



August 19, 2021

Stan Arellano
1450 Bluebird Canyon Dr.
Laguna Beach, CA 92651

Dear Mr. Arellano,

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.

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, appearing to read "Tony Farr".

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-8981**

Visit Date: **May 6, 2021**
Applicant: **Stan Arellano**
View Address: **1450 Bluebird Canyon Dr.**

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
Middle level: Master bedroom
Lower level: Family room, 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 of the 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: 8/19/21 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 21-8981



1450 Bluebird Canyon Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 05/06/21 Photographed by: M. Jarr Submitted to property file: 8/19/21

Document
1 of 6



RECORD OF VIEW

VPP 21-8981



1450 Bluebird Canyon Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 05/06/21 Photographed by: *Marr* Submitted to property file: *8/19/21*

Document
2 of 6



RECORD OF VIEW

VPP 21-8981



1450 Bluebird Canyon Dr.

The photograph above was taken from the master bedroom on the middle floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 05/06/21 Photographed by: *[Signature]* Submitted to property file: 8/19/21

Document
3 of 6



RECORD OF VIEW

VPP 21-8981



1450 Bluebird Canyon Dr.

The photograph above was taken from the family room on the lower floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 05/06/21 Photographed by: *[Signature]* Submitted to property file: 8/19/21

Document
4 of 6



RECORD OF VIEW

VPP 21-8981



1450 Bluebird Canyon Dr.

The photograph above was taken from the family room on the lower floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 05/06/21 Photographed by: Marr Submitted to property file: 8/19/21

Document
5 of 6



RECORD OF VIEW

VPP 21-8981



1450 Bluebird Canyon Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 05/06/21 Photographed by: *M. J. [Signature]* Submitted to property file: *8/19/21*



August 19, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-8981
1450 Bluebird Canyon Dr., Laguna Beach, CA

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1450 Bluebird Canyon Dr.** 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.

As a 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 file path, Government > Community Development > Planning & Zoning > Views & Trees. 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,

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

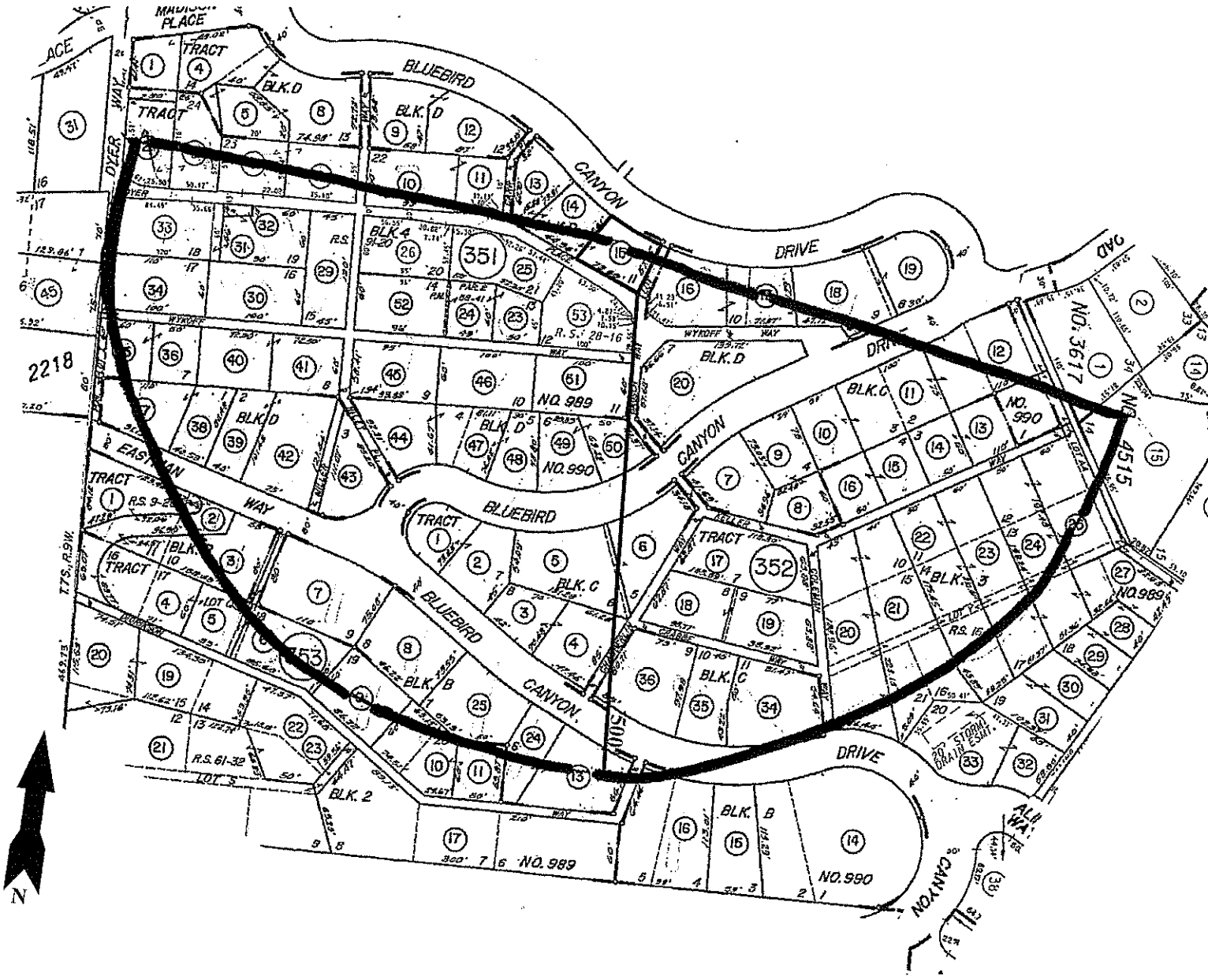
Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624

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

www.AdvancedListing.com denise@advancedlisting.com

Subject APN: 644-351-15
500' RADIUS (for View Preservation)

Address: 1450 BLUEBIRD CANYON DR
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

RECEIVED

JUN 01 2021

ZONING DIVISION
CITY OF LAGUNA BEACH

#10651
5/30/2021

500' Ownership Listing
(for View Preservation)

Prepared for:

644-351-15

ARELLANO FAMILY TRUST
1450 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-162-44

GARY R PHILLIPS
1095 DYER PL
LAGUNA BEACH CA 92651

644-341-15

DAUD A JUMANI
1202 STARLIT DR
LAGUNA BEACH CA 92651

644-351-06

REINHARD NEUBERT
1076 DYER PL
LAGUNA BEACH CA 92651

644-351-11

ROGER K ALDERSON
2984 ROUNSEVEL TER
LAGUNA BEACH CA 92651

644-351-15

ARELLANO FAMILY TRUST
9024 FRANKLIN BLVD 100
ELK GROVE CA 95758

644-351-18

DAVID R BUTLER
1295 BRANGWYN WAY
LAGUNA BEACH CA 92651

644-351-24

TERESA L CABLE
1050 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-29

THOMAS C BENT
1065 DYER WAY
LAGUNA BEACH CA 92651

644-162-45

GARY A WALDRON
1096 FLAMINGO RD
LAGUNA BEACH CA 92651

644-351-02

DE TAILLAC CHRISTIAN BARTOUILH
1096 DYER PL
LAGUNA BEACH CA 92651

644-351-07

DOUGLAS A BRETTIN
1066 DYER PL
LAGUNA BEACH CA 92651

644-351-13

FEBVRE GARY LE
1464 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-16

LARRY W LAIRD
1444 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-20

ROBERT STEPHEN COHEN
1360 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-25

JEFFREY BRUSVEN
1035 DYER PL
LAGUNA BEACH CA 92651

644-351-30

JANET M CHANCE
1078 WYKOFF WAY
LAGUNA BEACH CA 92651

644-341-01

EDWARD BLAINE APPLEBAUM
APPLEBAUM
1405 REGATTA RD
LAGUNA BEACH CA 92651

644-351-03

JAMES J KOLBERG
1086 DYER PL
LAGUNA BEACH CA 92651

644-351-10

MORROW MADELAINE L
1056 DYER PL
LAGUNA BEACH CA 92651

644-351-14

RICHARD L MC INTIRE
1454 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-17

JOHN GORDON MILLER
1800 PORT STIRLING PL
NEWPORT BEACH CA 92660

644-351-23

MARCOS E & LESLIE E ESPIRITU
1044 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-26

VICENTE L MAS
1055 DYER WAY
LAGUNA BEACH CA 92651

644-351-31, 32

MICHAEL ANGIOLETTI
1075 DYER PL
LAGUNA BEACH CA 92651

644-351-33
GREGORY KURT GROSZ
PO BOX 604
LAGUNA BEACH CA 92652

644-351-34
JIANGTAO WEN
1098 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-35
JOHN LOOMIS
1095 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-36
CHARLES F DENSFORD
1085 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-37
CANDICE J VARTERESIAN
1090 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-38
NINA M HAYES
1070 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-39
JOHN T REINHOLD
1050 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-40
MARLO & CATHLEEN BARTELS
1079 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-41
DARREN S & KATHE S MADRIGAL
1075 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-42
VAN J STEPHENS
1030 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-43
LORI SOLOMON
1300 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-44
LAURA MORGAN
1306 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-45
KEVIN FLAHERTY
1055 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-46
DAVID P & PAMELA HAGEN
1045 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-47
GEORGE ALLEN
1310 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-48
APRIL D JAMES
1910 FAIRVIEW AVE
RIVERSIDE CA 92506

644-351-49, 50
GILBERT L CARDWELL
1330 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-51
ESTELLE C FRIEDMAN
703 AVOCADO AVE
CORONA DEL MAR CA 92625

644-351-52
FREDERICK EDWARD TALARICO
1054 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-53
SUDING DAVID W 2003 TRUST
1024 WYKOFF WAY
LAGUNA BEACH CA 92651

644-352-01
MELLI J ALEX
1301 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-02
PAUL ACKLEY
1285 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-03
MARTIN SUZMAN
26439 RANCHO PKWY S 105
LAKE FOREST CA 92630

644-352-04
ECKHARD GOETTLING
18839 HICREST RD
GLENDDORA CA 91741

644-352-05
EVAN PINTO
1335 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-06
MICHAEL DOTY
1345 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-07
DOROTHY A SKUFCA
1108 KELLER WAY
LAGUNA BEACH CA 92651

644-352-08
LYNN MC MANN
1110 KELLER WAY
LAGUNA BEACH CA 92651

644-352-09
THOMAS CHARLES STEWART
STEWART
1369 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-10
MICHAEL ANDREW JOHNSON-OIWA
JOHNSON
1278 GLENNEYRE ST 64
LAGUNA BEACH CA 92651

644-352-11
REBECCA JEAN & STEVEN
WOODROW LINDELOF
1385 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-12
JILL TRIMBLE
1397 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-13
SUZANNE TIFFANY
PO BOX 9447
LAGUNA BEACH CA 92652

644-352-14, 15
NANCY M WILLIS
1140 KELLER WAY
LAGUNA BEACH CA 92651

644-352-16
1120 KELLER PARTNERS
1120 KELLER WAY
LAGUNA BEACH CA 92651

644-352-17
MICHELLE SVOBODATR MANETTA
1111 KELLER WAY
LAGUNA BEACH CA 92651

644-352-18
ROBINA L ALLEN
1130 CRABBE WAY
LAGUNA BEACH CA 92651

644-352-19
NANCY GOODWIN
1170 CRABBE WAY
LAGUNA BEACH CA 92651

644-352-20
JULIAN & KIMBERLY HILLS
1125 KELLER WAY
LAGUNA BEACH CA 92651

644-352-21
PHILIP G SELICK
424 SAN ELIJO ST
SAN DIEGO CA 92106

644-352-22
ROBERT H & CAROL A FRIIS
3 MALIBU CIR
CORONA DL MAR CA 92625

644-352-23
TORABI MOE & SHAHLA
1165 KELLER WAY
LAGUNA BEACH CA 92651

644-352-24
EZZELL AUSTEN N & LAUREN M W
1175 KELLER WAY
LAGUNA BEACH CA 92651

644-352-25
JOSLYN AITKEN
1185 KELLER WAY
LAGUNA BEACH CA 92651

644-352-34
AARON TALARICO
1278 GLENNEYRE ST 153
LAGUNA BEACH CA 92651

644-352-35
HERBERT K LAASCH
1245 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-36
CARI ABBATE
1255 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-353-01
JEANNETTE D PETERSON
3650 HIGHTIDE DR
RANCHO PALOS VERD CA 90275

644-353-02
GREGORY & JACLYN TONKOVICH
1021 DIDRIKSON
LAGUNA BEACH CA 92651

644-353-03
DVORA TAL
1033 EASTMAN WAY
LAGUNA BEACH CA 92651

644-353-05
JACQUELINE DEMONTRAVEL
20 FAIRFIELD AVE
DARIEN CT 6820

644-353-06
ARTHUR H FENWICK
1044 DIDRIKSON WAY
LAGUNA BEACH CA 92651

644-353-07
MICHAEL LACKNER
1239 S CAMDEN DR
LOS ANGELES CA 90035

644-353-08, 25
LINDA A HUMES
1280 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-353-09, 10, 11
1065 DIDRICKSON
8 HICKORY TREE LN
IRVINE CA 92612

644-353-13
MEHRDAD B KALANTARI
28601 LOS ALISOS BLVD 1095
MISSION VIEJO CA 92692

644-353-16
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-353-24
KAMRAN AKBER
7127 GREEN GLEN CT
RANCHO CUCAMONGA CA 91739