



December 21, 2023

Sara Bekr
1184 Skyline Dr
Laguna Beach, CA 92651
VPP 23-1606

Dear Sara Bekr,

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach". The signature is stylized and cursive.

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 23-1606**

Visit Date: **10/27/2023**
Applicant: **Sara Beckr**
View Address: **1184 Skyline Dr**

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/dining room, 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.

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: *12/8/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-1606



1184 Skyline 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: 10/27/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 12/8/2023

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VPP 23-1606



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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 1184 Skyline Dr.**

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.

**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.

Date: November 29, 2023

**View Preservation VPP Number: VPP 23-1606
Address: 1184 Skyline Drive | APN: 641-305-09**

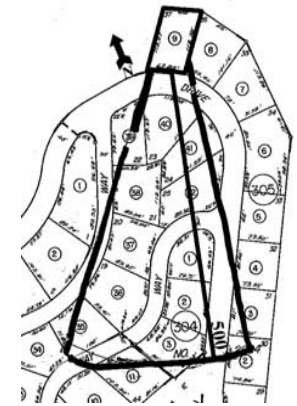
«Parcel_Number»
«First_Owner_Full_Name»
«Mailing_Address»
«Mailing_Address_CityState»
«Mailing_Address_Zip»

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1184 Skyline Dr.**

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 jdelaach@lagunabeachcity.net



VPP 23-1606
1184 Skyline Dr

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.

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 30th day of November, 2023, that I deposited 18 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: 641-305-09

Subject: 1184 SKYLINE DR
LAGUNA BEACH CA 92651

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


Denise Kaspar

#12071
11/29/2023

**500' Ownership Listing
Prepared for:**

**641-305-09
SASSAN MESDAGHI
1184 SKYLINE DR
LAGUNA BEACH CA 92651**

NEXGEN Design Builders
580 BROADWAY ST STE 205
LAGUNA BEACH CA 92651

641-294-11
EVAN G LINDER
607 MYSTIC 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
STEVEN L HOROWITZ
602 JAMINE AVE
CORONA DEL MAR CA 92625

641-303-39
KURT B MARQUEZ
1197 SKYLINE DR
LAGUNA BEACH CA 92651

641-303-40
LAWRENCE W GARDNER
1177 SKYLINE DR
LAGUNA BEACH CA 92651

641-303-41
MOLLY MARIE ORTWEIN
1165 SKYLINE DR
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

641-305-02
JULIE A CARDIN
1015 CHESTNUT AVE G2
CARLSBAD CA 92008

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

641-305-08
LE, KHA TR
1176 SKYLINE DR
LAGUNA BEACH CA 92651

641-305-09
SASSAN MESDAGHI
580 BROADWAY ST 205
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

Subject APN: 641-305-09
500' RADIUS for View Preservation

Address: 1184 SKYLINE DR
LAGUNA BEACH CA 92651

