

Date Filed: Application No.

#### RECORD OF VIEWS (PER LBMC 12.16.040 "VIEW PRESERVATION")

MAY 16 2017

RECEIVED

ZONING DIVISION

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. 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 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. Please refer to the View Preservation flow chart for a further description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

Noticing Requirements: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION	
Name: Tom Manzari + Sedigheh Khatami	
Address: 3176 Bern Dr. Laguna Beach Ca 9265	
Telephone No. (Home/Cell) 949497-7571 (Work) \$14-915-4866	
Email Address: Tom manzaria yahoo & Com	
I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.  I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view	

impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

Property Owner's Signature

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

Dining room, Living room and Master bedroom

Visual scene for each location noted above. b.

> 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.

#### RECORD OF VIEWS 2.

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

Record of View documents prepared and attachedd to property b.

Date: 6/19/2017 By:

**End of Checklist** 

## CALIFORNIA CALIFORNIA

#### **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:

\_ Submitted to property file: \_

Document 1 of 9

# CALIFORNIA CONTRACTOR OF THE CALIFORNIA

#### **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:

\_ Submitted to property file: \_\_

Document 2 of 9



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.

Document 3 of 9

## CALIFORNIA CONTRACTOR CONTRACTOR

#### **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: \_\_\_\_\_\_

\_ Submitted to property file: \_

Document 4 of 9

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: Submitted to property file:

Document 5 of 9



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: \_\_\_\_\_\_ Submitted to property file: \_\_\_

Document 6 of 9

## TALIFORNIA CHARLES

#### **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:

Submitted to property file:

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: \_\_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_\_

**Document** 8 of 9



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: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_6

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 <a href="https://www.lagunabeachcity.net">www.lagunabeachcity.net</a>. 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.

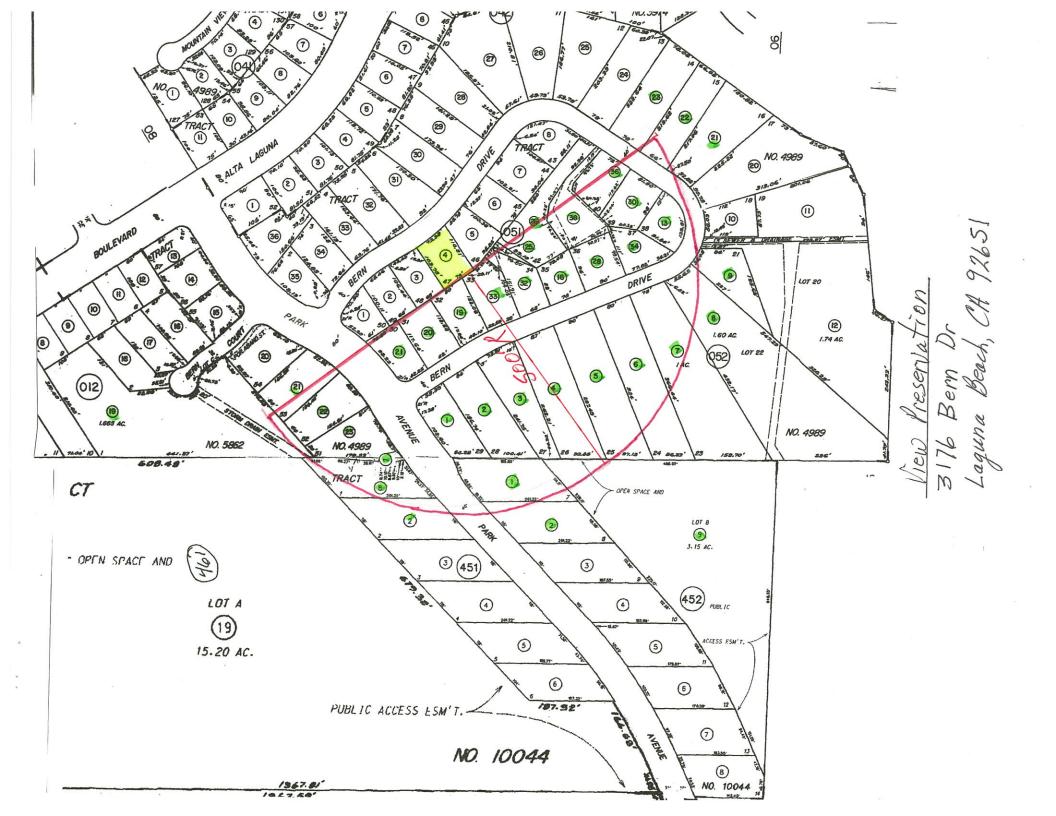
Regards,

Tony Farr, Associate Planner

View Preservation and Restoration

Department of Community Development

tfarr@lagunabeachcity.net



### **CERTIFICATION OF CORRECTNESS**



JUN 1 9 2017

PLANNING DIVISION CITY OF LAGUNA BEACH

20	esses of affected property owners located within 500
feet of the exterior boundaries of the property loca	ated 3/76 Bern Unive,
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	Kimbuly Wondell
Date	Signature of Preparer
V	Kimber W. Wende // 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 19 641 012 21 641 012 22 Daniel R Jenkins Tr Hoota M Daneshmand Trust Eugene H Felder Jr Tr 3221 Bern Ct 30902 Via Ultimo 2680 Park Ave Laguna Beach CA 92651 San Juan Capistrano CA 92675 Laguna Beach CA 92651 641 012 23 641 042 21 641 042 22 Ronald Thomas Labiola Sharon B Madsen Debra M Clancy 25491 Pinata Cir 3109 Bern Dr 3115 Bern Dr Mission Viejo CA 92691 Laguna Beach CA 92651 Laguna Beach CA 92651 641 042 23 641 051 13 641 051 16 Clyde Rankin Lisa Aslanian Mike Sha 3121 Bern Dr 3100 Bern Dr 3034 Bern Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 051 19 641 051 20 641 051 21 Brian A Wehner William E Lawson John Paul Boyd Tr 3018 Bern Dr 3010 Bern Dr 3002 Bern Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 051 25 641 051 26 641 051 28 Rae Allee Virginia Patricia L Ripley Jonas G Bevacqua 3130 Bern Dr 3130 Bern Dr 3044 Bern Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 051 30 641 051 32 641 051 33 David L Kennelly Tr Rae Allee Virginia **Culver Family Trust** 3112 Bern Dr 3030 Bern Dr 3024 Bern Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 051 34 641 051 36 641 051 38 Stephen Ziaja Anthony Temesvary Tr Kathelen F Miller Tr 3058 Bern Dr 3120 Bern Dr 3124 Bern Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 052 01 641 052 02 641 052 03 Ursula V Staubli Tr David R Flores Christina Edralin Cole 3019 Mountain view Dr 3009 Bern Dr 3021 Bern Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 052 04 641 052 05 641 052 06 Sharon L Plumley Tr Richard F Ramsey Charles B Haywood Tr 21601 Paul Ave 3035 Bern Dr 3045 Bern Dr Torrance CA 90503 Laguna Beach CA 92651 Laguna Beach CA 92651

641 052 08

John J Strotkamp

Laguna Beach CA 92651

415 Jasmine St

641 052 09

3069 Bern Dr

William R Bartok Tr

Laguna Beach CA 92651

641 052 07

3051 Bern Dr

Stephanie Waldman Trust

Laguna Beach CA 92651

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

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

641 051 04 Moayed Tom Manzari Tr 3176 Bern Dr Laguna Beach CA 92651 641 451 07 Ronald Thomas Labriola 25491 Pinata Cir Mission Viejo CA 92691

641 452 02 Yang-Kyung Lee Tr 2561 Park Ave Laguna Beach CA 92651 641 451 08 Robert L Simmons Tr P O Box 4777 Laguna Beach CA 92652

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