



July 3, 2025

Richard Malaspina
2470 Juanita Way
Laguna Beach, CA 92651
VPP 25-0477

Dear Richard,

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.

Warm Regards,

A handwritten signature in black ink that reads "Jessica Mendoza". The signature is written in a cursive, flowing style.

Jessica Mendoza, Assistant Planner
Community Development
Tel. (949) 497-0390
jmendoza@lagunabeachcity.net



RECORD OF VIEW

VPP 25-0477



2470 Juanita Way

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

Visual scene description: Blue water, ocean horizon, Catalina Island, beach coast, white water

Date of photograph: 04/29/2025 Photographed by: *Jessica Mendoza* Submitted to property file: 07/03/2025

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VPP 25-0477



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

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RECORD OF VIEW

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RECORD OF VIEW

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2470 Juanita Way

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RECORD OF VIEW

VPP 25-0477



2470 Juanita Way

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

Visual scene description: Blue water, ocean horizon, Catalina Island, beach coast, white water

Date of photograph: 04/29/2025 Photographed by: *Jessica Mendoza* Submitted to property file: 07/03/2025

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RECORD OF VIEW

VPP 25-0477



2470 Juanita Way

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

Visual scene description: Blue water, ocean horizon, Catalina Island, beach coast, white water

Date of photograph: 04/29/2025 Photographed by: *Jessica Mendoza* Submitted to property file: 07/03/2025

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RECORD OF VIEW

VPP 25-0477



2470 Juanita Way

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

Visual scene description: Blue water, ocean horizon, Catalina Island, beach coast, white water

Date of photograph: 04/29/2025 Photographed by: *Jessica Mendoza* Submitted to property file: 07/03/2025

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RECORD OF VIEW

VPP 25-0477



2470 Juanita Way

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Visual scene description: Blue water, ocean horizon, Catalina Island, beach coast, white water

Date of photograph: 04/29/2025 Photographed by: *Jessica Mendoza* Submitted to property file: 07/03/2025

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RECORD OF VIEW

VPP 25-0477



2470 Juanita Way

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Visual scene description: Blue water, ocean horizon, Catalina Island, beach coast, white water

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RECORD OF VIEW

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2470 Juanita Way

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NOTIFICATION PACKAGE

2470 Juanita Way, Laguna Beach

APNs 656-131-27

INCLUDES:

500' OWNER LIST

500' RADIUS MAP

CERTIFICATION

COUNT: 142 (duplicates consolidated)

POSTMARKED 07/09/2025

FILE #4635

orders@expressmapping.com
www.expressmapping.com
4000 Barranca Pkwy #250, Irvine CA 92604

Local (949) 771-0051
Toll Free (888) 990-MAPS



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

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

July 7, 2025

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

TO:

Address:2470 Juanita Way | APN: 656-131-27
View Preservation VPP Number: VPP 25-0477

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:

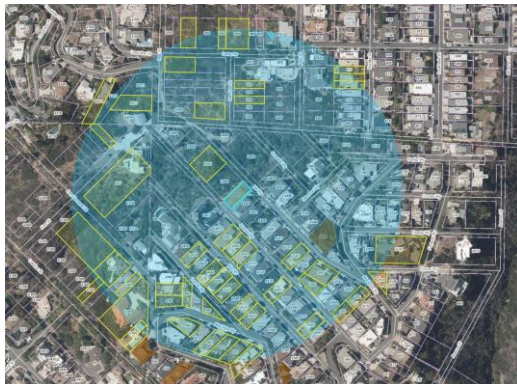
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2470 Juanita Way**.

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:

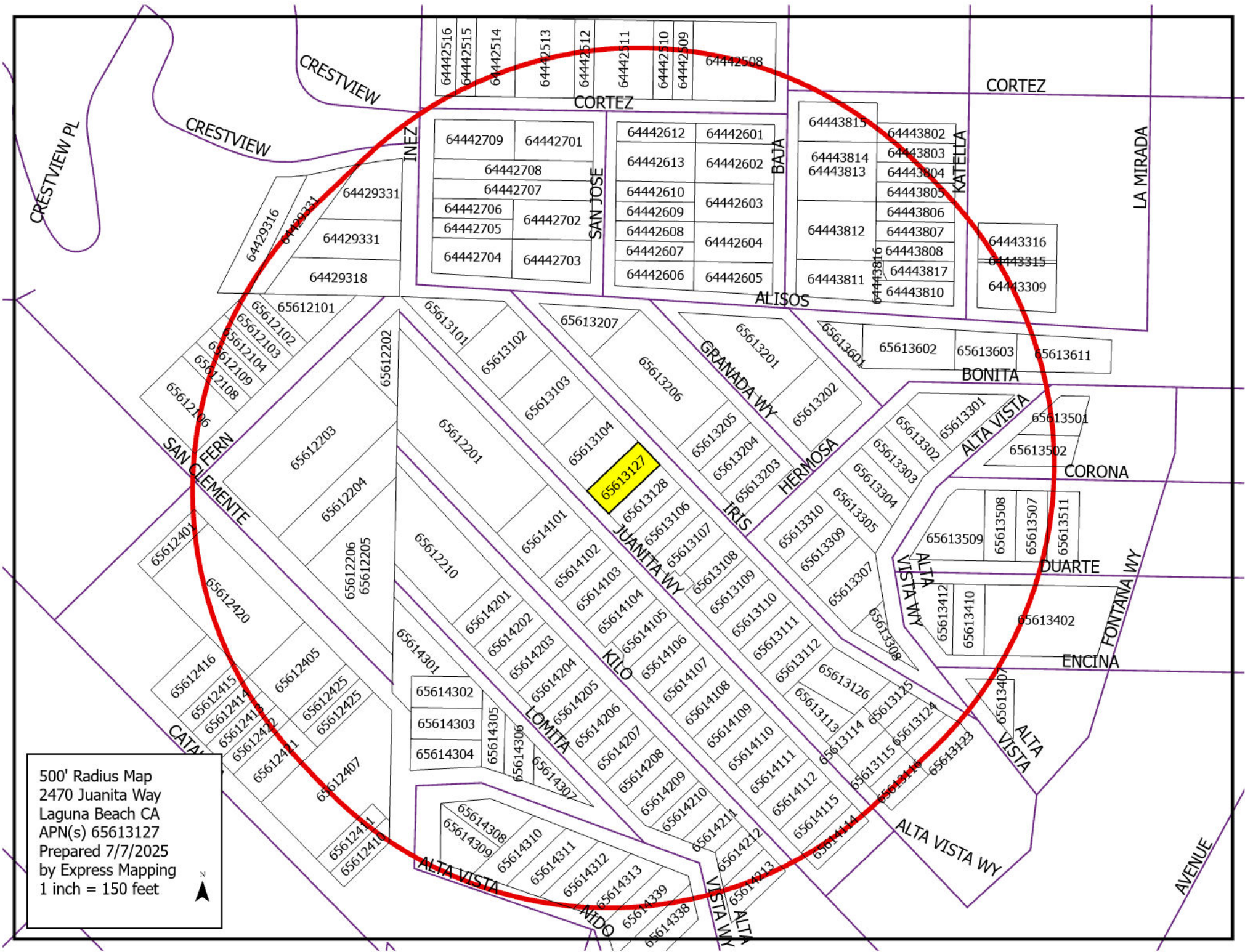
www.lagunabeachcity.net/government/departments/communi-ty-development/views-and-trees/view-restoration-preservation/view-records-by-address.

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 jmendoza@lagunabeachcity.net or (949) 497-0390.



VPP 25-0477
2470 Juanita 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.



500' Radius Map
 2470 Juanita Way
 Laguna Beach CA
 APN(s) 65613127
 Prepared 7/7/2025
 by Express Mapping
 1 inch = 150 feet



64442516	64442515	64442514	64442513	64442512	64442511	64442510	64442509	64442508
64442709	64442701	64442708		64442612		64442601		
64442707		64442613		64442602		64443815		64443802
64442706	64442702	64442610	64442609	64442603	64443814	64443803	64443804	64443805
64442705		64442608	64442607	64442604	64443813	64443806	64443807	64443808
64442704	64442703	64442607	64442606	64442605	64443812	64443807	64443808	64443817
		64442606	64442605		64443811	64443816	64443810	64443810

64443815	64443802	64443316
64443814	64443803	64443315
64443813	64443804	64443309
	64443805	
	64443806	
	64443807	
	64443808	
	64443817	
	64443810	

65613602	65613603	65613611
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65613127

EXPRESS MAPPING
4000 BARRANCA PKWY #250, IRVINE CA 92604
PHONE OR TEXT (949) 771-0051

Certificate of Preparation

The attached list includes the names and addresses of all property owners within 500' from the exterior boundaries of the following addresses/APNs.

ADDRESS: 2470 Juanita Way, Laguna Beach

APNs: 656-131-27

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Express Mapping is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 07/07/2025

644-293-16
Richard Lucidi
2263 Crestview Dr
Laguna Beach CA 92651

644-293-18
Timothy W Matthews
2279 Inez St
Laguna Beach CA 92651

644-293-31
Melanie Dadvar
11 Spendore Dr
Beath CA 96257

644-425-08,9
Raymond Glenn Redfern
915 Baja St
Laguna Beach CA 92651

644-425-10,11
Sales Woodvale
911 N Briar Rd
Muncie IN 47304

644-425-12
Monique Brunelle
999 Broad St
Bridgeport CT 6604

644-425-13
Mary H Lunceford
2546 County Rd 308
Durango CO 81303

644-425-14,15,16
Christine Lynn Arendas
1705 Lake St
Huntington Beach CA 92648

644-426-01,462-12
Nikolas Kolintzas
895 Baja St
Laguna Beach CA 92651

644-426-02,3,13
Douglas C Duplisea
Po Box 707
Saratoga WY 82331

644-426-04
Dallas E Irwin
12003 Los Reyes Ave
La Mirada CA 90638

644-426-05,6
Lili Hassanzadeh Ghodrati
Po Box 2995
Palosverdes Penin CA 90274

644-426-07
George M Loggins
355 3rd St
Laguna Beach CA 92651

644-426-08
Karen Estrada
Po Box 337
Blue Jay CA 92317

644-426-09,10
Flamingo Investments
269 S Beverly Dr #1195
Beverly Hills CA 90212

644-427-01
Kim Dinh
256 Esther St
Costa Mesa CA 92627

644-427-02,7
Hassan Fard
25915 Blascos
Mission Viejo CA 92691

644-427-03
Ryan Kirk Wishart
1408 Sycamore Ave
Glendale CA 91201

644-427-04,5
Oceansway Llc
225 Via Malaga
San Clemente CA 92673

644-427-06,mult
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644-427-08
Kristie Lambert
2632 La Costa Ave
Carlsbad CA 92009

644-427-09
Paul L Fejes 2014
960 Timber Hills Rd
Colfax CA 95713

644-433-09
Gary L Gauthier
814 Katella St
Laguna Beach CA 92651

644-433-16
Sherry A Monahan
242 E 19th St #9F
New York NY 10003

644-438-02
Diana Lynn Aston
883 Katella St
Laguna Beach CA 92651

644-438-03
Karin E Ovens
875 Katella St
Laguna Beach CA 92651

644-438-04,5
Oswald Steward
855 Katella St
Laguna Beach CA 92651

644-438-06
William Todd & Katherine Victoria Viar
845 Katella St
Laguna Beach CA 92651

644-438-07
Anthony & Melia Carlson
835 Katella St
Laguna Beach CA 92651

644-438-08
Hassan & Jocelyne Dairi
3329 Barnes Cir
Glendale CA 92651

644-438-10
805 Katella
31191 Ceanothus Dr
Laguna Beach CA 92651

644-438-12
Amir Reza Nasiri-sarvi
16596 China Berry Ct
Chino Hills CA 91709

644-438-13,14
Donna Olsen Ballard
870 Baja St
Laguna Beach CA 92651

644-438-15
Richard & Allison Sprague
1025 Cortez Ave
Laguna Beach CA 92651

644-438-17
Jonathan Mcbain Marble
815 Katella St
Laguna Beach CA 92651

656-121-01,2,3
1154 Woodside Road
7442 N Whisper Canyon Pl
Tucson AZ 85718

656-121-04,6
Farmers & Merchants
565 Fern St
Laguna Niguel CA 92651

656-121-08,9
Orville H Clay
255 Davidson Rd
Williams OR 97544

656-122-01,141-01
Kim P Gage
2457 Juanita Way
Laguna Beach CA 92651

656-122-02
John C Abusaid
29 Coastal Oak
Aliso Viejo CA 92656

656-122-03
John C Abusaid
565 Fern St #B
Laguna Beach CA 92651

656-122-04,5
Kevin Aaronson
32741 Seven Seas Dr
Dana Point CA 92629

656-122-06
Thomas R Zack
960 Evening St
Worthington OH 43085

656-122-10
Scioscia, Anne E Tr Prop 58 Tr
915 Falling Star Ave
Westlake Village CA 91362

656-124-01
Dennis L Hefty
4114 Anne Ct N E
Salem OR 97305

656-124-05
Edward C Gillow
2365 San Clemente St
Laguna Beach CA 92651

656-124-07,21,22
Don Rose
2399 San Clemente St
Laguna Beach CA 92651

656-124-10
James G Pyda
36954 Lancaster St
Livonia MI 48154

656-124-11
James G Pyda
460 Alta Vista Way
Laguna Beach CA 92651

656-124-13
Bryan Patrick Conlon
2300 Catalina St
Laguna Beach CA 92651

656-124-14
Robert T Brown
501 N El Camino Real #200
San Clemente CA 92672

656-124-15
Verle Dean Smith
41476 Patri Cir
Murrieta CA 92562

656-124-16
Michael D Groulx
10246 E Copper Dr
Sun Lakes AZ 85248

656-124-20
Michael G Maloney
100 Austin Ave #101
Weatherford TX 76086

656-124-25
David H Solo
2387 San Clemente St
Laguna Beach CA 92651

656-131-01,2
Richard S Barry
2280 Inez St
Laguna Beach CA 92651

656-131-03
Fong Sheng Kevin Su
1303 W Crone Ave
Anaheim CA 92802

656-131-04
Patrick Lustig
33122 Paseo Celestial
San Juan Capistrano CA 92675

656-131-06
Valerie Helene Sinkus
2491 Iris Way
Laguna Beach CA 92651

656-131-07
Investments Inc Alliant
8733 Holly Ln
Riverside CA 92503

656-131-08
Christopher Vernon Cureton
2505 Iris Way
Laguna Beach CA 92651

656-131-09
Hikers Stoic
5019 Seneca Dr
Dallas TX 75209

656-131-10
Patricia Jo Amyouny
2535 Iris Way
Laguna Beach CA 92651

656-131-11
David Chang
2545 Iris Way
Laguna Beach CA 92651

656-131-12
Michael Joseph Fitzpatrick
2555 Iris Way
Laguna Beach CA 92651

656-131-13
Alyssa Grace James
2560 Juanita Way
Laguna Beach CA 92651

656-131-14
Craig & Shell Cardon
2697 S Kings Rd
Palm Springs CA 92264

656-131-15
Lauren Renee Work
3233 La Mesa Dr
San Carlos CA 94070

656-131-16
Ali Homayouni
1750 Ocean Blvd #D
Long Beach CA 90802

656-131-23
Derek & Nicole Brianna Lebon
682 Alta Vista Way
Laguna Beach CA 92651

656-131-24
Gary K Daglian
2200 Winona Blvd
Los Angeles CA 90027

656-131-25
William B Pike
2581 Iris Way
Laguna Beach CA 92651

656-131-26
Gregory J Boucher
2567 Iris Way
Laguna Beach CA 92651

656-131-27
Richard Malaspina
2470 Juanita Way
Laguna Beach CA 92651

656-131-28
Jeffrey & Laura Ajer
519 Messtan Pl
Danville CA 94526

656-132-01
General Bonita
420 N Mckinely St #111-303
Corona CA 92879

656-132-02
Camille A Krichmar
4455 Baja Mission Rd
Fallbrook CA 92028

656-132-03
Ross F Conner
2490 Iris Way
Laguna Beach CA 92651

656-132-04,5
William T & Tania Mckeown
Po Box 9533
Newport Beach CA 92658

656-132-06
Marwa Chinder Obeid
118 Calle Cuervo
San Clemente CA 92672

656-132-07
Laguna Beach County Waterdistrict
306 3rd St
Laguna Beach CA 92651

656-133-01,3
Laura M Parisi
780 Alta Vista Way
Laguna Beach CA 92651

656-133-02
David H Hannah
1637 Torcida Dr
La Canada Flintri CA 91011

656-133-03
Andrew Bailey
760 Alta Vista Way
Laguna Beach CA 92651

656-133-04
Richard Kipling Carrier
750 Alta Vista Way
Laguna Beach CA 92651

656-133-05
Cyndie Lee Metz
730 Alta Vista Way
Laguna Beach CA 92651

656-133-07
Barry D Michaels
2560 Iris Way
Laguna Beach CA 92651

656-133-08
Mark Ramsdell Danforth Danforth
2590 Iris Way
Laguna Beach CA 92651

656-133-09
Thomas J Brennan
2540 Iris Way
Laguna Beach CA 92651

656-133-10
Alan Chang
2520 Iris Way
Laguna Beach CA 92651

656-134-02
Kathleen Scherer
1855 Industrial St #311
Los Angeles CA 90021

656-134-07
Marie L Titolo
2518 Encina Way
Laguna Beach CA 92651

656-134-10
Harry M Brittenham
10990 Wilshire Blvd Fl 8
Los Angeles CA 90024

656-134-12
Mahesh & Jayshree Vyas
2501 Duarte Way
Laguna Beach CA 92651

656-135-01
David Scott Nale
124 Fillmore St
San Francisco CA 94117

656-135-02
Linda Jean Young
2514 Corona Way
Laguna Beach CA 92651

656-135-07
John P Manning
2524 Duarte Way
Laguna Beach CA 92651

656-135-08
Ronald S Duby
822 N Topaz Cir
Palm Springs CA 92262

656-135-09
Morvarid Emamy
2506 Duarte Way
Laguna Beach CA 92651

656-135-11
Glenn A & Marsha Bianchi
30 Emerald Bay
Laguna Beach CA 92651

656-136-01
Camille A Krichmar
790 Hermosa Way
Laguna Beach CA 92651

656-136-02
Anvari Assoc
Po Box 6935
Laguna Niguel CA 92607

656-136-11
Jonathan Williams
2540 Bonita Way
Laguna Beach CA 92651

656-141-02
Glenna Matthews
2475 Juanita Way
Laguna Beach CA 92651

656-141-03
Rino A Peruzzi
2485 Juanita Way
Laguna Beach CA 92651

656-141-04
Vahi Urun
2495 Juanita Way
Laguna Beach CA 92651

656-141-05
Michael T Tran
2038 Redfield St
Fullerton CA 92833

656-141-06
Robert J Fleisher
4964 Corey Road
Toledo OH 43623

656-141-07
Madhu J John
2525 Juanita Way
Laguna Beach CA 92651

656-141-08
Patrick P Hu
12010 Cortona Pl
Riverside CA 92503

656-141-09,142-04,5
Fiona J Prynn
2505 Kilo Way
Laguna Beach CA 92651

656-141-10
Tzau Jin Chung
195 S Suffolk Ln
Lake Forest IL 60045

656-141-11
Judith Wittenstein
2565 Juanita Way
Laguna Beach CA 92651

656-141-12
Dennis S Phillips
2575 Juanita Way
Laguna Beach CA 92651

656-141-14
Donald H Clarfeld
2595 Juanita Way
Laguna Beach CA 92651

656-141-15
Yoshihiro Maruyama
2585 Juanita Way
Laguna Beach CA 92651

656-142-01
Barbara Arntsen
2430 Lomita Way
Laguna Beach CA 92651

656-142-02
George Jay Dalton
Po Box 56241
Sherman Oaks CA 91413

656-142-03
Nicole C Anderson
Po Box 7505
Laguna Niguel CA 92607

656-142-06
Carroll S Dawson
2515 Kilo Way
Laguna Beach CA 92651

656-142-07
X Fund 24 L P Advanced
15320 Barranca Pkwy #100
Irvine CA 92618

656-142-08
Leslie A Smith
2535 Kilo Way
Laguna Beach CA 92651

656-142-09
Dennis A Napier
2545 Kilo Way
Laguna Beach CA 92651

656-142-10
Roger J Owens
2555 Kilo Way
Laguna Beach CA 92651

656-142-11
And Porta Llc Dom
101 W Fern Ave
Redlands CA 92373

656-142-12
Erik Van Buren
20152 Big Bend Ln
Huntington Beach CA 92646

656-142-13
Robert Linn Bush
2585 Kilo Way
Laguna Beach CA 92651

656-143-01
Sheldon L Zide
2405 Lomita Way
Laguna Beach CA 92651

656-143-02
Robert Andrew Mcgraw
2445 Lomita Way
Laguna Beach CA 92651

656-143-03
Anthony Fisch
2370 San Clemente St
Laguna Beach CA 92651

656-143-04
Allayn J Stevens
480 Alta Vista Way
Laguna Beach CA 92651

656-143-05
Livio Ceppi
486 Alta Vista Way
Laguna Beach CA 92651

656-143-06
Terry V Frank
488 Alta Vista Way
Laguna Beach CA 92651

656-143-07
Aida Gharakhani
144 E Chestnut Ave
Monrovia CA 91016

656-143-08
Clarke J Gregory
465 Alta Vista Way
Laguna Beach CA 92651

656-143-09
David Connolly
461 Alta Vista Way
Laguna Beach CA 92651

656-143-10
Jerry M Butto
200 Slocum St
Trenton MI 48183

656-143-11
Barbara J Clarence
481 Alta Vista Way
Laguna Beach CA 92651

656-143-12
Samia Saleem
489 Alta Vista Way
Laguna Beach CA 92651

656-143-13
Napoli E Louise
495 Alta Vista Way
Laguna Beach CA 92651

656-143-38
Raul R Romero
1600 Colonial Hills Dr
Mclean VA 22102

656-143-39
Barry A Siskind
3 Moss Springs Ct
Henderson NV 89052