



November 8, 2024

Alison Mahoney
615 Short Street
Laguna Beach, CA 92651
VPP 24-2133

Dear Ms. Mahoney,

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,

Daniel Latham

Daniel Latham, Associate Planner
Community Development
Tel. (949) 464-6612
dlatham@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 24-2133**

Visit Date: **10/25/2024**

Applicant: **Alison Mahoney**

View Address: **615 Short Street**

Visit Conducted by: **Daniel Latham, Associate Planner**

VIEW LOCATION / VISUAL SCENE

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

Upper level: Bedroom, Office, Master Bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily 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: *11/8/2024* By: *Daniel Latham*

End of Checklist



RECORD OF VIEW

VPP 24-2133



615 Short Street

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

Visual scene description: Ocean horizon.

Date of photograph: 10/25/24 Photographed by: *Daniel Latham* Submitted to property file: 11/8/24

Document
1 of 3



RECORD OF VIEW

VPP 24-2133



615 Short Street

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

Visual scene description: Ocean horizon.

Date of photograph: 10/24/24 Photographed by: *Daniel Latham* Submitted to property file: 11/8/24

Document
2 of 3



RECORD OF VIEW

VPP 24-2133



615 Short Street

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

Visual scene description: Ocean horizon.

Date of photograph: 10/25/24 Photographed by: *Daniel Latham* Submitted to property file: 11/8/24

Document
3 of 3



NOTIFICATION PACKAGE

615 Short Street, Laguna Beach

APNs 644-044-03

INCLUDES:

500' OWNER LIST

500' RADIUS MAP

CERTIFICATION

COUNT: 72 (duplicates consolidated)

POSTMARKED 11/08/2024

FILE #1069

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

**A Record of View has been documented with the City of Laguna Beach
by the property owner(s) at 615 Short Street.**

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.

TO:

**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.

November 8th 2024

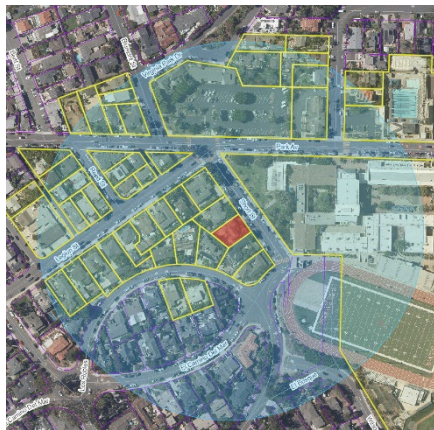
View Preservation VPP Number: VPP 24-2133
Address: 615 Short Street | APN: 644-044-03

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **615 Short Street**.

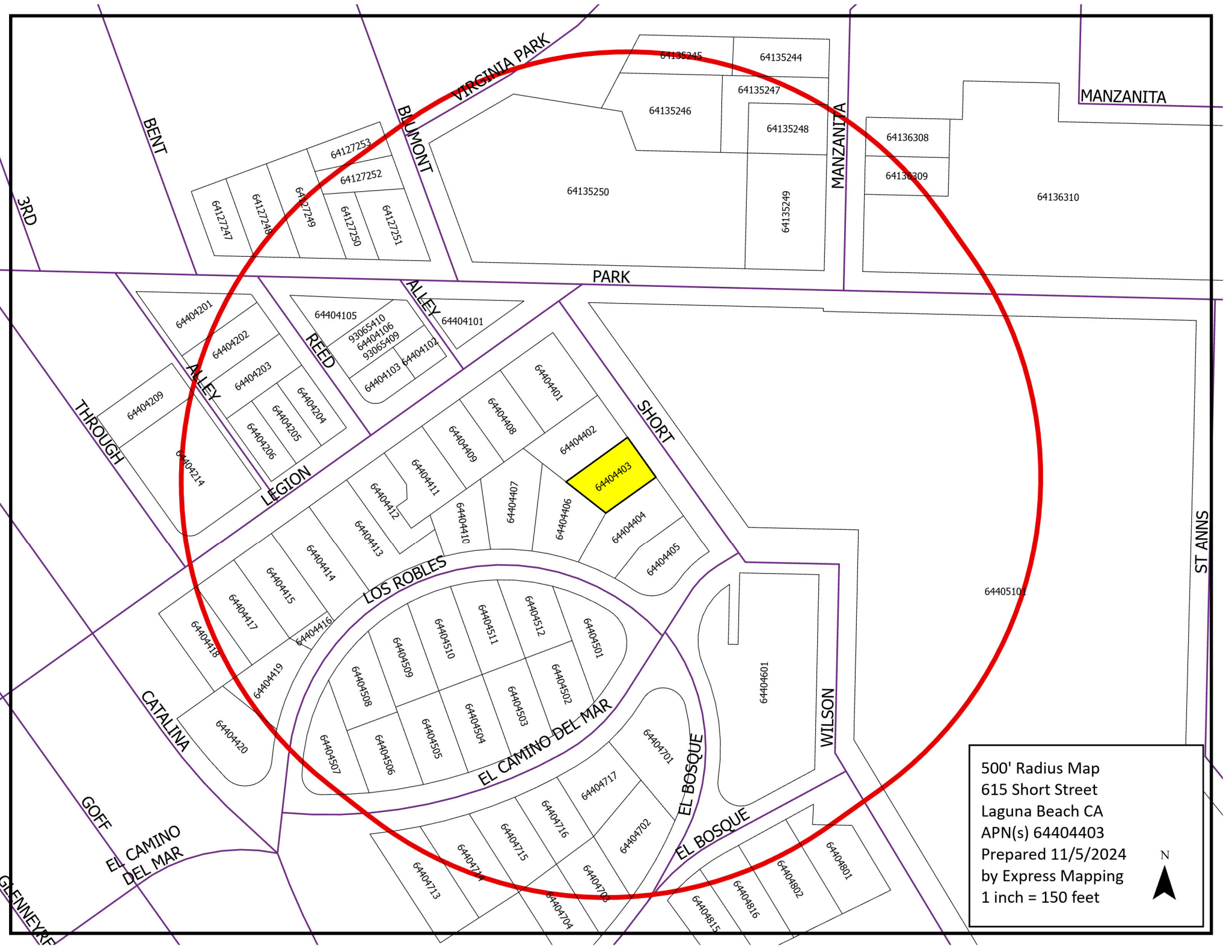
A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not 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 using the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on green box to the right "Record of Views by Address". 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. **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 (949) 464-6612 or at dlatham@lagunabeachcity.net



VPP 24-2133
615 Short Street

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 thirty days to perform the necessary restoration action.



500' Radius Map
615 Short Street
Laguna Beach CA
APN(s) 64404403
Prepared 11/5/2024
by Express Mapping
1 inch = 150 feet



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: 615 Short Street, Laguna Beach

APNs: 644-044-03

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: 11/05/2024

641-272-47;644-047-15
Michael B White
435 El Camino Del Mar
Laguna Beach CA 92651

641-272-48
Richard & Louise Schirle
13245 Magnolia Blvd
Sherman Oaks CA 91423

641-272-49
Clayton Townes Hale
474 Hilledge Dr
Laguna Beach CA 92651

641-272-50
Andrew G Ogden
3827 Silver Plume Cir
Boulder CO 80305

641-272-51
Michael Pickett
164 W Yale Loop
Irvine CA 92604

641-272-52
Sylvia M Mauthner
374 Locust St
Laguna Beach CA 92651

641-272-53
Patricia Kiraly
575 Blumont St
Laguna Beach CA 92651

641-352-44
445 Hilledge
1803 N Wolcott Ave
Chicago IL 60622

641-352-45
Parviz & Ginger Abdavi-azar
637 Virginia Park Dr
Laguna Beach CA 92651

641-352-46
Christina Ithurburn
631 Virginia Park Dr
Laguna Beach CA 92651

641-352-47
Shores Holdings Llc Kirehn
9730 S Virginia St
Reno NV 89511

641-352-48
Susan Elliott
810 Manzanita Dr
Laguna Beach CA 92651

641-352-49
The Church Of Jesus Christ Of Latter-
50 E North Temple Fl 22nd
Salt Lake City UT 84150

641-352-50,363-10;046-01
Laguna Beach Unified School
505 El Bosque
Laguna Beach CA 92651

641-363-08
Smacky Lp
34262 Blue Lantern St #A
Dana Point CA 92629

641-363-09
Richard E Cramer
24800 Chrisanta Dr #130
Mission Viejo CA 92691

644-041-01,2
Michael I Gamerl
564 Legion St
Laguna Beach CA 92651

644-041-03
Alban M Moreno
542 Legion St
Laguna Beach CA 92651

644-041-05
Alfred Hollenberger
1014 Park Ave
Laguna Beach CA 92652

644-042-01
John B Johnstone
521 Park Ave
Laguna Beach CA 92651

644-042-02
515-17 Llc
1594 Chariton Rd
San Marino CA 91108

644-042-03
Ronnie Rogers
539 Reed St
Laguna Beach CA 92651

644-042-04
Cary Glenn
3214 Bern Ct
Laguna Beach CA 92651

644-042-05
Anne E Wild
516 Legion St
Laguna Beach CA 92651

644-042-06
Mijala Llc
252 Turner Ave
Encinitas CA 92024

644-042-09
Through Llc 556
668 N Coast Hwy #1256
Laguna Beach CA 92651

644-042-14
Church Calvary Evangelical Free Of
468 Legion St
Laguna Beach CA 92651

644-044-01
Malinda Howard
585 Legion St
Laguna Beach CA 92651

644-044-02
Steven Ray Mcintosh
607 Short St
Laguna Beach CA 92651

644-044-03
Miles F Mahoney
615 Short St
Laguna Beach CA 92651

644-044-04
Kirk M Andrews
623 Short St
Laguna Beach CA 92651

644-044-05
John David Rogers
498 El Camino Del Mar
Laguna Beach CA 92651

644-044-06
Todd L Brooks
480 Los Robles
Laguna Beach CA 92651

644-044-07
Jeanne R Meyers
472 Los Robles
Laguna Beach CA 92651

644-044-08
Skip Maison
565 Legion St
Laguna Beach CA 92651

644-044-09
Steven R Chidester
17762 Cowan
Irvine CA 92614

644-044-10
Lyle Roger & Marci Lorraine Hutson
464 Los Robles
Laguna Beach CA 92651

644-044-11
Laura L Menkes
545 Legion St
Laguna Beach CA 92651

644-044-12
Karl D Schwartz
3939 Bee Caves Rd #C100
West Lake Hills TX 78746

644-044-13
Lois C Wilcoxon
541 24th Pl
Hermosa Beach CA 90254

644-044-14
Kent Weed
10880 Wilshire Blvd #1000
Los Angeles CA 90024

644-044-15
Michael Manuel & Carine Garcia-
475 Legion St
Laguna Beach CA 92651

644-044-16,19
Virginia V Mason
424 Los Robles
Laguna Beach CA 92651

644-044-17
Beach Cottages Main
155 Oak St
Laguna Beach CA 92651

644-044-18
Rael Phillip Merson
435 Legion St
Laguna Beach CA 92651

644-044-20
Stephen O Schulist
400 Los Robles
Laguna Beach CA 92651

644-045-01
Sally L Jameson
494 El Camino Del Mar
Laguna Beach CA 92651

644-045-02
Julie Hope Sandler
303 Broadway St #106
Laguna Beach CA 92651

644-045-03
Christopher T Vanley
460 El Camino Del Mar
Laguna Beach CA 92651

644-045-04
Dennis C Forsyth
448 El Camino Del Mar
Laguna Beach CA 92651

644-045-05
Jane Andersen
430 El Camino Del Mar
Laguna Beach CA 92651

644-045-06
Robert Runkel
420 El Camino Del Mar
Laguna Beach CA 92651

644-045-07
Jdf Llc
26741 Calle Maria
Capistrano Beach CA 92624

644-045-08
Kevin M Hampton
847 S West Hoytsville Rd
Coalville UT 84017

644-045-09
Philip C Mccarty
439 Los Robles
Laguna Beach CA 92651

644-045-10
Richard G Plavetich
455 Los Robles
Laguna Beach CA 92651

644-045-11
Stephen P Milner
19 N Stonington Rd
Laguna Beach CA 92651

644-045-12
Larry Stephen Zeman
Po Box 477
Laguna Beach CA 92652

644-047-01
Dino Romeo
495 El Camino Del Mar
Laguna Beach CA 92651

644-047-02
Lawrence S Abrahams
476 El Bosque
Laguna Beach CA 92651

644-047-03
Charles Frederick & Joanna Lee
464 El Bosque
Laguna Beach CA 92651

644-047-04
Richard E Johnson
444 El Bosque
Laguna Beach CA 92651

644-047-13
Geraldine Prober
417 El Camino Del Mar
Laguna Beach CA 92651

644-047-14
John A Hovanesian
425 El Camino Del Mar
Laguna Beach CA 92651

644-047-16
Jane W Golden
455 El Camino Del Mar
Laguna Beach CA 92651

644-047-17
Edward Michael Duro
26550 Indian Service Rd
Highland CA 92346

644-048-01,2
Edwin Bradshaw & Janette Hughes
515 El Bosque
Laguna Beach CA 92651

644-048-15
Bruce & Kim Fiscus
95 26th Ave #F
San Francisco CA 94121

644-048-16
Clark Sturtevant Collins
1999 S Coast Hwy #1
Laguna Beach CA 92651

644-051-01
School Laguna Beach Unified
550 Blumont
Laguna Beach CA 92651

930-65-409
Sherif Abdalla
565 Park Ave #1
Laguna Beach CA 92651

930-65-410
Fenton Butler Ingham
560 Reed St
Laguna Beach CA 92651