



October 30, 2023

Bijan Darvish  
192 Nyes Pl  
Laguna Beach, CA 92651  
VPP 23-0421

Dear Bijan Darvish,

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".

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.

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 23-0421**

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Visit Date: **5/16/2023**

Applicant: **Bijan Darvish**

View Address: **192 Nyes PI**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main level:	Living room/dining room
Lower level:	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 ocean horizon and Catalina Island

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**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: *10/30/2023* By: *Joshua DeLoach*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-0421**



**192 Nyes Pl**

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/16/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0421**



**192 Nyes Pl**

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**RECORD OF VIEW**

**VPP 23-0421**



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**RECORD OF VIEW**

**VPP 23-0421**



**192 Nyes Pl**

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**RECORD OF VIEW**

**VPP 23-0421**



**192 Nyes Pl**

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**RECORD OF VIEW**

**VPP 23-0421**



**192 Nyes Pl**

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Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 5/16/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

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**192 Nyes Pl**

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## RECORD OF VIEW

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**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 192 Nyes Pl.**

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.

**October 14, 2023**

**View Preservation VPP Number:** VPP 23-0421

**Address:** 192 Nyes Pl | APN: 656-161-16

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **192 Nyes Pl**.

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) 497-0322 or at [jdloach@lagunabeachcity.net](mailto:jdloach@lagunabeachcity.net)



**VPP 23-0421**  
**192 Nyes Pl**

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.

OCTOBER 13 2023

THE MAILING FOR 192 Nyes Place was mailed on OCTOBER 14th 2023.

*Susan Case*

SUSAN CASE

4000 Barranca Pkwy #250 Irvine CA 92604  
(949) 494-6105  
orders@susancaseinc.com



**FILE # 239309**  
**192 NYES PL**  
**OCTOBER 12 2023**

656-151-45  
Zachary Shuman  
1585 Kapiolani Blvd 1110  
HonoluluHI96814

656-151-46  
Washburn Investments Beach  
807 Center St  
RiversideCA92507

656-151-47  
Daniel B & Jill B Fugal Financil  
1005 S Main St  
Pleasant GroveUT84062

656-151-48  
Samuel & Chiao-en Ip Lin  
1955 Marengo Ave  
South PasadenaCA91030

656-151-49  
Eubulus J Kerr  
370 Gallier Pl  
ShreveportLA71106

656-151-50  
John Eric Housden  
2741 Victoria Dr  
Laguna BeachCA92651

656-151-51  
Patrick & Maura Mc Killen  
2745 Victoria Dr  
Laguna BeachCA92651

656-151-52  
Elizabeth Smith Hocking  
513 Wyndmoor Ave  
WyndmoorPA19038

656-151-53  
Bros Williams  
270 Highland Rd  
Laguna BeachCA92651

656-151-54  
Grable B Ronning  
Po Box 7804  
Incline VillageNV89450

656-151-55  
Patrick Joseph Fitzgerald  
4250 Arguello St  
San DiegoCA92103

656-151-56  
Mary Katheryn Neil  
Po Box 510  
Laguna BeachCA92651

656-151-57  
Kevin A Cordano  
1904 Monterey Rd  
South PasadenaCA91030

656-151-60  
Damon Mcintosh  
2845 Marion Way  
Laguna BeachCA92651

656-151-61  
Tooners Properties  
34145 Pacific Coast Highway 516  
Dana PointCA92629

656-151-62  
Susan S Weller  
2865 Marion Way  
Laguna BeachCA92651

656-151-63  
Nvca Abacus  
2774 Athens Ridge Dr  
HendersonNV89052

656-151-64  
Hazel B Ribarich  
420 S Barrington Ave 301  
Los AngelesCA90049

656-151-65  
Ppi Lic  
150 Rockledge Terrace  
Laguna BeachCA92651

656-151-66  
Richard W Day  
2880 Wards Ter  
Laguna BeachCA92651

656-151-67  
Susan S Weller  
2865 Marion Way  
Laguna BeachCA92651

656-151-68  
Susan S Weller  
2865 Marion Way  
Laguna BeachCA92651

656-151-69  
Wards Llc  
Po Box 4623  
Laguna BeachCA92652

656-151-70  
Terrace Laguna Wards  
2836 Wards Ter  
Laguna BeachCA92651

656-151-71  
Terrace Wards  
4900 Edison Ave  
ChinoCA91710

656-151-73  
Patricia Harker  
4319 Hayman Ave  
La CanadaCA91011

656-151-74  
Mark D Post  
4575 Dean Martin Dr 1703  
Las VegasNV89103

656-151-75  
Telliard Enterprises  
1460 Gilcross Way  
RiversideCA92506

656-151-76  
William S Goodglick  
26 Oakmont Dr  
Los AngelesCA90049

656-151-77  
Stuart Klabin  
626 N Bedford Dr  
Beverly HillsCA90210

656-151-78  
John Hummer  
Po Box 1768  
Sun ValleyID83353

656-151-79  
Douglas S & Wendi T Dvorak  
Po Box 683718  
Park CityUT84068

656-151-80  
2020 Ocean  
9730 S Virginia St  
RenoNV89511

656-151-81  
Tori Elizabeth Mcgough  
Po Box 151  
MooseWY83012

656-151-83  
Peter D Lizotte  
4601 Willshire Blvd 200  
Los AngelesCA90010

656-151-89  
Raul A Estrada  
2460 Irvine Cove Cres  
Laguna BeachCA92651

656-151-90  
Steven Cardoza  
170 Dumond Dr  
Laguna BeachCA92651

656-153-09  
Darrell A Opp  
139 Sunset Ter  
Laguna BeachCA92651

656-153-10  
Jamie Fay Alper  
440 S Mohler Dr  
AnaheimCA92808

656-153-11  
Eric Papa  
129 Sunset Ter  
Laguna BeachCA92651

656-153-12  
Nicolas M Steverlynck  
4901 E Arroyo Verde Dr  
Paradise VlyAZ85253

656-153-13  
Howard J Jelinek  
119 Sunset Ter  
Laguna BeachCA92651

656-153-14  
Peter Clinco  
111 Sunset Ter  
Laguna BeachCA92651

656-153-15  
Kjell A Bo  
101 Sunset Terrace  
Laguna BeachCA92651

656-153-16  
John A Rowland  
16414 Blue Grass Ln  
Chino HillsCA91709

656-153-17  
Vartkess Ara Apkarian  
8 Locke  
IrvineCA92617

656-153-18  
Tina Veatch Lambert  
124 Mcaulay Pl  
Laguna BeachCA92651

656-153-19  
John D & Corinne I Suveges  
128 Mc Aulay Pl  
Laguna BeachCA92651

656-153-20  
Luke & Luke Chong A New York  
60 E 8th St 31a  
New YorkNY10003

656-154-05  
Kenneth G Sherwood  
6666 Dakota Ave  
Alta LomaCA91737

656-154-06  
Paul Layton  
4001 Stansbury Ave  
Sherman OaksCA91423

656-154-07  
Gary J Zoromski  
119 Mcaulay Pl  
Laguna BeachCA92651

656-161-02  
Imelda A Moser  
49 Cedar Ln  
LincolnshireIL60069

656-161-03  
Holdings Morgan  
668 N Coast Hwy 329  
Laguna BeachCA92651

656-161-04  
Nyes Place Properties  
2130 Yacht Julia  
Newport BeachCA92660

656-161-05  
Stefani T Kappel  
165 Dumond Dr  
Laguna BeachCA92651

656-161-07  
James Hunter Meriwether  
2776 B Mountain View Dr  
La VerneCA91750

656-161-08  
Jack Isaac Abecassis  
151 Dumond Dr  
Laguna BeachCA92651

656-161-10  
Eleanor H Youmans  
156 Nyes Pl  
Laguna BeachCA92651

656-161-11  
Sharon Anita Walter  
166 Nyes Pl  
Laguna BeachCA92651

656-161-12  
Lalita M Sheno  
1234 Rosalind Rd  
San MarinoCA91108

656-161-13  
Hanna R Struever  
2130 Yacht Julia  
Newport BeachCA92660

656-161-16  
Kristine Shay Darvish  
6841 Hitchingpost Cir  
Huntington BeachCA92648

656-161-19  
Steven K Fowlkes  
11661 San Vicente Blvd 510  
Los AngelesCA90049

656-161-20  
James H Curtis  
163 Dumond Dr  
Laguna BeachCA92651

656-161-21  
Nyes Place Properties  
2130 Yacht Julia  
Newport BeachCA92660

656-171-12  
Odell Family  
3937 Harbor Walk Ln  
Fort CollinsCO80525

656-171-13  
Sung-tsei Chen  
6 Lagunita Dr  
Laguna BeachCA92651

656-171-14  
Daniel I Siegel  
7 Lagunita Dr  
Laguna BeachCA92612

656-171-69  
Lagunita Community Assn  
Po Box 4048  
Santa AnaCA92702

656-171-70  
Lagunita Community Assn  
Po Box 4048  
Santa AnaCA92702

656-171-71  
Lagunita Community Assn  
Po Box 4048  
Santa AnaCA92702

656-171-74  
Edward J Mylett  
4195 Chino Hills Pkwy E513  
Chino HillsCA91709

656-171-76  
Luvanita Stanley  
6420 S Cameron St 207  
Las VegasNV89118

933-34-018  
Tori Elizabeth Mcgough  
Po Box 151  
MooseWY83012

933-34-019  
Raymond Lee Crebs  
2110 N Laurel Ave  
UplandCA91784