



June 6, 2023

Michael Hay
28792 Top Of The World Drive
Laguna Beach, CA 92651
VPP 23-0419

Dear Michael Hay,

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 via the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on the green box to the right "Record of Views by Address".

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 23-0419**

Visit Date: **4/20/2023**

Applicant: **Michael Hay**
View Address: **28792 Top Of The World 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, kitchen, bedroom/office
Lower level:	Primary bedroom, secondary 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 Saddleback Mountain, valley floor, mountain vistas and hillsides and ocean view.

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: *6/6/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0419



28792 Top Of The World Dr

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

Visual scene description: Mountain vista and valley.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 6/6/2023

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RECORD OF VIEW

VPP 23-0419



28792 Top Of The World Dr

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

Visual scene description: Mountain vista/valley and ocean horizon

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 6/6/2023

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RECORD OF VIEW

VPP 23-0419



28792 Top Of The World Dr

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

Visual scene description: Mountain vista/valley and ocean horizon

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 6/6/2023

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RECORD OF VIEW

VPP 23-0419



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

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VPP 23-0419



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RECORD OF VIEW

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28792 Top Of The World Dr

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

Visual scene description: Mountain vista/valley

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 6/6/2023

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RECORD OF VIEW

VPP 23-0419



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RECORD OF VIEW

VPP 23-0419



28792 Top Of The World Dr

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

Visual scene description: Mountain vista/valley

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 6/6/2023

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VPP 23-0419



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

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RECORD OF VIEW

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The photograph above was taken from a bedroom/den on the lower level of the primary residential structure.

Visual scene description: Mountain vista/valley

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RECORD OF VIEW

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

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May 18, 2023

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 23-0419
28792 Top of the World 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 **28792 Top of the World 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.

Warm 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 18th day of May, 2023, that I deposited 15 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: 641-141-07

**Subject: 28792 TOP OF THE WORLD
LAGUNA BEACH CA92651**

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

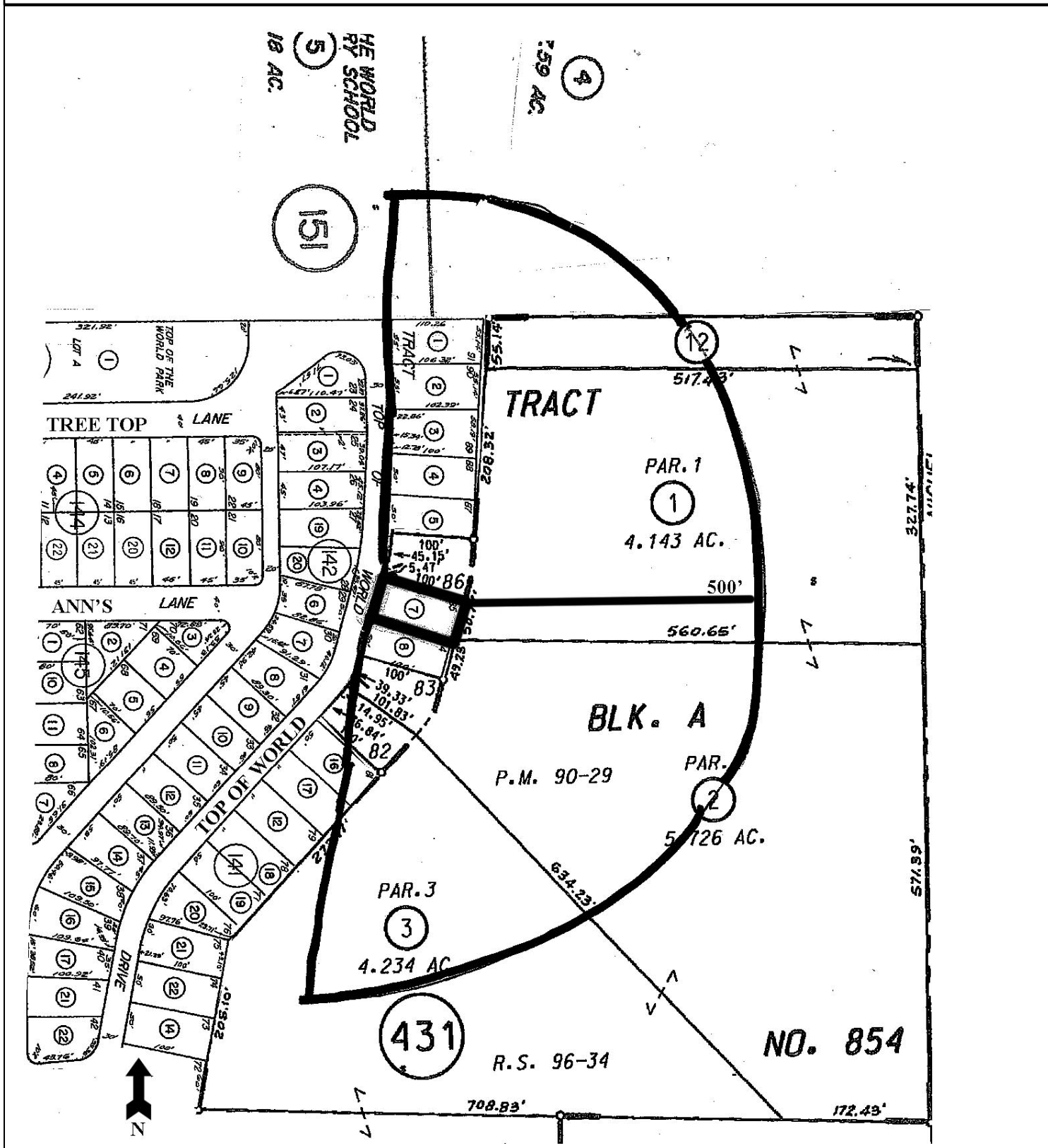
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-141-07
500' RADIUS (for View Preservation)

Address: 28792 TOP OF THE WORLD
LAGUNA BEACH CA 92651



#11817
5/18/2023

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

**641-141-07
MICHAEL J HAY
28792 TOP OF THE WORLD
LAGUNA BEACH CA 92651**

641-141-01
KATHERINE & CHRISTOPHER
PAULSON
28732 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-141-02
EDWARD PAUL STORKE
28742 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-141-03
DEBORAH MUCCILLO
28752 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-141-04
CHERYL LYNN STARSONG
28762 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-141-05
SIMA J & MARC B OSTRICK
28772 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-141-07
MICHAEL J HAY
28792 TOP OF THE WORLD
LAGUNA BEACH CA 92651

641-141-08
MARTIN C & KELLY K WALSH
28796 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-141-16
LEO C & MARISSA B SPENS
28812 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-141-17
JOHN E SWETT
28822 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-151-04
JOSEPH A SHUFF
2107 N BROADWAY 301
SANTA ANA CA 92706

641-151-05
SCHOOL LAGUNA BEACH UNIFIED
550 BLUMONT ST
LAGUNA BEACH CA 92651

641-431-01
MARK J RIDER
28782 TOP OF THE WORLD
LAGUNA BEACH CA 92651

641-431-02
LUCI BERKOWITZ
28802 TOP OF THE WORLD DR
LAGUNA BEACH CA 92651

641-431-03
MARCUS W DEGEN
28810 TOP OF THE WORLD
LAGUNA BEACH CA 92651

641-431-12
MARK J RIDER
28782 TOP OF THE WORLD
LAGUNA BEACH CA 92651