



December 7, 2021

Mehranz & Pasha Arshadi  
2 N. Vista De Catalina  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Arshadi,

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 that reads "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 21-10665**

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Visit Date: **November 22, 2021**

Applicant: **Mehranz & Pasha Arshadi**  
View Address: **2 N Vista De Catalina**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Family room, master bedroom

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

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island and the ocean horizon.

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**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: 10/27/21 By: mfarr

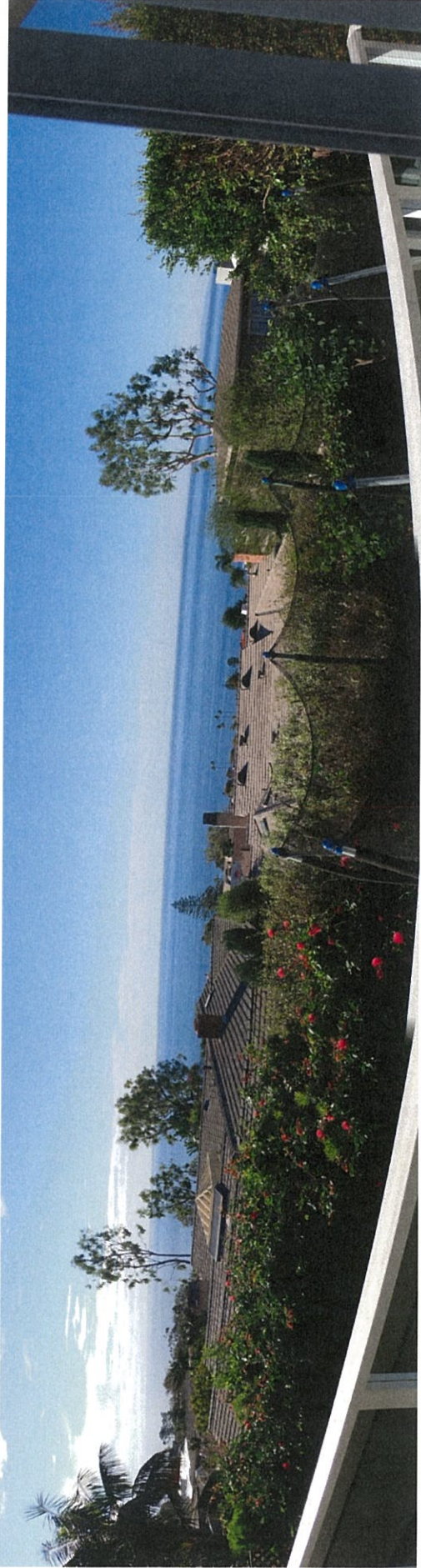
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End of Checklist



**RECORD OF VIEW**

**VPP 21-10665**



**2 N. Vista De Catalina**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: *[Signature]* Submitted to property file: 10/7/21





**RECORD OF VIEW**

**VPP 21-10665**



**2 N. Vista De Catalina**

The photograph above was taken from the family room on the main level of the primary residential structure.  
Visual scene description: Catalina Island and ocean horizon.

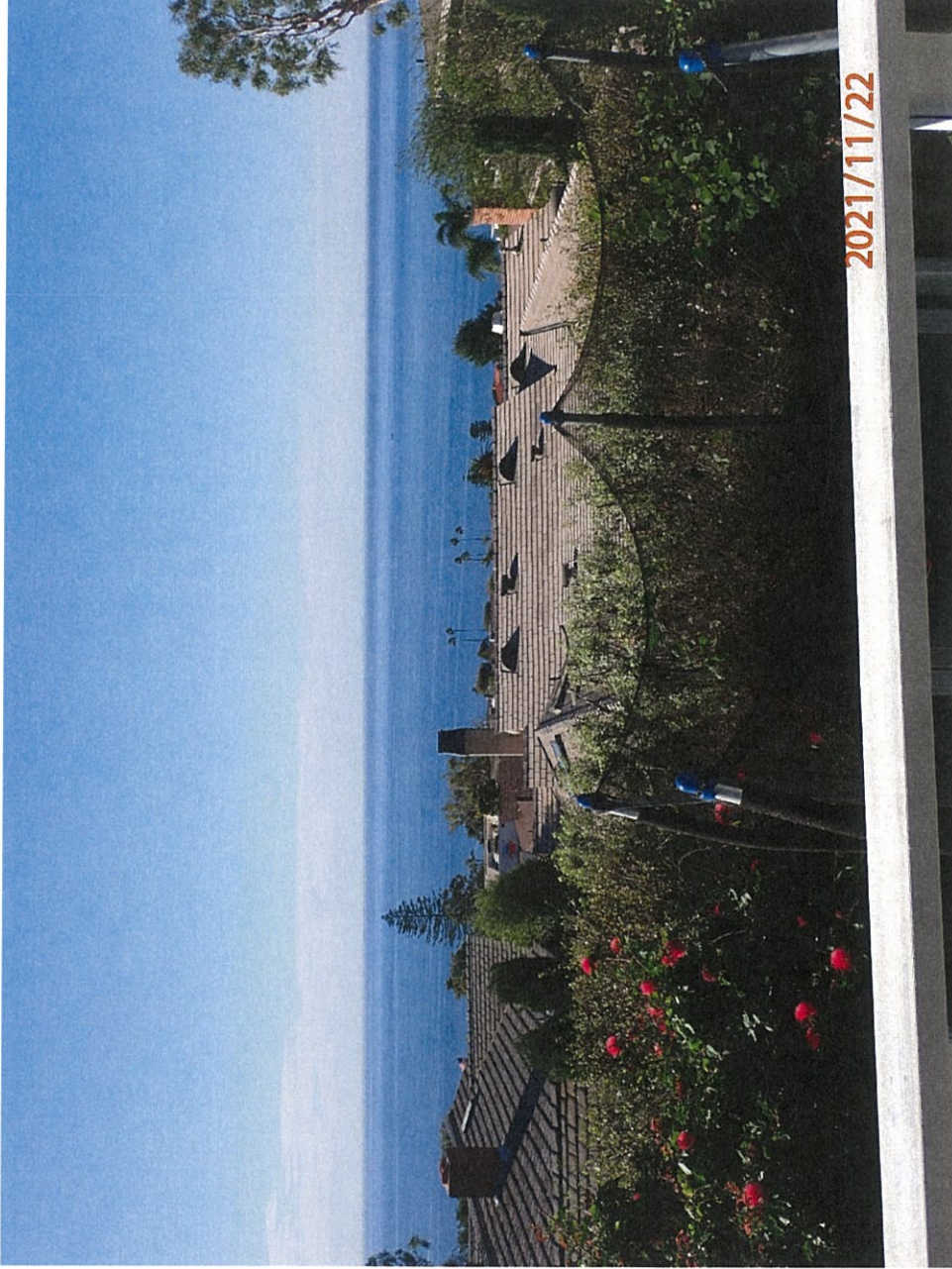
Date of photograph: 11/22/21 Photographed by: MP Submitted to property file: 12/7/21





**RECORD OF VIEW**

**VPP 21-10665**



**2 N. Vista De Catalina**

The photograph above was taken from the family room on the main level of the primary residential structure.  
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: [Signature] Submitted to property file: 10/7/21





**RECORD OF VIEW**

**VPP 21-10665**



**2 N. Vista De Catalina**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: W. J. [Signature] Submitted to property file: 10/2/20





RECORD OF VIEW

VPP 21-10665



2 N. Vista De Catalina

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: mfj Submitted to property file: 10/2/21





**RECORD OF VIEW**

**VPP 21-10665**



**2 N. Vista De Catalina**

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

Visual scene description: Catalina Island and ocean horizon.

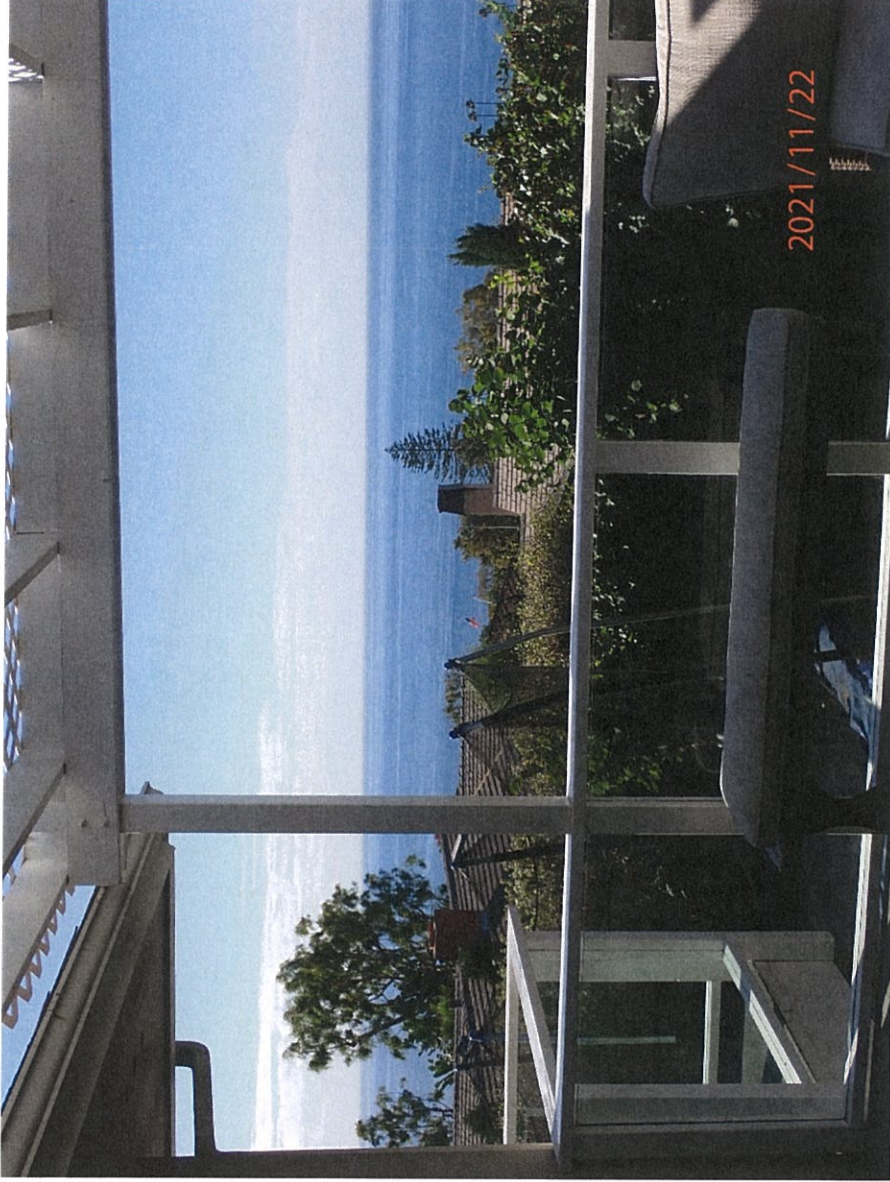
Date of photograph: 11/22/21 Photographed by: *[Signature]* Submitted to property file: *10/7/21*





RECORD OF VIEW

VPP 21-10665



**2 N. Vista De Catalina**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: mpas Submitted to property file: 10/27/21



**RECORD OF VIEW**

**VPP 21-10665**



**2 N. Vista De Catalina**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: *[Signature]* Submitted to property file: *12/2/21*





December 7, 2021

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-10665**  
**2 N. Vista De Catalina, Laguna Beach, CA**

Dear Property Owner:

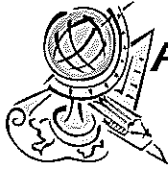
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2 N. Vista De Catalina**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve 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

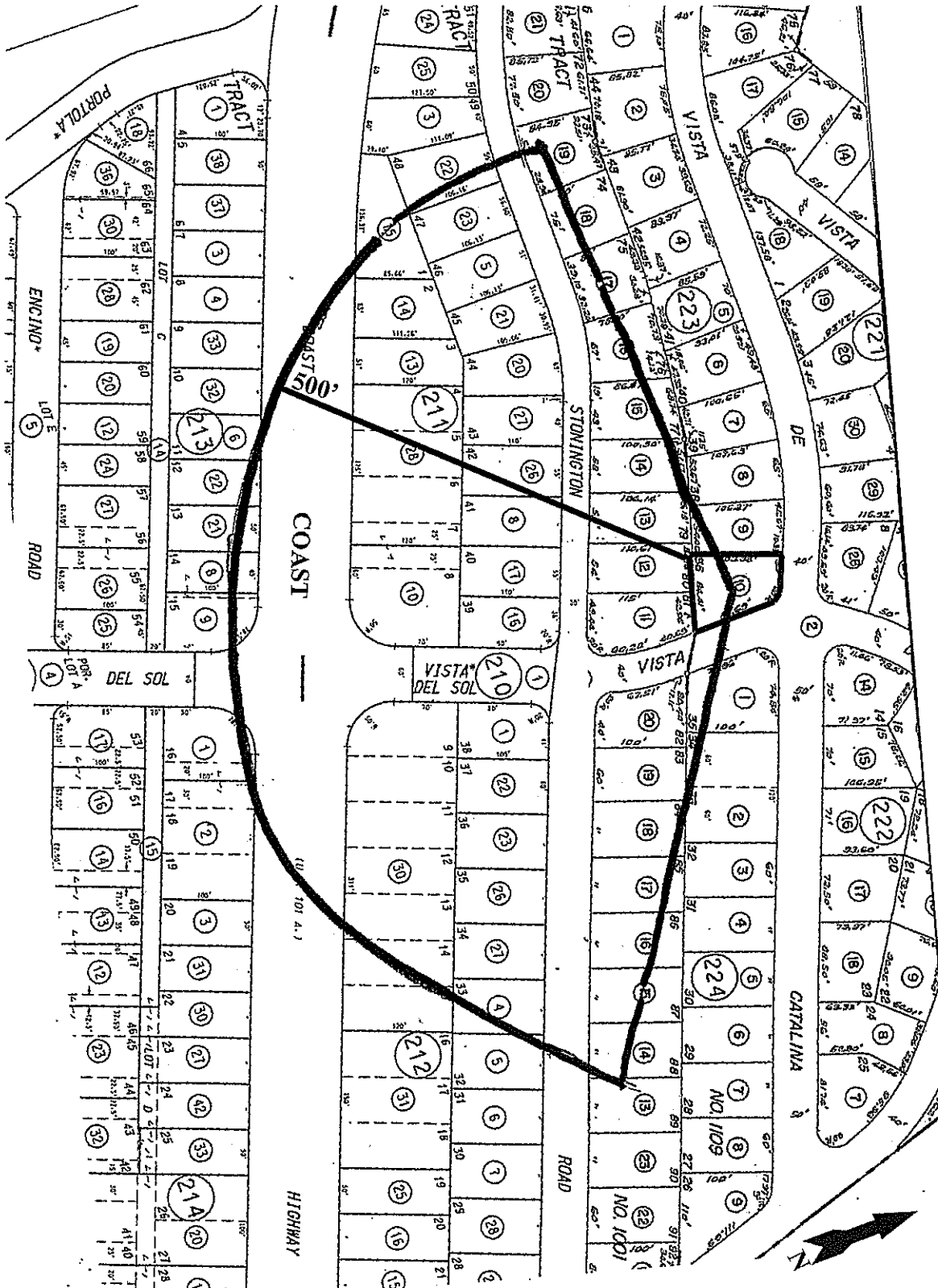
P.O. Box 2593 • Dana Point, CA • 92624

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

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 056-223-10  
500' RADIUS for View Preservation

Address: 2 N VISTA DE CATALINA  
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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

#10960  
12/6/2021

**500' Ownership Listing for  
View Preservation  
Prepared for:**

**056-223-10**

**MEHRNAZ H COTR ARSHADI  
2 N VISTA DE CATALINA  
LAGUNA BEACH CA 92651**

056-210-01 056-220-01, 02  
THREE ARCH BAY ASSN  
5 BAY DR  
LAGUNA BEACH CA 92651

056-211-05  
ADRACO LLC  
101 PACIFICA 155  
IRVINE CA 92618

056-211-08  
MARIA H MAYENZET  
6 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-211-10  
CHARLES HAROLD KENNEDY  
KENNEDY  
1372 CARTER WAY  
REDDING CA 92651

056-211-13  
SAEMAN TERRENCE JR  
32292 COAST HWY  
LAGUNA BEACH CA 92651

056-211-14  
GEORGE K SHAHINIAN  
25467 NELLIE GAIL RD  
LAGUNA HILLS CA 92653

056-211-15  
MICHAEL W LOHRMAN  
32272 COAST HWY  
LAGUNA BEACH CA 92651

056-211-16  
SECURITY EAT 500 INC  
27451 LOS ALTOS 240  
MISSION VIEJO CA 92691

056-211-17  
NORMAN H BORUCKI  
4 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-211-20  
LINDA H THORNTON  
12 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-211-21  
WALTER R ZECH  
14 N STONINGTON RD  
LAGUNA BEACH CA 92677

056-211-22  
JOHN BARRY SAINSBURY-CARTER  
20 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-211-23  
ARTHUR KREITENBERG  
12012 SILVER FOX RD  
LOS ALAMITOS CA 90720

056-211-26  
THOMAS J HOPPER  
8 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-211-27  
JOHN T REDMOND  
11492 SNOW CREEK AVE  
LAS VEGAS NV 89135

056-211-28  
THREE ARCH MJP  
34145 PACIFIC COAST HWY 516  
DANA POINT CA 92629

056-212-01  
BOJORQUEZ CHRISTIAN R  
PO BOX 39A13  
LOS ANGELES CA 90039

056-212-04  
STEPHEN BLAKE & STACEY ANN  
MARRIOTT  
12 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-212-05  
CCRE HOLDINGS LLC  
907 SPRINGWOOD LN  
ENCINITAS CA 92024

056-212-22  
DONALD G LAWS  
34 N PORTOLA RD  
LAGUNA BEACH CA 92651

056-212-23  
SCOTT & PAIGE FLORA  
6 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-212-26  
JOHN C BURNS  
8 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-212-27  
KATHLEEN L C MEEHAN  
10 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-212-30  
THREE BAY LAGUNA  
30270 RANCHO VIEJO RD A  
SAN JUAN CAPISTRA CA 92675

056-213-06  
LAMONT DANIEL H  
9 N CALLECITA  
LAGUNA BEACH CA 92651

056-213-08  
LEDBRUQ LLC  
32701 CASPIAN SEA DR  
DANA POINT CA 92629

056-213-09  
COASTAL MEDICAL PROPERTIES  
4195 CHINO HILLS PKWY 514  
CHINO HILLS CA 91709

056-213-21  
RON A RAZZANO  
30 AGIA  
LAGUNA NIGUEL CA 92677

056-213-22  
LIGHTFOOT H HARRISON  
52 N LA SENDA  
LAGUNA BEACH CA 92651

056-213-32  
RONALD D GEHLING  
10 N CALLECITA  
LAGUNA BEACH CA 92651

056-214-01  
ROBERT K SALL  
2803 VIA MONTECITO  
SAN CLEMENTE CA 92672

056-214-02  
MICHAEL D KINSMAN  
32355 S COAST HWY  
LAGUNA BEACH CA 92651

056-223-08  
DAVID G ADAMS  
6 N VISTA DE CATALINA  
LAGUNA BEACH CA 92651

056-223-09  
DONALD P FREEMAN  
4 N VISTA DE CATALINA  
LAGUNA BEACH CA 92651

056-223-10  
MEHRNAZ H COTR ARSHADI  
1 MARSH CREEK  
LAGUNA NIGUEL CA 92677

056-223-11  
DAVIS LEAH  
1 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-223-12  
THOMAS R INGERSOLL  
3 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-223-13  
ASPASIA SHAPPET  
5 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-223-14  
DENNIS CARRUTH  
7 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-223-15  
GERALD M SAFTLER  
1752 CLARIDGE ST  
ARCADIA CA 91006

056-223-16  
RICHARD F GRANNIS  
2245 MONITOR DR  
PARK CITY UT 84060

056-223-17  
HANCOCK AARON N  
13 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-223-18  
DEBORAH P BARKLEY  
15 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-223-19  
THOMAS J & SUSAN C KOCH  
17 N STONINGTON RD  
LAGUNA BEACH CA 92651

056-224-01  
PAUL A BROWER  
2 S VISTA DE CATALINA  
LAGUNA BEACH CA 92651

056-224-02  
JEFFREY CRAIG MACRAE  
4 S VISTA DE CATALINA  
LAGUNA BEACH CA 92651

056-224-03  
PETER C MC MAHON  
6 S VISTA DE CATALINA  
LAGUNA BEACH CA 92651

056-224-04  
LEE SANDLER  
8 S VISTA DE CATALINA  
LAGUNA BEACH CA 92651

056-224-05  
RYAN S SABOL  
10 SVISTA DE CATALINA  
LAGUNA BEACH CA 92651

056-224-06  
KAJDRJ PROPERTIES  
5882 HOLLADAY BLVD  
SALT LAKE CITY UT 84121

056-224-07  
WILLIAM F TACHOVSKY  
14 S VISTA DE CATALINA  
LAGUNA BEACH CA 92651

056-224-13  
MAURICE MASSON  
1 POLARIS WAY 180  
ALISO VIEJO CA 92656

056-224-14  
GREGORY B BUSH  
13 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-224-15  
SIZABLE PROPERTIES  
8 ROCKINGHAM DR  
NEWPORT BEACH CA 92660



056-224-16  
SCOTT & PAIGE FLORA  
9 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-224-17  
GARY W RUBEL  
7 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-224-18  
ROBERT D BUCK  
5 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-224-19  
GREGORY P POULEN  
18561 AUBURN AVE  
SANTA ANA CA 92705

056-224-20  
CD ASSET COMPANY  
23 BAY DR  
LAGUNA BEACH CA 92651