIS
670 MYSTIC VW
LAGUNA BEACH CA 92651

641-291-09
CORT WRIGHT KLOKE
650 MYSTIC VW
LAGUNA BEACH CA 92651

641-291-12
REZA KHOSHNIYATI
636 MYSTIC VW
LAGUNA BEACH CA 92651

641-292-01
NEZIH M N & CAROLE G SALEM
612 MYSTIC WAY
LAGUNA BEACH CA 92651

641-292-04
NANCE L HOVE
640 VISTA LN
LAGUNA BEACH CA 92651

641-292-07
MICHAEL C & MICHELLE K POLINI
670 VISTA LN
LAGUNA BEACH CA 92651

641-291-01
MOHSIN SHAH
696 MYSTIC VIEW
LAGUNA BEACH CA 92651

641-291-04
FRANK E PEACHER
682 MYSTIC VW
LAGUNA BEACH CA 92651

641-291-07
JOAN A STRATTON
PO BOX 1896
LAGUNA BEACH CA 92652

641-291-10
POURAN HONARKAR
PO BOX 1438
LAGUNA BEACH CA 92652

641-291-13
FIRST AMERICAN
9 FIRST AMERICAN WAY
SANTA ANA CA 92707

641-292-02
DAVID M & ANGELA M CARR
3240 ROUNDWOOD RD
CHAGRIN FALLS OH 44022

641-292-05
SETH R JOHNSON
646 VISTA LN
LAGUNA BEACH CA 92651

641-292-08
B & K HUTCHINSON
4301 LAKESIDE DR
DALLAS TX 75219

641-292-09
RUBY YURIYE FUJIWARA
684 VISTA LN
LAGUNA BEACH CA 92651

641-292-10
MARY L & MARK CRAIG DAWSON
690 VISTA LN
LAGUNA BEACH CA 92651

641-292-11
MARY SPENCER PETERSON
1298 ANACAPA
LAGUNA BEACH CA 92651

641-293-02
SAM A BORNO
612 VISTA LN
LAGUNA BEACH CA 92651

641-293-03
FORMAN SCOTT K & MARGIE
25 HIGH WATER
NEWPORT COAST CA 92657

641-293-04
JOSEPH A MARCHICA
618 VISTA PARK
LAGUNA BEACH CA 92651

641-294-01
MARCY ELLEN HORENSTEIN
625 MYSTIC WAY
LAGUNA BEACH CA 92651

641-294-02
PAULA J LINGELBACH
P O BOX 4290
LAGUNA BEACH CA 92652

641-303-19
RAISAL 32 INVESTMENTS
1290 ANACAPA WAY
LAGUNA BEACH CA 92651

641-303-20
GEORGE OLIVERY
1288 ANACAPA WAY
LAGUNA BEACH CA 92651

641-303-21
STRAWN STEVEN L
94 DRIFTWOOD DR
KEY WEST FL 33040

641-303-22
GIAMPIERO CAPELLI
1280 ANACAPA WAY
LAGUNA BEACH CA 92651

641-303-23
RICHMOND L TAYLOR
1274 ANACAPA WAY
LAGUNA BEACH CA 92651

641-303-24
KATHLEEN NORRIS DAVIS
622 MYSTIC WAY
LAGUNA BEACH CA 92651

641-303-25
TEODOR SAUCA
1268 ANACAPA WAY
LAGUNA BEACH CA 92651

641-311-05
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651