



February 12, 2020

Hoss Tabrizi
1356 Skyline Dr.
Laguna Beach, CA 92651

Dear Mr. Tabrizi,

Attached are the documents for the View Preservation/Record of Views claim 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 link www.lagunabeachcity.net/viewpreservation.

As we discussed, 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.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 20-5614**

Visit Date: **January 30, 2020**
Applicant: **Hoss Tabrizi**
View Address: **1356 Skyline Drive**

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

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room, dining room, kitchen, master bedroom suite
Lower level: Media room, guest bedroom, master bedroom 2 suite,
guest bedroom

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 Catalina and San Clemente Islands, hillside terrain, whitewater and 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: 2/12/2020 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

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

Visual scene description: Catalina Island, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *[Signature]* Submitted to property file: *[Signature]*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

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

Visual scene description: Catalina Island, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *mpar* Submitted to property file: *1/30/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the dining room on the upper level of the primary residential structure.
Visual scene description: San Clemente Island, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: mpm Submitted to property file: 01/30/2020



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

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

Visual scene description: San Clemente Island, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *Myfan* Submitted to property file: *2/12/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *Mygan* Submitted to property file: *2/12/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *Megan* Submitted to property file: *2/12/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the family room on the upper level of the primary residential structure.

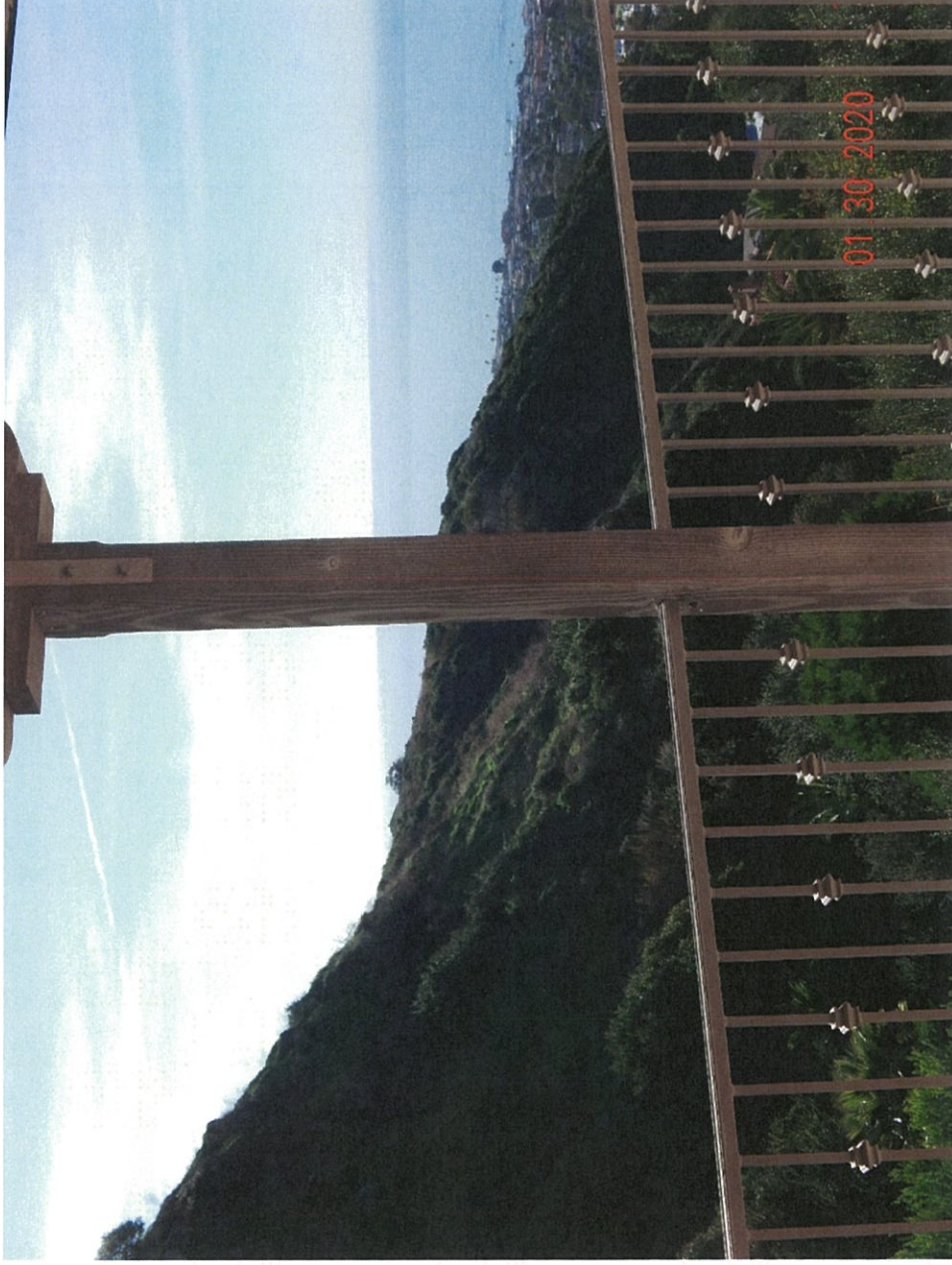
Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *Myan* Submitted to property file: *aka forso*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the family room on the upper level of the primary residential structure.

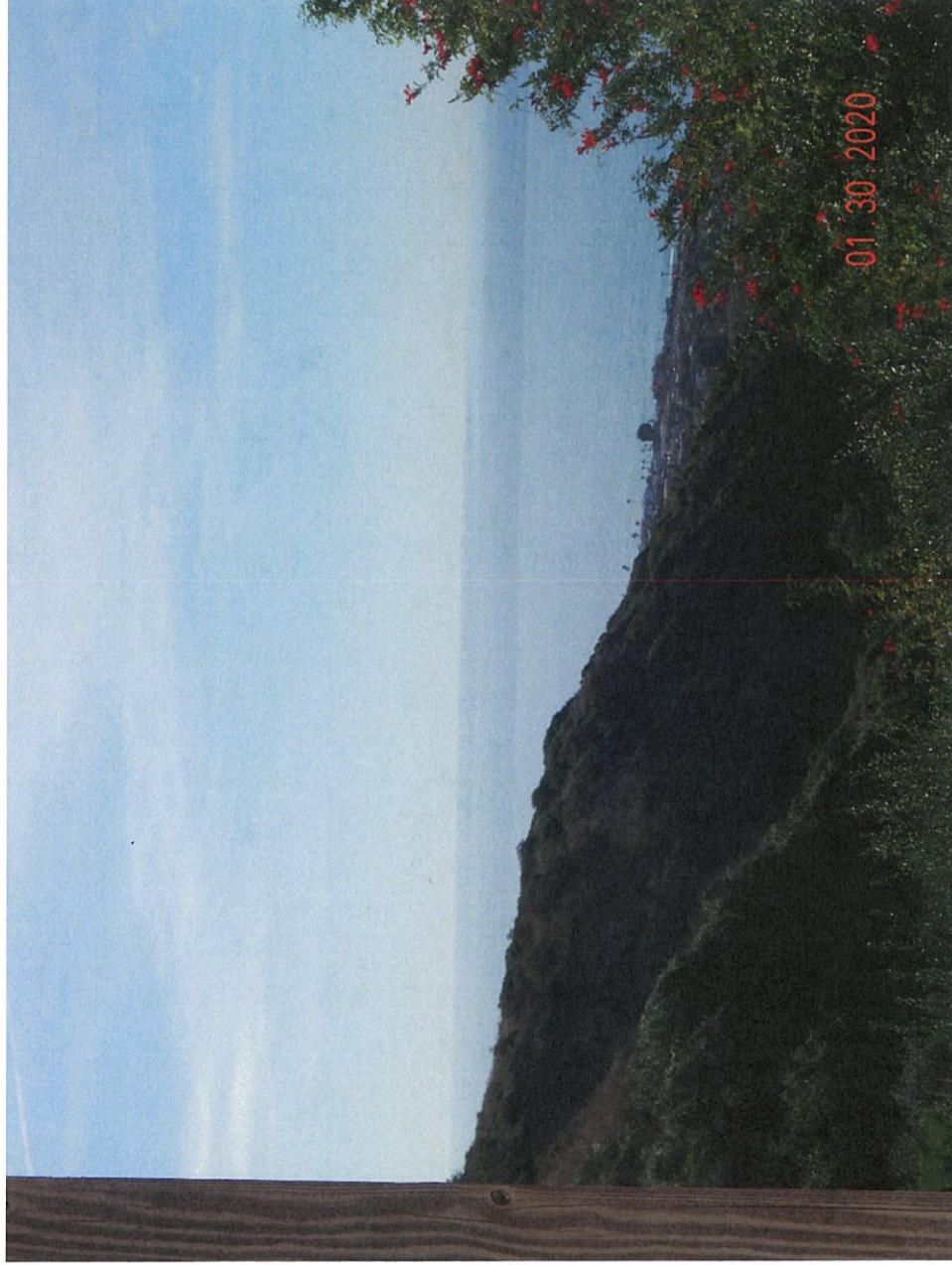
Visual scene description: San Clemente Island, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *Infant* Submitted to property file: *01/30/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the family room on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *[Signature]* Submitted to property file: *[Signature]*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

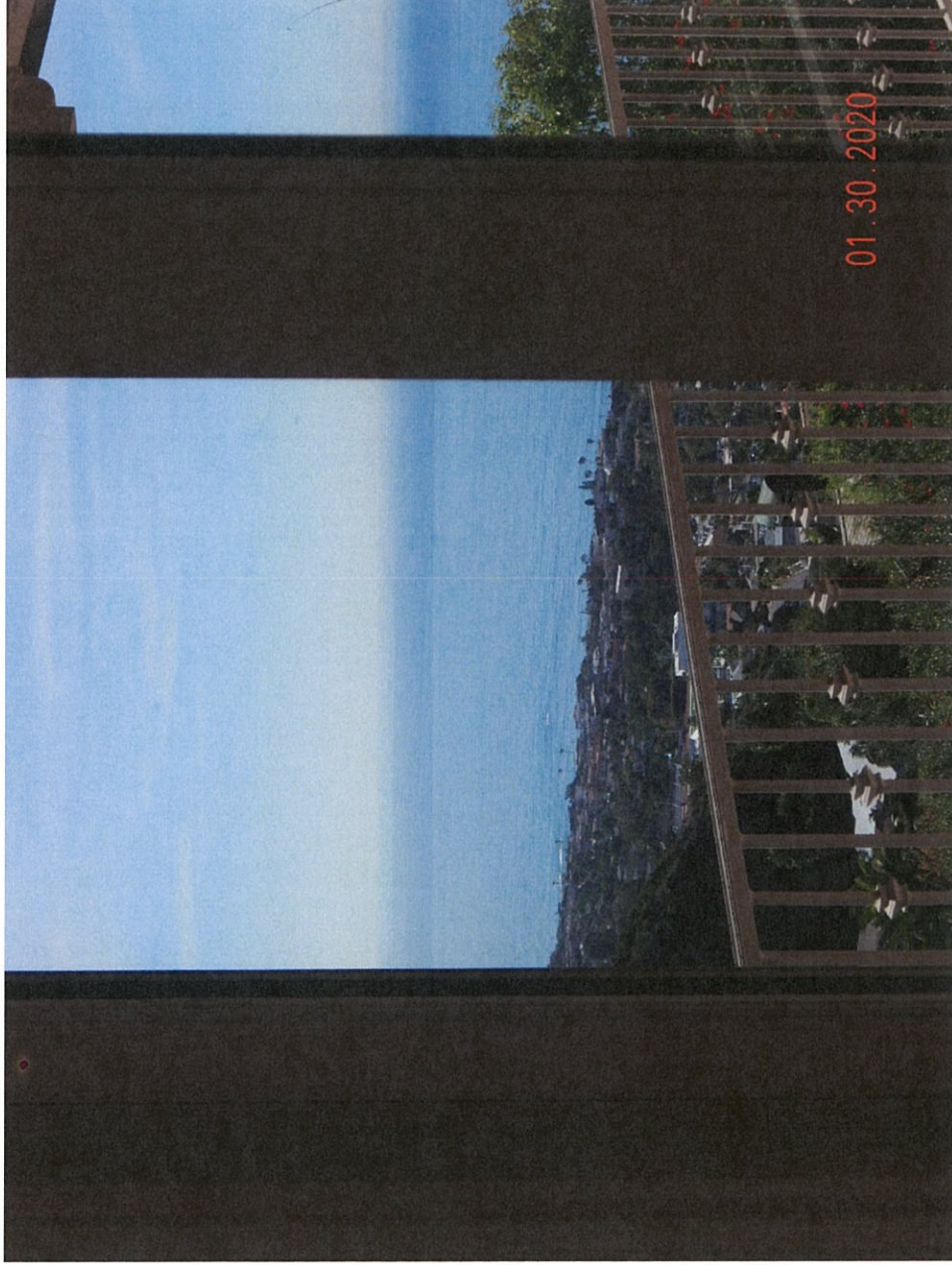
Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *1/30/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *[Signature]*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *[Signature]* Submitted to property file: *2/12/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the media room on the lower level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: W. J. [Signature] Submitted to property file: 2/12/2020



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

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

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *Myfan* Submitted to property file: *2/12/2020*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

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

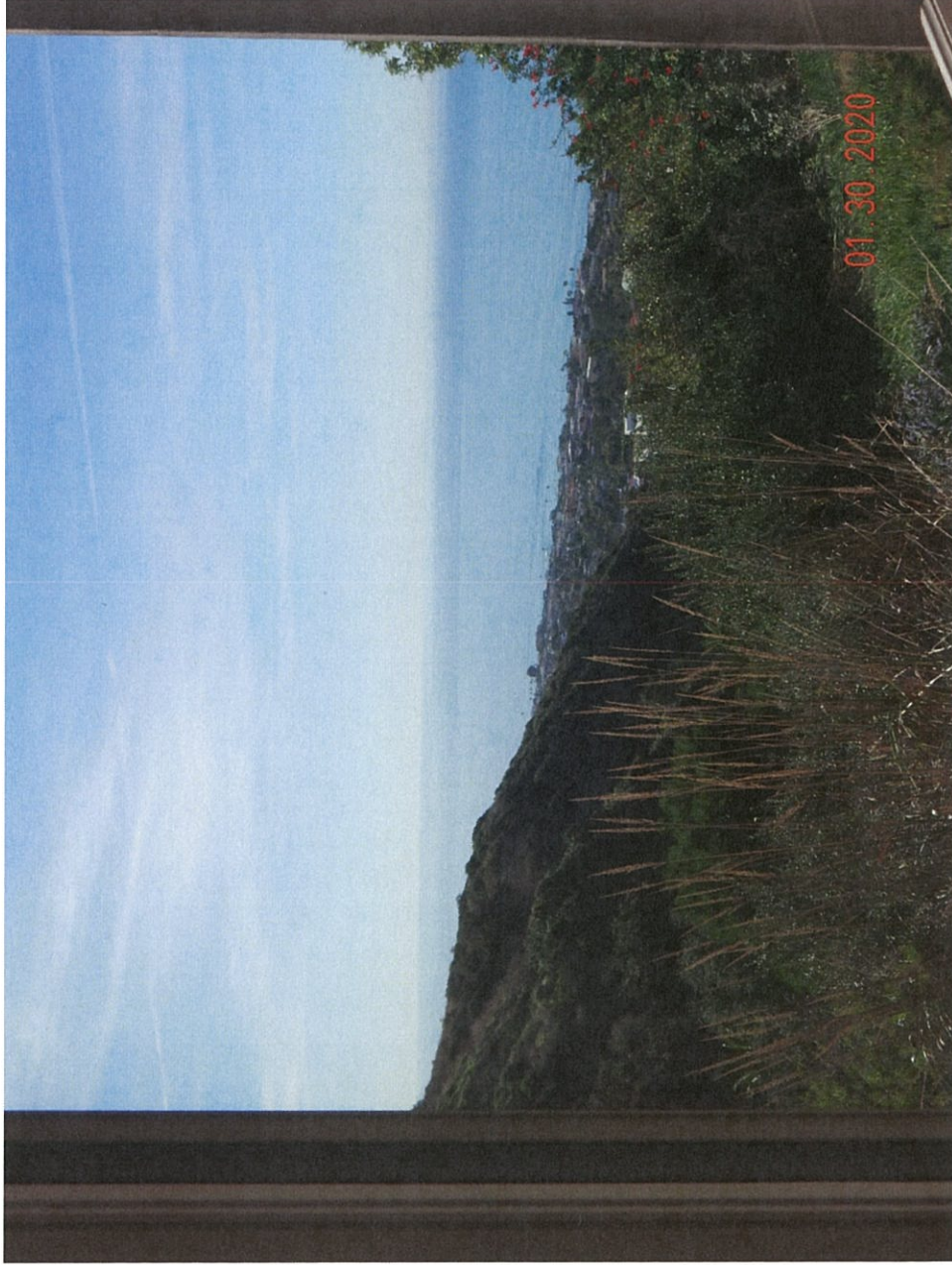
Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *[Signature]* Submitted to property file: *[Signature]*



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the master bedroom suite 2 on the lower level of the primary residential structure.

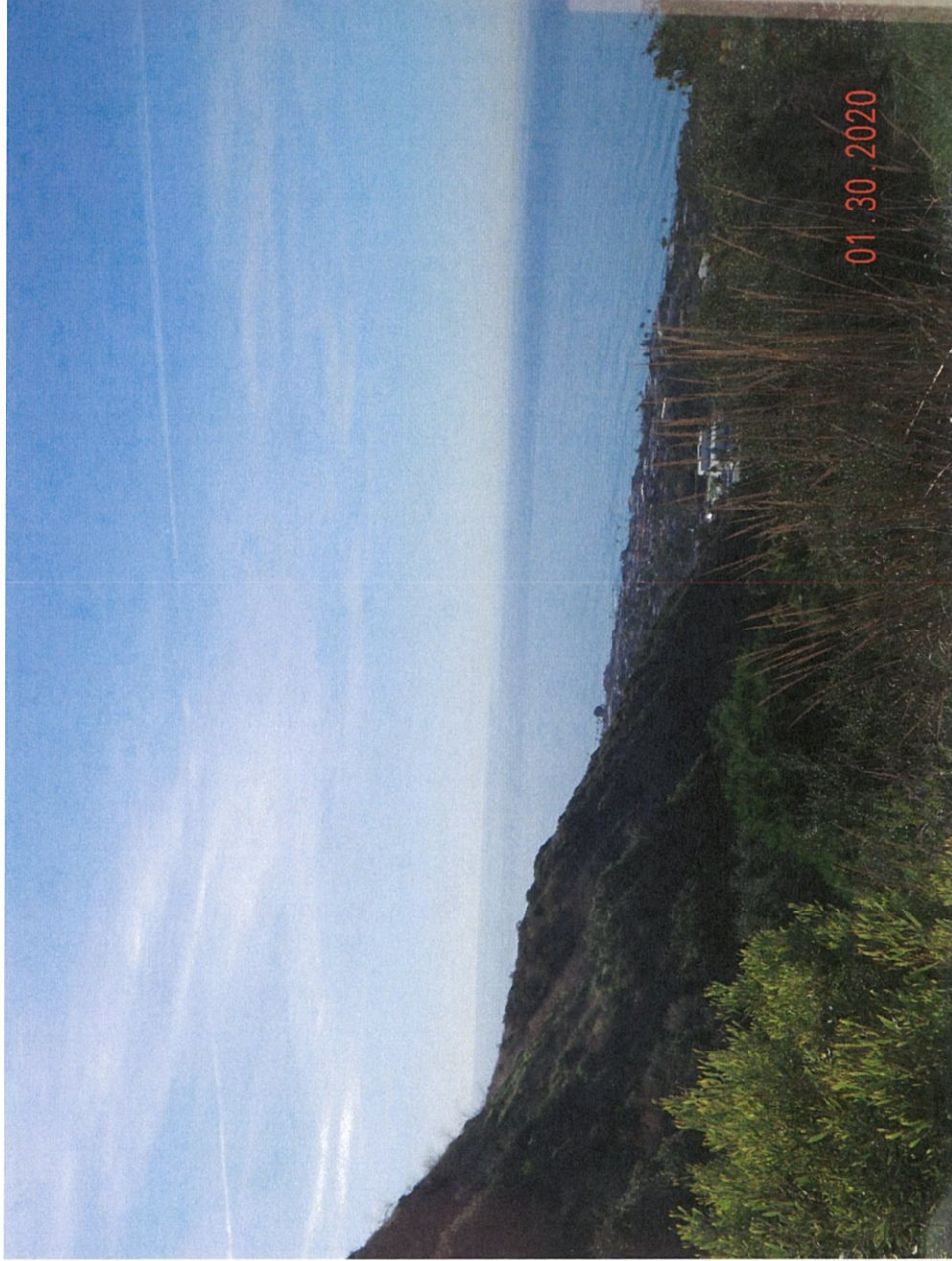
Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: [Signature] Submitted to property file: 01/30/2020



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

The photograph above was taken from the master bedroom suite 2 on the lower level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: [Signature] Submitted to property file: 2/12/2020



RECORD OF VIEW

VPP 20-5614



1356 Skyline Dr.

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

Visual scene description: San Clemente and Catalina Islands, hillside terrain, whitewater and ocean horizon.

Date of photograph: 1/30/2020 Photographed by: *myan* Submitted to property file: *01010000*



February 12, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 20-5614
1356 SKYLINE 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 **1356 Skyline Drive**. 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 Municipal Code Section 12.16.030.

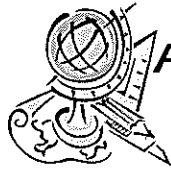
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. 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.

Regards,

A handwritten signature in cursive script, appearing to read "Tony Farr".

Tony/Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

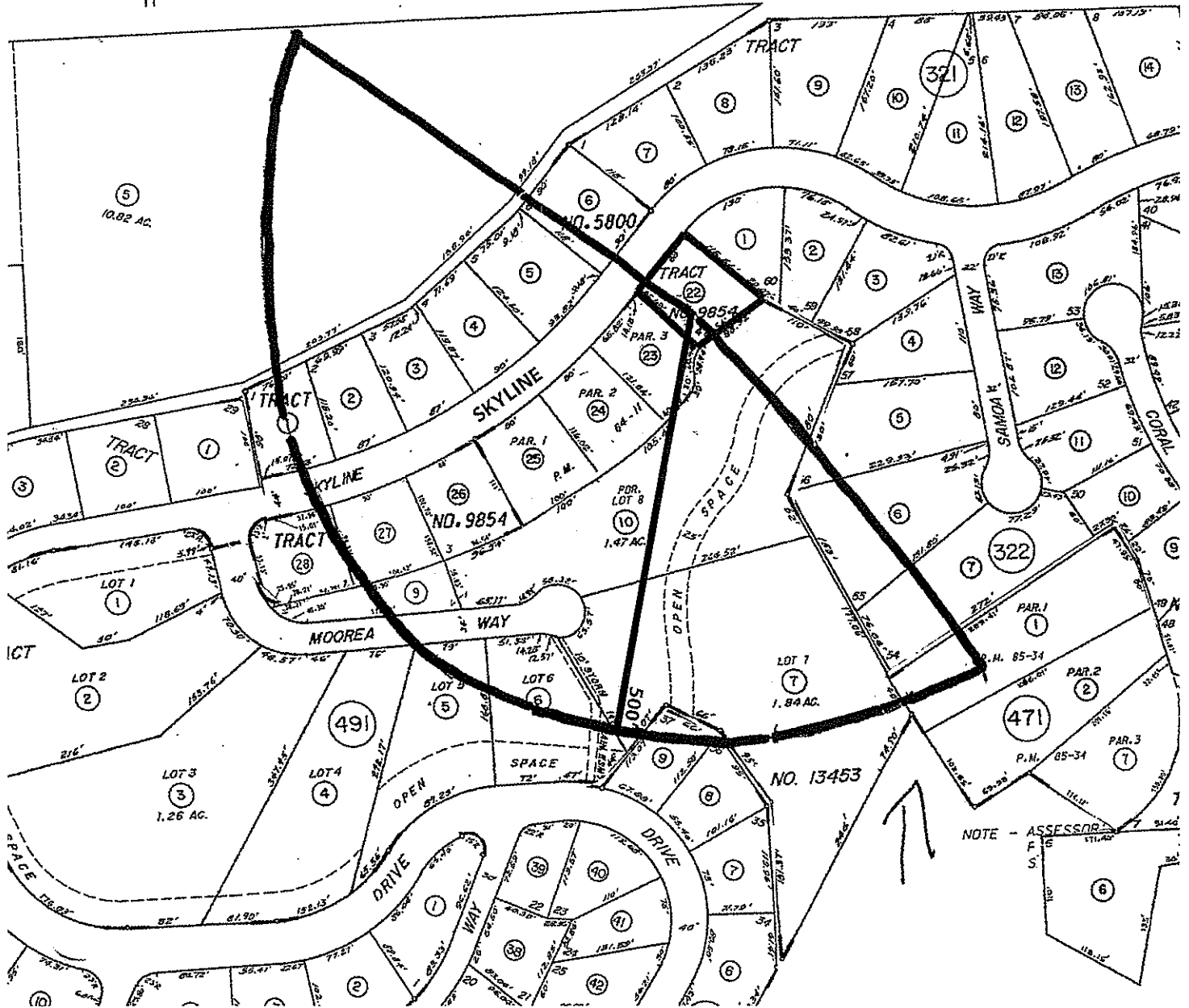
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-322-22
500' RADIUS (for View Preservation)

Address: 1356 SKYLINE DR
LAGUNA BEACH CA





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

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FEB - 3 2020

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

#9989
2/2/2020

500' Ownership Listing (for View Preservation)

Prepared for:

641-322-22

TABRIZI HOSSEIN & KATHI
1356 SKYLINE DR
LAGUNA BEACH CA 92651

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

641-321-01
ROGER H VAN SCOTTER
1305 SKYLINE DR
LAGUNA BEACH CA 92651

641-321-04
RONALD DE AVILA
1335 SKYLINE DR
LAGUNA BEACH CA 92651

641-322-05
PACIFIC TERRACE
17627 CEDAR CREEK CYN
DALLAS TX 75252

641-322-22
TABRIZI HOSSEIN & KATHI
8 HUMMINGBIRD LN
ALISO VIEJO CA 92656

641-322-25
MAHNIA VAKILZADEH
1326 SKYLINE DR
LAGUNA BEACH CA 92651

641-322-28
PAUL KERNIG TACORIAN
1302 SKYLINE DR
LAGUNA BEACH CA 92651

641-491-05
LEE DUDLEY BLEVINS
1350 MOOREA WAY
LAGUNA BEACH CA 92651

641-305-09
STEVEN QUARLES
2831 RIDGE DR
LAGUNA BEACH CA 92651

641-321-02
ROBERT MICHAEL CUEVAS
1315 SKYLINE DR
LAGUNA BEACH CA 92651

641-321-05
ROZALINA DIMITROVA
1345 SKYLINE DR
LAGUNA BEACH CA 92651

641-322-06
JAMES S HARRISON
1425 SAMOA WAY
LAGUNA BEACH CA 92651

641-322-23
PREMIER TRUST INC TR THE
1348 SKYLINE DR
LAGUNA NIGUEL CA 92651

641-322-26
ROBERT D MC CARTHY
1316 SKYLINE DR
LAGUNA BEACH CA 92651

641-471-01
MARSHALL F LINN
1388 PACIFIC WAY
LAGUNA BEACH CA 92651

641-491-06
GROUP VIII MOOREALLC SYNERGY
620 NEWPORT CENTER DR 11TH F
NEWPORT BEACH CA 92660

641-311-05
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

641-321-03
PATRICK ZILIS
50 WAVERLY AVE
CLARENDON HILLS IL 60514

641-321-06
RICHARD & REBECCA AZERA
1355 SKYLINE DR
LAGUNA BEACH CA 92651

641-322-07
SANDRA J NANKIN
700 KENDALL DR
LAGUNA BEACH CA 92651

641-322-24
HIROKO OMORI
1336 SKYLINE DR
LAGUNA BEACH CA 92651

641-322-27
MICHAEL A MUSSALLEM
1306 SKYLINE DR
LAGUNA BEACH CA 92651

641-491-04
TRIOASIS MANAGEMENT
1759 ALISOS AVE
LAGUNA BEACH CA 92651

641-491-07
ANDREW PAUL HOCKADAY
1370 MOOREA WAY
LAGUNA BEACH CA 92651

641-491-10
MYK LLC
13131 WHISTLER AVE
GRANADA HILLS CA 91344