



May 28, 2025

Victoria Strombom
783 Barracuda Way
Laguna Beach, CA 92651
VPP 24-1931

Dear Victoria Strombom,

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 may be located on the city's website: www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address.

Please allow 5-7 days for the record to be uploaded to the website.

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.

Kind Regards,

Kate Kazama

Kate Kazama, Associate Planner
Community Development
Tel. (949) 497-0748
kkazama@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 24-1931**

Visit Date: **11/07/2024**
Applicant: **Victoria Strombom**
View Address: **783 Barracuda Way**

Visit Conducted by: **Kate Kazama, Associate Planner**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room
Upper level: Bedroom #2, primary bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene primarily consist of ocean horizon and canyon.

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: *5/28/2025* By: *Kate Kazama*

End of Checklist



RECORD OF VIEW: 783 BARRACUDA WAY



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

Visual scene description: Ocean horizon and canyon.

Date of photograph: 11/07/24 Photographed by: *Kate Kayama* Submitted to property file: 05/28/25



The photograph above was taken from bedroom #2 on the upper level of primary residential structure.

Visual scene description: Ocean horizon and canyon.

Date of photograph: 11/07/24 Photographed by: *Kate Kazama* Submitted to property file: 5/28/25



RECORD OF VIEW: 783 BARRACUDA WAY



The photograph above was taken from bedroom #2 on the upper level of primary residential structure.

Visual scene description: Ocean horizon and canyon.

Date of photograph: 11/07/24 Photographed by: *Kate Kazama* Submitted to property file: 5/28/25



RECORD OF VIEW: 783 BARRACUDA WAY



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

Visual scene description: Ocean horizon.

Date of photograph: 11/07/24 Photographed by: *Kate Kazama* Submitted to property file: 5/28/25



RECORD OF VIEW: 783 BARRACUDA WAY



The photograph above was taken from the primary bedroom on the upper level of primary residential structure.
Visual scene description: Ocean horizon.

Date of photograph: 11/07/24 Photographed by: *Kate Kazama* Submitted to property file: 5/28/25



RECORD OF VIEW: 783 BARRACUDA WAY



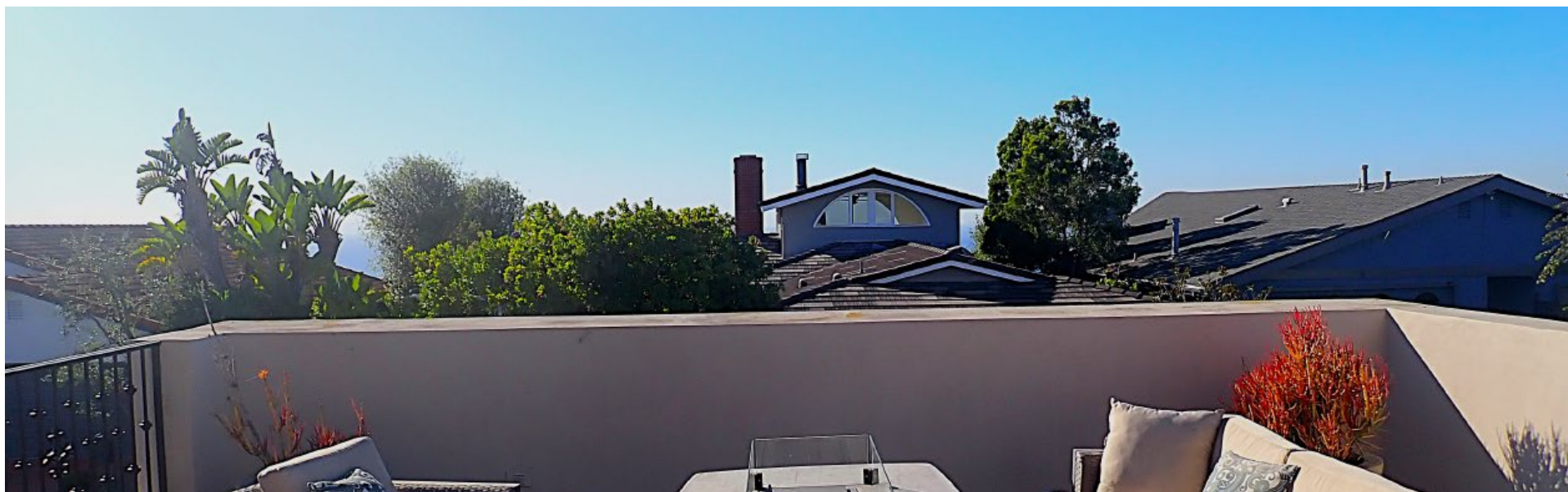
The photograph above was taken from the primary bedroom on the upper level of primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 11/07/24 Photographed by: *Kate Kazama* Submitted to property file: 5/28/25



RECORD OF VIEW: 783 BARRACUDA WAY



The photograph above was taken from the primary bedroom on the upper level of primary residential structure.
Visual scene description: Ocean horizon.

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RECORD OF VIEW: 783 BARRACUDA WAY



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Visual scene description: Ocean horizon.

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Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

May 28, 2024

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at:

TO:

Address: 783 Barracuda Way | APN: 656-035-05

View Preservation VPP Number: VPP 24-1931

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

There is no action required from you at this time.

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.

Dear Property Owner:

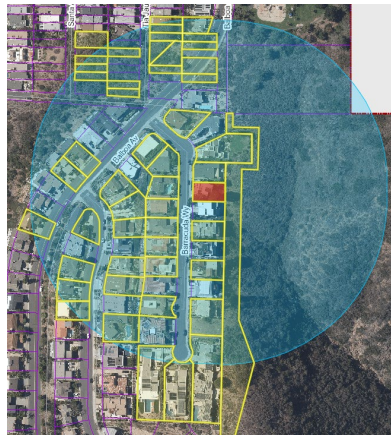
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **783 Barracuda Way**.

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

The Record of Views for the subject address can be found on the city's website:

www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address.

Please allow up to 30 days for the record to be available on the website from the date of this postcard. If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at kkazama@lagunabeachcity.net or (949) 497-0748.

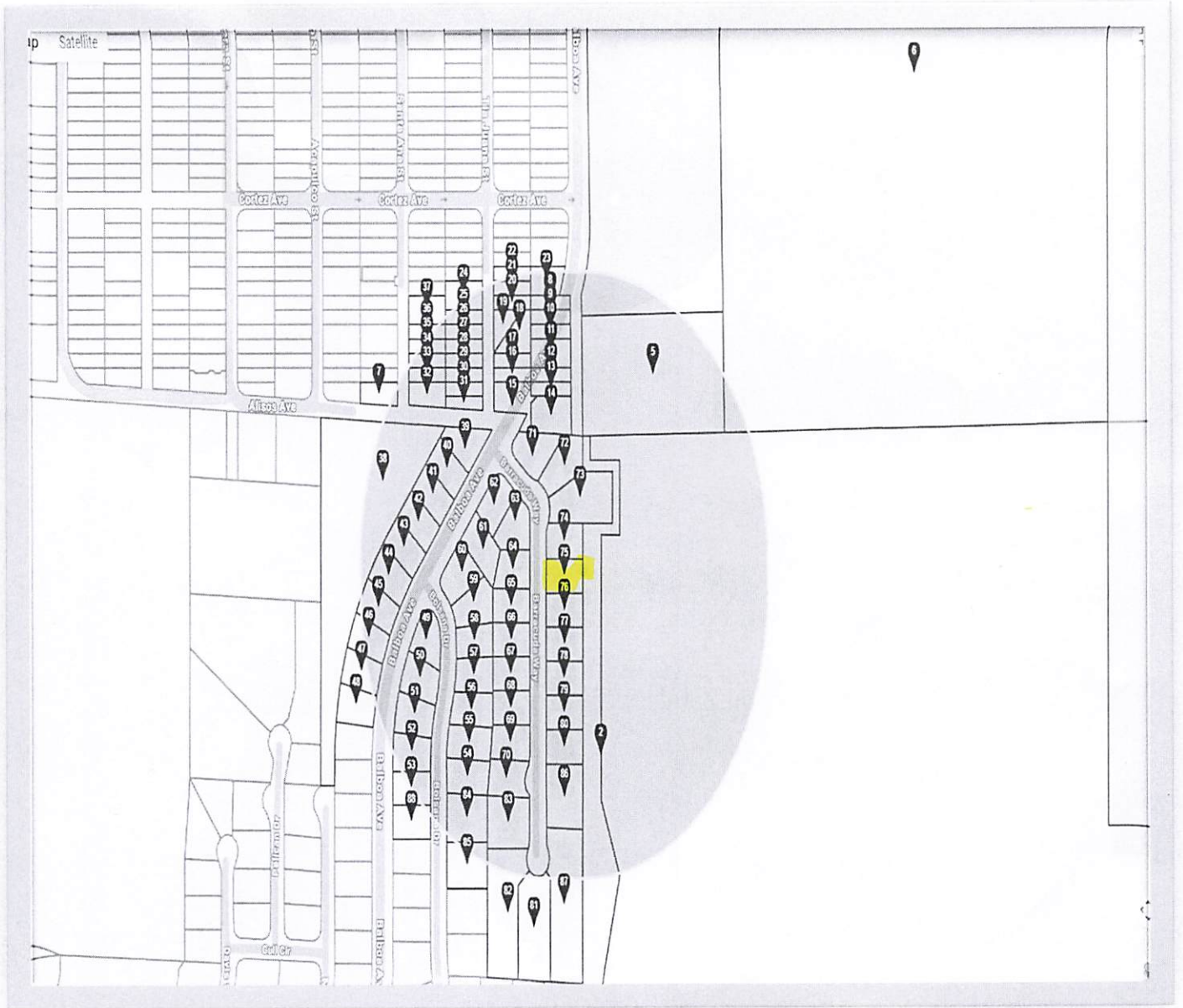


VPP 24-1931

783 Barracuda Way

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner 30 days to perform the necessary restoration action.

File #259583
783 BARRACUDA WAY
SUBJECT #75
MAY 19 2025



Susan Case Inc
4000 Barranca Pkwy #250
Irvine CA 92604
orders@susancaseinc.com

Susan W Case, Inc
4000 Barranca Pkwy #250
Irvine CA 92604
949-494-6105

The public notification was mailed on 5/23/2025 for 783 Barracuda Way.

A handwritten signature in black ink, appearing to read "Susan Case". The signature is written in a cursive, flowing style.

Susan Case