



May 1, 2023

Stephany Panlilio
31331 Holly Dr
Laguna Beach, CA 92651

Dear Stephany Panlilio,

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J. DeLoach".

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. 949.497.0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 22-1814**

Visit Date: **April 14, 2023**

Applicant: **Stephany Panlilio**
View Address: **31331 Holly Drive**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room, Primary bedroom
Lower level: Guest bedroom 1, Guest Bedroom 2, Stair Landing

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes partial Camel Rock Point, whitewater 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: 5/1/2023 By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: S/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

The photograph above was taken from guest bedroom 1 on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

The photograph above was taken from guest bedroom 1 on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

The photograph above was taken from guest bedroom 1 on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

The photograph above was taken from guest bedroom 1 on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/11/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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RECORD OF VIEW

VPP 22-1814



31331 Holly Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/14/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/1/2023

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April 21, 2023

SUBJECT: **NOTICE - RECORD OF VIEW**
 View Preservation VPP 22-1814
 31331 Holly 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 **31331 Holly 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,

Joshua DeLoach

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
jdeloach@lagunabeachcity.net

AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 22nd day of April, 2023, that I deposited 110 notices as described below in the United States Post Office, a Public Awareness Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 056-061-27

Subject: 31331 HOLLY DRIVE
LAGUNA BEACH CA 92651

that on said day there was regular communication by United States Mail to the addresses shown above.


Denise Kaspar

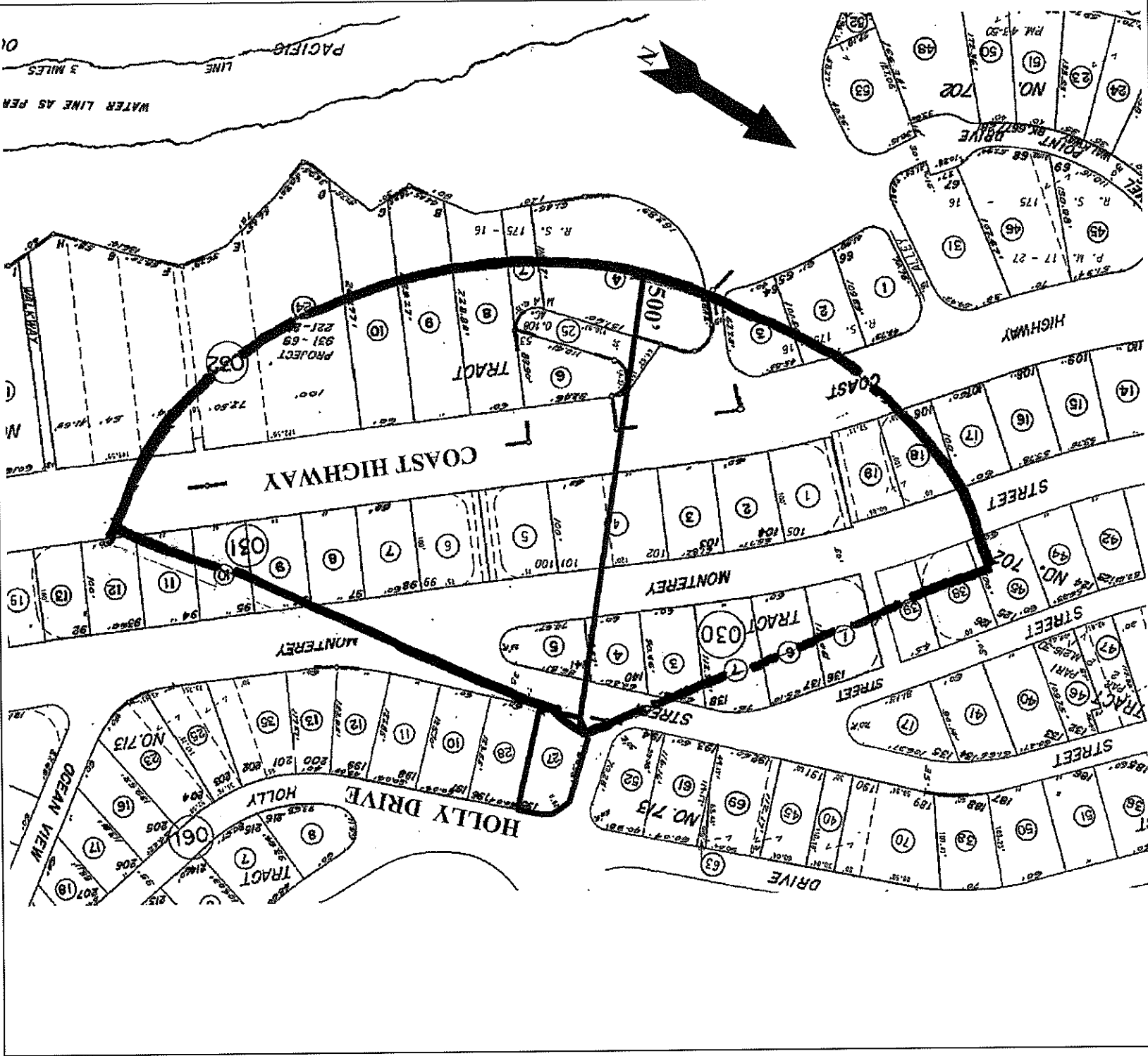


Advanced Listing Services Inc

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: 056-061-27
500' RADIUS for View Preservation

Address: 31331 HOLLY DRIVE
LAGUNA BEACH CA 92651



#11773
4/20/2023

**500' Ownership Listing
For View Preservation
Prepared for:**

**056-061-27
PROPERTIES LLC JUMPCAT
31331 HOLLY DRIVE
LAGUNA BEACH CA 92651**

056-020-17
DAVID C ARNOLD
27758 SANTA MARGARITA PKWY PAR 272
MISSION VIEJO CA 92691

056-020-18
CUNG N PHAN
250 S PERALTA WAY
ANAHEIM CA 92807

056-020-19
GARY & TINA VU DABBAH
31321 MONTEREY ST
LAGUNA BEACH CA 92651

056-030-01
GUY ROBIN EDWARDS
PO BOX 97
LAGUNA BEACH CA 92652

056-030-03
SINAN RESIT CILESIZ
31355 BROOKS ST
LAGUNA BEACH CA 92651

056-030-04
JAMES N DANZIGER
4 ZOLA CT
IRVINE CA 92617

056-030-05
VIRGINIA ANN MILES
31366 MONTEREY ST
LAGUNA BEACH CA 92651

056-030-06
SERELLE D CORN
31341 PEDRO ST
LAGUNA BEACH CA 92651

056-030-07
ANGIE MILLER
31352 MONTEREY ST
LAGUNA BEACH CA 92651

056-031-01
ROBERT L MYER
6355 TOPANGA CANYON BLVD 200
WOODLAND HILLS CA 91367

056-031-02
ALEXANDER R SHUSKO
31341 MONTEREY ST
LAGUNA BEACH CA 92651

056-031-03
BRADLEY WONG
31351 MONTEREY ST
LAGUNA BEACH CA 92651

056-031-04
KEITH D & VIRGINIA ELIZABETH
WISBAUM
31361 MONTEREY ST
LAGUNA BEACH CA 92651

056-031-05
XIUBO CHEUNG
2259 CELANO CT
CHINO HILLS CA 91709

056-031-06
THOMAS A CRAMER
40970 ANZA RD
TEMECULA CA 92592

056-031-07
NATALIE CHRISTINA WHITE
31381 MONTEREY ST
LAGUNA BEACH CA 92651

056-031-08
ALI S ERFANI
1 BERNAY
LAGUNA NIGUEL CA 92677

056-031-09
BART A NUGEN
31405 MONTEREY ST
LAGUNA BEACH CA 92651

056-031-10
ASSAAD N ASSAAD
31407 MONTEREY ST
LAGUNA BEACH CA 92651

056-031-11
DAJUN XU
31411 MONTEREY ST
LAGUNA BEACH CA 92651

056-031-12
GILMAR FATIMA
255 LAIDLEY ST
SAN FRANCISCO CA 94131

056-032-02
RICHARD ALTON GRAHAM
31331 S COAST HWY
LAGUNA BEACH CA 92651

056-032-03
ALGRIS RATKELIS
P O BOX 677
FRISCO CO 80443

056-032-04
JACK B CORWIN
9595 WILSHIRE BLVD 411
BEVERLY HILLS CA 90212

056-032-06
TODD I SCHIFFMAN
9229 W SUNSET BLVD 501
LOS ANGELES CA 90069

056-032-07
JACK B CORWIN
31351 COAST HWY
LAGUNA BEACH CA 92651

056-032-08
RONALD W MARSHALL
31365 S COAST HWY
LAGUNA BEACH CA 92651

056-032-09
MARK M CHRISTOPHER
402 ATLANTIC AVE
BOSTON MA 2110

056-032-10
JOHN R MEEHAN
362 PINE CREST
LAGUNA BEACH CA 92651

056-042-38
FRED & JEANETTE GUNDERMAN
31312 MONTEREY ST
LAGUNA BEACH CA 92651

056-042-39
MICHELLE MARIE BONAS
31322 MONTEREY ST
LAGUNA BEACH CA 92651

056-042-45
DOLORES L SCHIFFERT
31301 PEDRO ST
LAGUNA BEACH CA 92651

056-061-27
PROPERTIES LLC JUMPCAT
31503 EAGLEROCK WAY
LAGUNA BEACH CA 92651

056-061-28
ARNETTE, ROBERT K & LINDSEY A
31341 HOLLY DR
LAGUNA BEACH CA 92651

931-68-221
CAMIAR OHADI
31423 COAST HWY 11
LAGUNA BEACH CA 92651

931-68-222
RESOURCE INSTITUTE INC WEALTH
120 VANTIS DR #300
ALISO VIEJO CA 92656

931-68-223, 224
JOAN MACAGNO WINCHELL
8978 W SPANISH RIDGE AVE
LAS VEGAS NV 89148

931-68-225
DARLENE BEATRICE VARZAK
31423 COAST HWY 15
LAGUNA BEACH CA 92651

931-68-226
PAUL MCCULLEY
PO BOX 569
NEWPORT BEACH CA 92661

931-68-227
SUSAN ROBERTSON
31423 COAST HWY #17
LAGUNA BEACH CA 92651

931-68-228
ELIZABETH S BURTON
1436 HILLCREST AVE
PASADENA CA 91106

931-68-229
PETER R BLAIR
31423 S COAST HY 19
LAGUNA BEACH CA 92651

931-68-230
GABRIEL SILVA
12021 RED HILL AVE
SANTA ANA CA 92705

931-68-231
RAMIN MONFARED
31423 COAST HWY #22
LAGUNA BEACH CA 92651

931-68-232
SHAUNA M COTR COVINGTON
31423 COAST HWY #23
LAGUNA BEACH CA 92651

931-68-233
GRABEIN LLC
31331 S COAST HWY
LAGUNA EACH CA 92651

931-68-234
RICHARD GLASBERG
31423 S COAST HIGHWAY 25
LAGUNA BEACH CA 92651

931-68-235
APEGAR PROPERTIES
5066 CORRAL ST
SIMI VALLEY CA 93063

931-68-236
ROBERT ROUBIAN
10203 OVERHILL DR
SANTA ANA CA 92705

931-68-237
SCOTT E FRASER
31423 COAST HWY 28
LAGUNA BEACH CA 92651

931-68-238
SANDRA WEISS
31423 COAST HWY 29
LAGUNA BEACH CA 92651

931-68-239
DARYL FARIS
31423 COAST HWY 31
LAGUNA BEACH CA 92651

931-68-240
EDWIN A SIMOVICH
31423 COAST HWY 32
LAGUNA BEACH CA 92651

931-68-241
THOMAS W KAWAGUCHI
6 HEXHAM
IRVINE CA 92603

931-68-242
MICHAEL G ROSE
5170 W 2ND ST
LOS ANGELES CA 90004

931-68-243
JAMES W ERICKSON
9225 CASCADE AVE 1203
DES MOINES IA 50266

931-68-244
LIVIU GOLD
31423 COAST HWY 36
LAGUNA BEACH CA 92651

931-68-245
ARTHUR R WALKER
1245 NW 175TH ST
SHORELINE WA 98177

931-68-246
JUDY E STERN
4188 HIGH VALLEY RD
ENCINO CA 91436

931-68-247
SAM A BORNO
612 VISTA LN
LAGUNA BEACH CA 92651

931-68-248
HARRY W KELSO
25622 PASEO DE LA PAZ
SAN JUAN CAPISTRA CA 92675

931-68-249
SEYED SAIED KAMALI
PO BOX 11884
NEWPORT BEACH CA 92658

931-68-250
MOHINI G SHAH
5675 RIDGEVIEW DR
LA VERNE CA 91750

931-68-251
MARTIN EDWARD HAAK
11232 E HO HO KAM LN
CAVE CREEK AZ 85331

931-68-252
WALTER P & SHERYL M NIKOWITZ
1116 EATON RD
SAN DIMAS CA 91773

931-68-253
IMRAN MACCI
31423 COAST HWY 46
LAGUNA BEACH CA 92651

931-68-254
BRUCE R & ODETTE BAILEY
108 VIA PAMPLONA
SAN CLEMENTE CA 92672

931-68-255
ELDON DRYDEN STRONGMAN
PENCE
5000 BIRCH ST 8000
NEWPORT BEACH CA 92660

931-68-256
PAUL J WALLIN
31423 COAST HWY 49
LAGUNA BEACH CA 92851

931-68-257
JOHN SHIPPEL
13160 ADDISON ST
SHERMAN OAKS CA 92651

931-68-258
MICHAEL ALLEN & MARIANELLA
MONICA PRATT
5555 CAMINO CALUROSO
YORBA LINDA CA 92887

931-68-259
MICHAEL GOTTLIEB
31423 COAST HWY 53
LAGUNA BEACH CA 92651

931-68-260
ARASH MAHDAVI
1385 LA MIRADA
LAGUNA BEACH CA 92651

931-68-261
SANJAY DHAR
81 DUNMORE
IRVINE CA 92620

931-68-262
DAVID J GARTHE
100 RICH ACRES RD
ORINDA CA 94563

931-68-263
JOHN DAVID CRAIG
18 VIA LAS FLORES
RANCHO MIRAGE CA 92270

931-68-264
SUSAN A ZUMDAHL
PO BOX 260
CHAMPAIGN IL 61824

931-68-265
DAVID K LAMB
801 VIA LIDO SAND
NEWPORT BEACH CA 92663

931-68-266
BRENT WILLIAM STICKLER STICKLER
3790 DE FOREST CIR
JURUPA VALLEY CA 91752

931-68-267
LORRAINE CHORKEY
38307 GOLFVIEW
FARMINGTON HILLS MI 48331

931-68-268
RAYMOND M BUKATY
1 CORONA
IRVINE CA 92603

931-68-269
SHOO TUNG MA
5411 E LA PALMA AVE
ANAHEIM CA 92807

931-68-270
MOEEZ H ANSARI
31182 VIA COLINAS
COTO DE CAZA CA 92679

931-68-271
REALTY WESTVIEW
32565 B GOLDEN LANTERN 224
DANA POINT CA 92629

931-68-272
KENT L GROVER
3 WINDCROFT DR
COTO DE CAZA CA 92679

931-68-273
AMY S HARRISON
9561 BOX SPRINGS MTN RD
MORENO VALLEY CA 92557

931-68-274
CAROL ANN HOLUB
756 N COAST HIGHWAY 101
ENCINITAS CA 92024

931-68-275
EAGLE CAPITAL AMERICAN
31423 S COAST HWY 71
LAGUNA BEACH CA 92651

931-68-276
KEVIN MCCALL
31423 COAST HWY 72
LAGUNA BEACH CA 92651

931-68-277
KEVIN JOHN LOVE
31423 COAST HWY 73
LAGUNA BEACH CA 92651

931-68-278
JOHN R PARKS
31423 COAST HWY 74
LAGUNA BEACH CA 92651

931-68-279
RYAN KNOPPER
31423 COAST HWY #75
LAGUNA BEACH CA 92651

931-68-280
DONNA LUNT
31423 COAST HWY 76
LAGUNA BEACH CA 92651

931-68-281
ALEXANDER NOCELLA
31423 COAST HWY 77
LAGUNA BEACH CA 92651

931-68-282
MARK CANSDALE
31776 5TH AVE
LAGUNA BEACH CA 92651

931-68-283
GARY REDIGER
1158 26TH STREET 134
SANTA MONICA CA 90403

931-68-284
LAWRENCE BRUCE ZADAN
31423 COAST HWY 81
LAGUNA BEACH CA 92651

931-68-285
PARVIZ SHAMS
1234 ANACAPA WAY
LAGUNA BEACH CA 92651

931-68-286
DONALD D LORENZI
PO BOX 20311
RIVERSIDE CA 92516

931-68-287
JOHNANN LLC
2015 MAGAZINE ST
NEW ORLEANS LA 70130

931-68-288
JAKOB FELDER
31423 COAST HWY 85
LAGUNA BEACH CA 92651

931-68-289, 290
PATTI FLINT
4420 N ARCADIA LN
PHEONIX AZ 85018

931-68-291
STEPHEN F BENTLEY
4427 WESTGORE BLVD
LAWTON OK 73505

931-68-292
CANDO I FAMILY LIMITED
31423 COAST HWY 89
LAGUNA BEACH CA 92651

931-68-293
JEFFERY LUCIAN PUCHALSKI
31423 COAST HWY P-1
LAGUNA BEACH CA 92651

931-68-294
MICHAEL LEE KLEIN
61 LE MANS CT
PRAIRIE VILLAGE KS 66208

931-68-295
RJVCT LLC
PO BOX 1270
SHAFTER CA 93263

931-68-296
TRACI L HOPKINS
31002 HOLLY DR
LAGUNA BEACH CA 92651

931-68-297
DFGT REAL ESTATE
31423 COAST HWY PH 5
LAGUNA BEACH CA 92651

931-68-298
ELLEN B CARMACK
31423 COAST HWY #P6
LAGUNA BEACH CA 92651