



**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 17-1058**

Visit Date: **June 12, 2017**

Applicant: **Tom Manzari & Sedigheh Khatami  
3176 Bern Drive**

Visit Conducted by: **Tony Farr, Associate Planner**

1. **VIEW LOCATION / VISUAL SCENE**

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

Dining room, Living room and Master bedroom

- b. *Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of San Clemente and Catalina Islands, Laguna Beach High School and ocean horizon.

---

2. **RECORD OF VIEWS**

- a. *Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)***

Date: 6/19/2017 By: Tony Farr

- b. *Record of View documents prepared and attached to property file.***

Date: 6/19/2017 By: Tony Farr

---

End of Checklist





**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

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

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/12/17 Photographed by: *W. J. Van* Submitted to property file: *6/12/2017*

Document  
1 of 9





**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/12/17 Photographed by: *[Signature]* Submitted to property file: 6/12/2017

Document  
2 of 9



**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 6/12/17 Photographed by: *myan* Submitted to property file: 6/19/2017

Document  
3 of 9





**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 6/12/17 Photographed by: *[Signature]* Submitted to property file: 6/12/2017

Document  
4 of 9





**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/12/17 Photographed by: *Myan* Submitted to property file: *6/19/2017*

Document  
5 of 9





**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

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

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/12/17 Photographed by: *[Signature]* Submitted to property file: 6/12/2017

Document

6 of 9





**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

The photograph above was taken from the master bedroom on the main living area of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 6/12/17 Photographed by: *mfarr* Submitted to property file: 6/12/2017

Document

7 of 9





**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

The photograph above was taken from the master bedroom on the main living area of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/12/17 Photographed by: ryan Submitted to property file: 6/19/2017

Document

8 of 9





**RECORD OF VIEW**

**VPP 2017-1058**



**3176 Bern Dr.**

The photograph above was taken from the master bedroom on the main living area of the primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/12/17 Photographed by: *ryan* Submitted to property file: 6/19/2017

Document  
9 of 9



June 19, 2017

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 17-1058  
3176 BERN DRIVE, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **3176 Bern Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

As an affected 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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

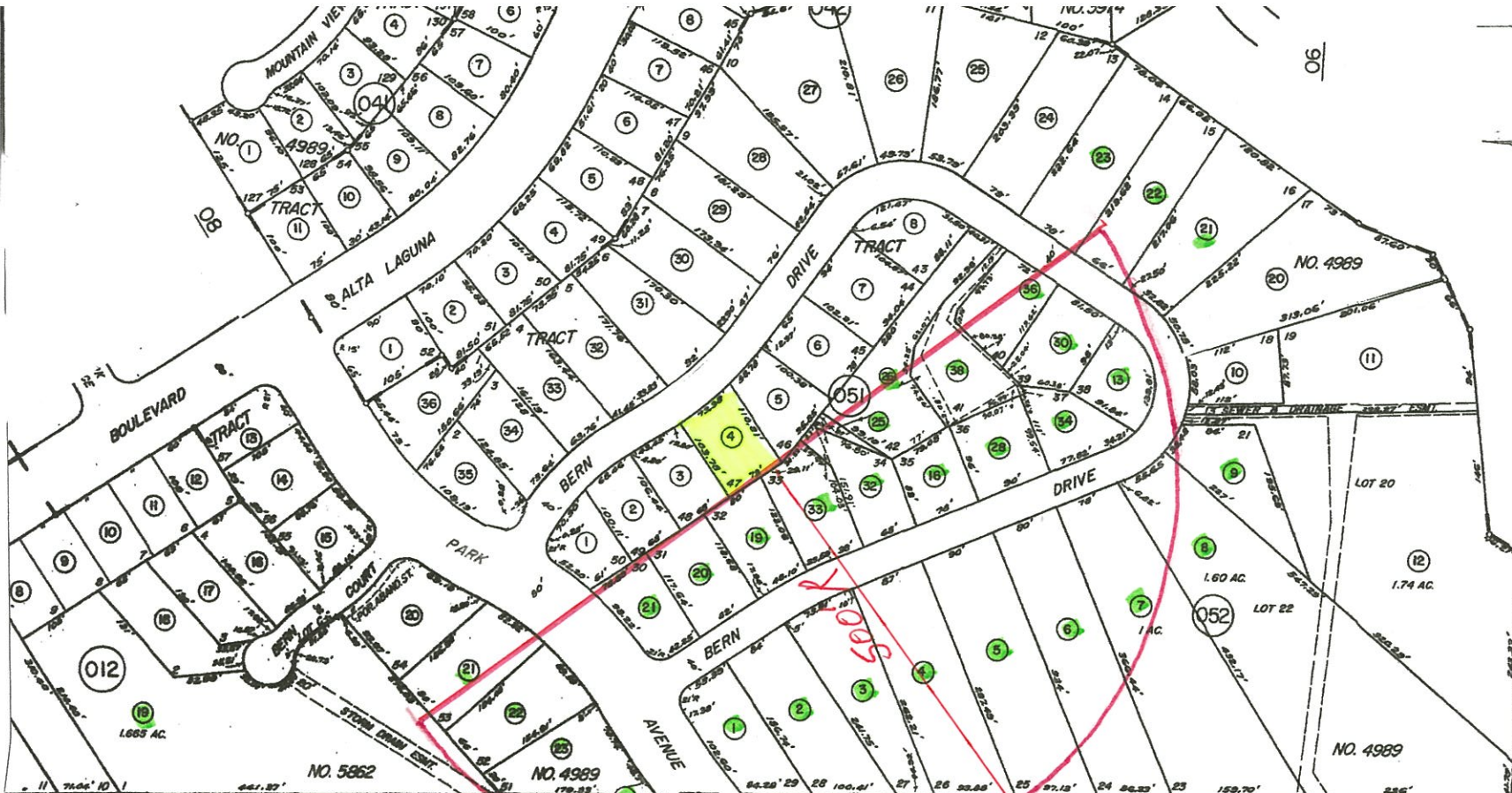
A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in black ink, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



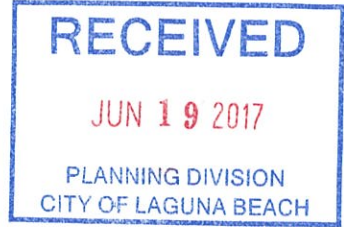


*View Presentation  
 3176 Bern Dr  
 Laguna Beach, CA 92651*

CT  
 - OPEN SPACE AND  
 (416)  
 LOT A  
 (19)  
 15.20 AC.

OPEN SPACE AND  
 LOT B  
 (9)  
 3.15 AC.  
 PUBLIC  
 (452)  
 ACCESS FSM'T.  
 PUBLIC ACCESS FSM'T.  
 NO. 10044  
 (451)  
 (452)  
 (453)  
 (454)  
 (455)  
 (456)  
 (457)  
 (458)  
 (459)  
 (460)  
 (461)  
 (462)  
 (463)  
 (464)  
 (465)  
 (466)  
 (467)  
 (468)  
 (469)  
 (470)  
 (471)  
 (472)  
 (473)  
 (474)  
 (475)  
 (476)  
 (477)  
 (478)  
 (479)  
 (480)  
 (481)  
 (482)  
 (483)  
 (484)  
 (485)  
 (486)  
 (487)  
 (488)  
 (489)  
 (490)  
 (491)  
 (492)  
 (493)  
 (494)  
 (495)  
 (496)  
 (497)  
 (498)  
 (499)  
 (500)

CERTIFICATION OF CORRECTNESS



The attached list represents the names and addresses of affected property owners located within 500 feet of the exterior boundaries of the property located 3176 Bern Drive,  
Laguna Beach, California. This information was obtained from the latest Orange County Assessments Rolls.

DATA SOURCE: MetroScan from CoreLogic  
The Information Provided is Deemed Reliable But is Not Guaranteed.

June 13, 2017  
Date

Kimberly Wendell  
Signature of Preparer

Kimberly Wendell  
Printed Name of Preparer



# **KIMBERLY WENDELL**

## **RADIUS MAP & LISTING SERVICE**

P.O. Box 264 Los Alamitos CA 90720

(562-431-9634)

The attached list represents the names and addresses of affected property owners  
within 500' of the exterior boundaries of the property located at

3176 Bern Drive, Laguna Beach, CA 92651

641 051 04

Moayed Tom Manzari

June 13, 2017

641 012 19  
Daniel R Jenkins Tr  
3221 Bern Ct  
Laguna Beach CA 92651

641 012 21  
Hoota M Daneshmand Trust  
30902 Via Ultimo  
San Juan Capistrano CA 92675

641 012 22  
Eugene H Felder Jr Tr  
2680 Park Ave  
Laguna Beach CA 92651

641 012 23  
Ronald Thomas Labiola  
25491 Pinata Cir  
Mission Viejo CA 92691

641 042 21  
Sharon B Madsen  
3109 Bern Dr  
Laguna Beach CA 92651

641 042 22  
Debra M Clancy  
3115 Bern Dr  
Laguna Beach CA 92651

641 042 23  
Clyde Rankin  
3121 Bern Dr  
Laguna Beach CA 92651

641 051 13  
Lisa Aslanian  
3100 Bern Dr  
Laguna Beach CA 92651

641 051 16  
Mike Sha  
3034 Bern Dr  
Laguna Beach CA 92651

641 051 19  
Brian A Wehner  
3018 Bern Dr  
Laguna Beach CA 92651

641 051 20  
William E Lawson  
3010 Bern Dr  
Laguna Beach CA 92651

641 051 21  
John Paul Boyd Tr  
3002 Bern Dr  
Laguna Beach CA 92651

641 051 25  
Rae Allee Virginia  
3130 Bern Dr  
Laguna Beach CA 92651

641 051 26  
Patricia L Ripley  
3130 Bern Dr  
Laguna Beach CA 92651

641 051 28  
Jonas G Bevacqua  
3044 Bern Dr  
Laguna Beach CA 92651

641 051 30  
David L Kennelly Tr  
3112 Bern Dr  
Laguna Beach CA 92651

641 051 32  
Rae Allee Virginia  
3030 Bern Dr  
Laguna Beach CA 92651

641 051 33  
Culver Family Trust  
3024 Bern Dr  
Laguna Beach CA 92651

641 051 34  
Stephen Ziaja  
3058 Bern Dr  
Laguna Beach CA 92651

641 051 36  
Anthony Temesvary Tr  
3120 Bern Dr  
Laguna Beach CA 92651

641 051 38  
Kathelen F Miller Tr  
3124 Bern Dr  
Laguna Beach CA 92651

641 052 01  
Ursula V Staubli Tr  
3019 Mountain view Dr  
Laguna Beach CA 92651

641 052 02  
David R Flores  
3009 Bern Dr  
Laguna Beach CA 92651

641 052 03  
Christina Edralin Cole  
3021 Bern Dr  
Laguna Beach CA 92651

641 052 04  
Sharon L Plumley Tr  
21601 Paul Ave  
Torrance CA 90503

641 052 05  
Richard F Ramsey  
3035 Bern Dr  
Laguna Beach CA 92651

641 052 06  
Charles B Haywood Tr  
3045 Bern Dr  
Laguna Beach CA 92651

641 052 07  
Stephanie Waldman Trust  
3051 Bern Dr  
Laguna Beach CA 92651

641 052 08  
John J Strotkamp  
415 Jasmine St  
Laguna Beach CA 92651

641 052 09  
William R Bartok Tr  
3069 Bern Dr  
Laguna Beach CA 92651



641 451 02  
Primevere LLC  
851 Burlway Rd #710  
Burlingame CA 94010

641 451 07  
Ronald Thomas Labriola  
25491 Pinata Cir  
Mission Viejo CA 92691

641 451 08  
Robert L Simmons Tr  
P O Box 4777  
Laguna Beach CA 92652

641 452 01  
Carl S Brown  
2581 Park Ave  
Laguna Beach CA 92651

641 452 02  
Yang-Kyung Lee Tr  
2561 Park Ave  
Laguna Beach CA 92651

641 452 09  
Parkside Estates  
505 Forest Ave  
Laguna Beach CA 92651

641 051 04  
Moayed Tom Manzari Tr  
3176 Bern Dr  
Laguna Beach CA 92651