



August 18, 2022

Delband Momeni
1150 Skyline Drive
Laguna Beach, CA 92651

Dear Ms. Momeni,

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 "Tony 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 21-10713**

Visit Date: **08/11/22**
Applicant: **Delband Momeni**
View Address: **1150 Skyline Drive**

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, kitchen, 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 includes Catalina Island, downtown Laguna, 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: 8/18/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 21-10713



1150 Skyline Drive

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

Visual scene description: whitewater and ocean horizon.

Date of photograph: 08/11/22 Photographed by: *Tony Farr*

Submitted to property file: *8/18/22*

Document

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RECORD OF VIEW

VPP 21-10713



1150 Skyline Drive

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

Visual scene description: Catalina Island, downtown Laguna, and ocean horizon.

Date of photograph: 08/11/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

Document
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RECORD OF VIEW

VPP 21-10713



1150 Skyline Drive

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

Visual scene description: Catalina Island, downtown Laguna, and ocean horizon.

Date of photograph: 08/11/22 Photographed by: *Tony Farr* Submitted to property file: 08/18/22

Document
3 of 7



RECORD OF VIEW

VPP 21-10713



1150 Skyline Drive

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

Visual scene description: Catalina Island, downtown Laguna, and ocean horizon.

Date of photograph: 08/11/22 Photographed by: *Tony Farr* Submitted to property file: *8/18/22*

Document
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RECORD OF VIEW

VPP 21-10713



1150 Skyline Drive

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

Visual scene description: Catalina Island, downtown Laguna, and ocean horizon.

Date of photograph: 08/11/22 Photographed by: *Tony Farr* Submitted to property file: 08/18/22

Document
5 of 7



RECORD OF VIEW

VPP 21-10713



1150 Skyline Drive

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

Visual scene description: Catalina Island, downtown Laguna, and ocean horizon.

Date of photograph: 08/11/22 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

Document
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RECORD OF VIEW

VPP 21-10713



1150 Skyline Drive

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

Visual scene description: Catalina Island, downtown Laguna, and ocean horizon.

Date of photograph: 08/11/22 Photographed by: *Tony Farr*

Submitted to property file: *8/18/22*

Document

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August 18, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10713
1150 Skyline Drive, 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 **1150 Skyline Drive**. 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 "mfarr".

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
tfarr@lagunabeachcity.net

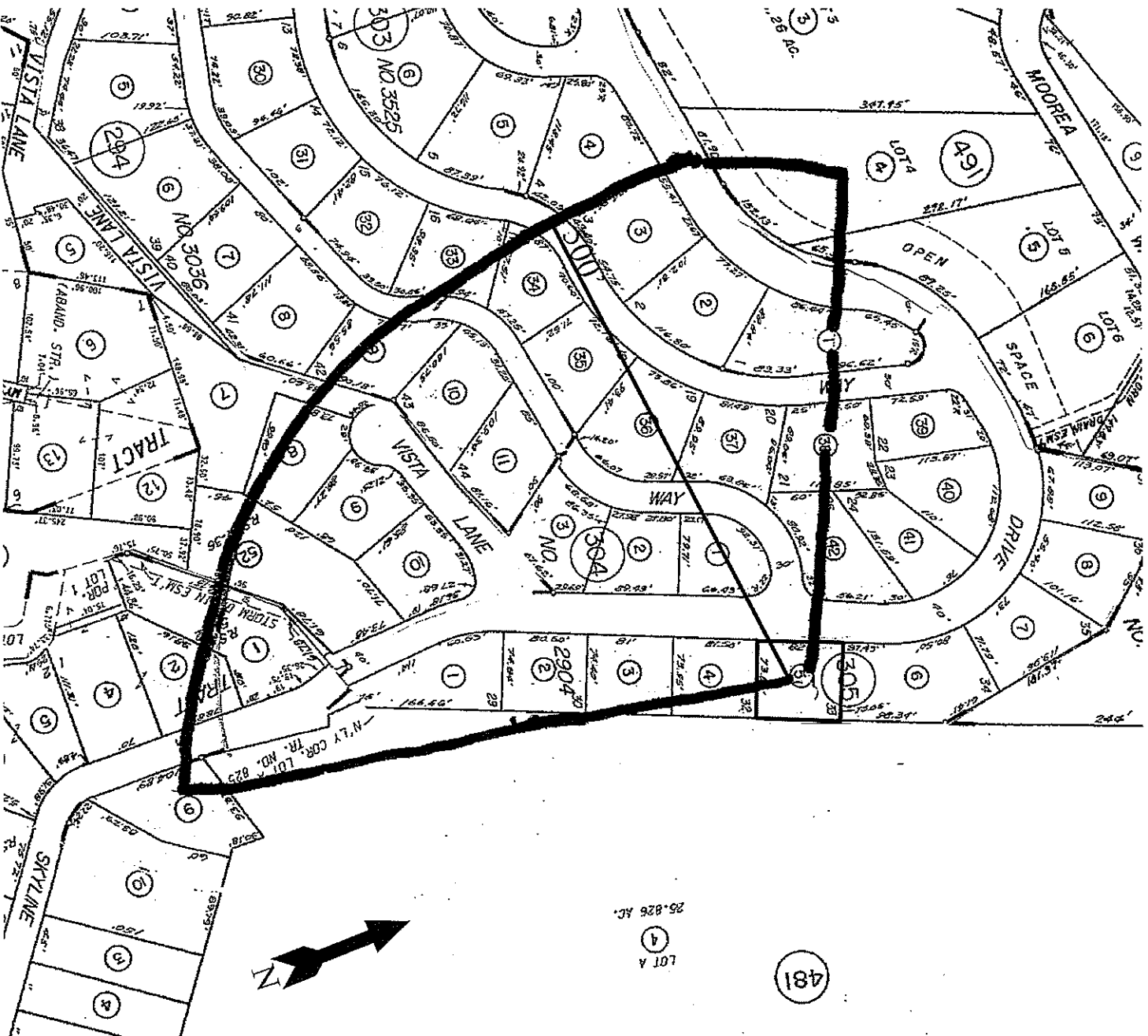


Advanced Listing Services Inc

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: 641-305-05
500' RADIUS

Address: 1150 SKYLINE DR
LAGUNA BEACH CA 92651



#11373
8/16/2022



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www.Advancedlisting.com Denise@Advancedlisting.com

RECEIVED

AUG 15 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

500' Ownership Listing

Prepared for:

641-305-05

**RAMIN ROWSHANKHAH
1150 SKYLINE DR
LAGUNA BEACH CA 92651**

641-294-09

**JAMES RICHARD SHOEMAKER
SHOEMAKER
685 MYSTIC WY
LAGUNA BEACH CA 92651**

641-294-10

**CARL HOWARD BRUNS
691 MYSTIC WAY
LAGUNA BEACH CA 92651**

641-294-11

**EVAN G LINDER
607 MYSTIC WAY
LAGUNA BEACH CA 92651**

641-303-01

**GREGORY E MARSELLA
1200 SKYLINE DR
LAGUNA BEACH CA 92651**

641-303-02

**RODNEY QUICK
1465 SEBRING ST
POMONA CA 91767**

641-303-03

**ARIAN SHAMS
1217 SKYLINE DR
LAGUNA BEACH CA 92651**

641-303-04

**RON B & GIZELLE RUSS
3345 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651**

641-303-33

**LEONARD R OLDS
1230 ANACAPA WAY
LAGUNA BEACH CA 92651**

641-303-34

**ADSIZ DOGAN EKMEKCI
519 VENTAJA
NEWPORT BEACH CA 92660**

641-303-35

**WAY ANACAPA
2757 MEADOWVIEW CT
TARPON SPRINGS FL 34688**

641-303-36

**SYLVIA M HORNE
1220 ANACAPA WAY
LAGUNA BEACH CA 92651**

641-303-37

**ANNE KRIZMAN
240 FOREST AVE
LAGUNA BEACH CA 92651**

641-303-38

**RICHARD E & TARYN M CARPENTER
1210 ANACAPA WAY
LAGUNA BEACH CA 92651**

641-303-42

**JEFFREY R & LORA F BARNA
1155 SKYLINE DR
LAGUNA BEACH CA 92651**

641-304-01

**VIRGINIA D TRUJILLO
974 COAST VIEW DR
LAGUNA BEACH CA 92651**

641-304-02

**CHARLES R PEYTON
240 NEWPORT CENTER DR 203
NEWPORT BEACH CA 92660**

641-304-03

**STEPHEN M MILLS
715 MYSTIC WAY
LAGUNA BEACH CA 92651**

641-305-01

**THOMAS J CUCCIA
1106 SKYLINE DR
LAGUNA BEACH CA 92651**

641-305-02

**JULIE A CARDIN
1116 SKYLINE DR
LAGUNA BEACH CA 92651**

641-305-03

**KENNETH E ROBERTS
1126 SKYLINE DR
LAGUNA BEACH CA 92651**

641-305-04

**MICHAEL E MORRIS
1136 SKYLINE DR
LAGUNA BEACH CA 92651**

641-305-05

**RAMIN ROWSHANKHAH
11 GOLF DR
ALISO VIEJO CA 92656**

641-352-07

**SLT FINANCIAL
17871 N 95TH ST
SCOTTSDALE AZ 85255**

641-352-08

**RITA P WILSON
564 VISTA LN
LAGUNA BEACH CA 92651**

641-352-09
PETER SARKIS
554 VISTA LN
LAGUNA BEACH CA 92651

641-352-10
1105 SKYLINE DRIVE
595 S BURLINGAME AVE
LOS ANGELES CA 90049

641-352-52
CATHERINE E KUNZWEILER
1103 SKYLINE DR
LAGUNA BEACH CA 92651

641-361-09
DANNY OGDEN
1082 SKYLINE DR
LAGUNA BEACH CA 92651

641-362-01
DOUGLAS JOEL SIKORSKI
1101 SKYLINE DR
LAGUNA BEACH CA 92651

641-362-02
JAMES WARD FLANDERS
1099 SKYLINE DR
LAGUNA BEACH CA 92651

641-481-04
L MOUNTAIN HOMEOWNERS ASSN
1285 PACIFIC AVE
LAGUNA BEACH CA 92651

641-491-04
TRIOASIS MANAGEMENT
1759 ALISOS AVE
LAGUNA BEACH CA 92651

641-491-05
LEE DUDLEY BLEVINS
1350 MOOREA WAY
LAGUNA BEACH CA 92651