



March 21, 2022

Jennifer Luhan
978 Meadowlark Dr.
Laguna Beach, CA 92651

Dear Ms. Luhan,

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 > click on the green box to the right "Record of Views by Address".

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-9375**

Visit Date: **October 5, 2021**

Applicant: **Jennifer Luhan**
View Address: **978 Meadowlark Dr**

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: Kitchen/dining room, 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 consists primarily of Catalina Island 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: 3/21/22 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 21-9375



978 Meadowlark Drive

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

Visual scene description: ocean horizon.

Date of photograph: 10/15/21 Photographed by: *M. J. [Signature]* Submitted to property file: *3/21/22*

Document
1 of 4



RECORD OF VIEW

VPP 21-9375



978 Meadowlark Drive

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

Visual scene description: ocean horizon.

Date of photograph: 10/15/21 Photographed by: *M. J. ...* Submitted to property file: *3/1/22*

Document
2 of 4



RECORD OF VIEW

VPP 21-9375



978 Meadowlark Drive

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

Visual scene description: ocean horizon.

Date of photograph: 10/15/21 Photographed by: *M. J. ...* Submitted to property file: *3/21/22*

Document
3 of 4



RECORD OF VIEW

VPP 21-9375



978 Meadowlark Drive

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

Visual scene description: ocean horizon.

Date of photograph: 10/15/21 Photographed by: *[signature]* Submitted to property file: *3/21/22*

Document
4 of 4



March 21, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9375
978 Meadowlark Dr., Laguna Beach, CA

Dear Property Owner:

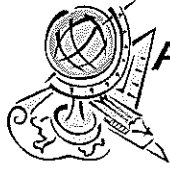
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **978 Meadowlark Dr.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 > 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. 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
Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

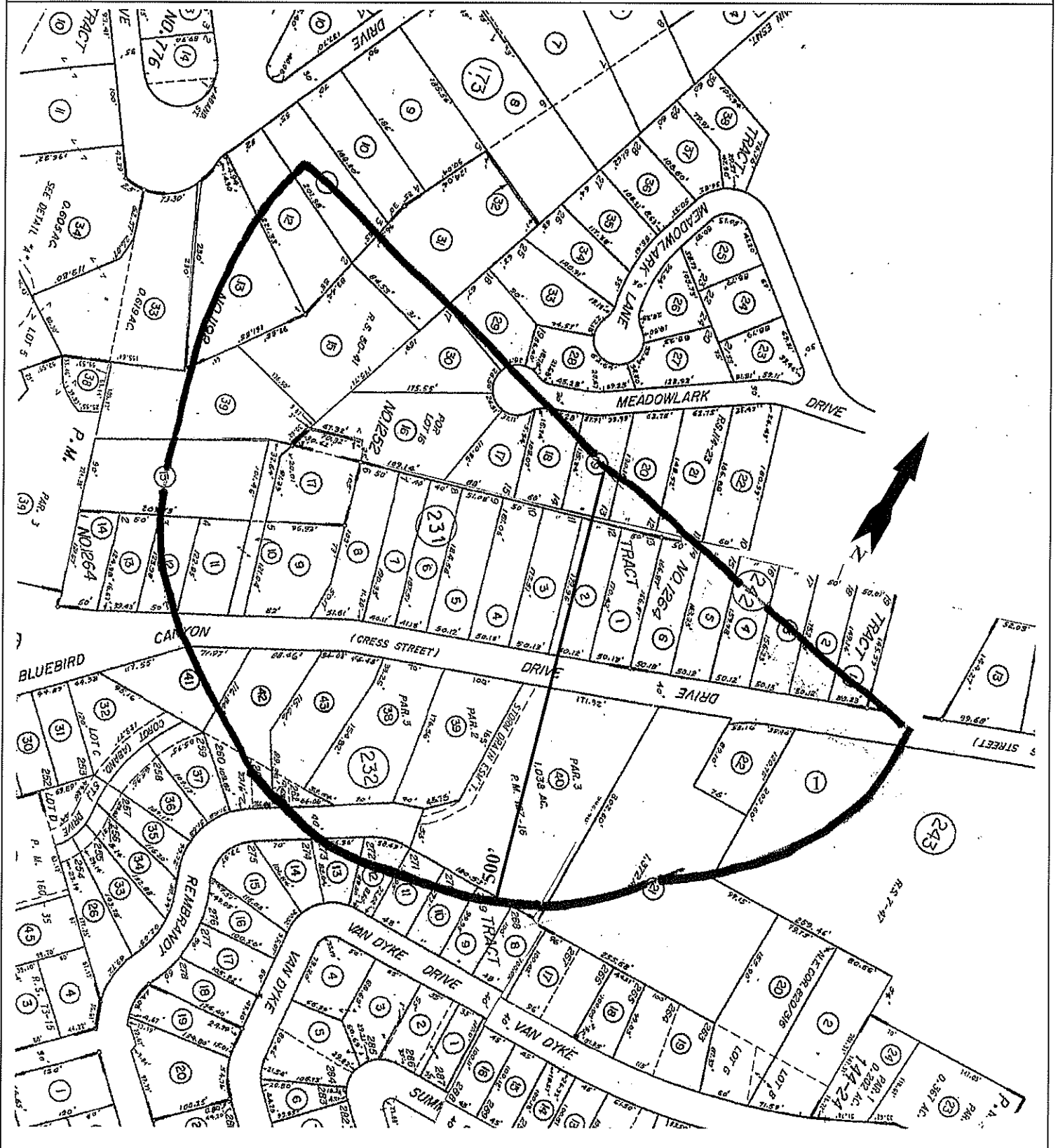
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-173-19
500' RADIUS (for View Preservation)

Address: 978 MEADOWLARK DR
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 Denise@Advancedlisting.com

#11085
3/2/2022

500' Ownership Listing
For View preservation
Prepared for:

644-173-19
JASON ERIC & JENNIFER ELAINE LUHAN
978 MEADOWLARK DR
LAGUNA BEACH CA 92651

RECEIVED

MAR 03 2022

CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT

644-173-11
LAUREN ANN HOWELL
1215 DUNNING DR
LAGUNA BEACH CA 92651

644-173-12
JOHN TSAI
1199 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-173-13
JON DAVID & KATHERINE ANN
DELANGIS
1195 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-173-15
JACQUIN CUEVAS DOLE
826 BLUEBIRD CANYON LN
LAGUNA BEACH CA 92651

644-173-16
JOSH D BRADBURY
998 MEADOWLARK DR
LAGUNA BEACH CA 92651

644-173-17
BLAKE ASHLEY
P O BOX 11043
NEWPORT BEACH CA 92658

644-173-18
NATASHA DESAI
225 E 39TH ST #231
NEW YORK NY 10016

644-173-19
JASON ERIC & JENNIFER ELAINE
LUHAN
978 MEADOWLARK DR
LAGUNA BEACH CA 92651

644-173-20
CHARLES WILLIAM LUCZO
970 MEADOWLARK DR
LAGUNA BEACH CA 92651

644-173-21
ELLIOT M SACKS
964 MEADOWLARK DR
LAGUNA BEACH CA 92651

644-173-29
BRADLEY & MARNA BRIGHT
991 MEADOWLARK DR
LAGUNA NIGUEL CA 92677

644-173-30
JOSEPH M KARRATT
995 MEADOWLARK DR
LAGUNA BEACH CA 92651

644-173-31
ANGELA C IRISH
828 BLUEBIRD CANYON LN
LAGUNA BEACH CA 92651

644-184-39
ANOOSHIRAVAN HAMI
772 CRESS ST
LAGUNA BEACH CA 92651

644-231-01
JOHN CRUZ FRIAS
868 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-02
DIANE MARIE HANSEN
864 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-03
DEBORAH E SHIELDS
860 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-04
JOAN E ROWE
856 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-05
MICHAEL BURKE
7201 CROOKED BOW CIR
LAS VEGAS NV 89149

644-231-06
KEITH WILLIAM LEE
848 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-07
JACK ROBBINS
844 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-08
JAMES E BOKA
840 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-09
PATRICIA B AUGUST
834 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-10
BERTRAM F RUDOLPH
P O BOX 2302
CARMEL CA 93921

644-231-11
PATRICIA J SLOWSKY
818 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-12
DAVID J MCDONALD
812 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-13
BRIAN E WISELY
808 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-15
DARREN H MCLELLAN
820 BLUEBIRD CANYON LN
LAGUNA BEACH CA 92651

644-231-17
MARK LAPTIN
831 BLUEBIRD CANYON LN
LAGUNA BEACH CA 92651

644-232-08
J L NORWOOD
1008 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-09
VERONICA M GRAY
1000 VAN DYKE
LAGUNA BEACH CA 92651

644-232-10
SMITH FAMILY TRUST BYPASS
TRUST & FAMILY TRUST SURVI
984 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-11
ALDY DAMIAN
36 COUNTRY LN
ROLLING HILLS EST CA 90274

644-232-12
DETLOF VON WINTERFELDT
974 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-13
NEIL MARKHAM
964 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-14
THAIS N ASKENASY
954 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-38, 39, 43
STEVEN F LEWIS
990 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-40
LORI ANNE HATHAWAY
1000 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-41
JEANNINE SCHRANTZ
32565 GOLDEN LANTERN ST B299
DANA POINT CA 92629

644-232-42
954 REMBRANDT DR
9301 WILSHIRE BLVD 605
BEVERLY HILLS CA 90210

644-242-01
CAMERON A & PATRICIA L FRASER
892 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-242-02
CHEN MAN
2330 ROANOKE RD
SAN MARINO CA 91108

644-242-03
ALEXANDER C & ELLE KATHLEEN
WALLSTEIN
884 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-242-04
GUILLERMO W MORATORIO
880 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-242-05
JEFFREY T BOOTH
878 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-242-06
JACOB R CANDELARIA
872 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-243-01, 21
MAX W BROWN
PO BOX 4977
LAGUNA BEACH CA 92652

644-243-22
MARK V DZIUK
885 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651