



January 11, 2022

Manish Patel
2780 Highland Way
Laguna Beach, CA 92651

Dear Mr. Patel,

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-10835**

Visit Date: **January 5, 2022**
Applicant: **Manish Patel**
View Address: **2780 Highland Way**

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 & 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 consists primarily 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: 1/11/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 21-10835



2780 Highland Way

The photograph above was taken from the living room, dining room, kitchen on the main level of the primary residential structure.
Visual scene description: ocean horizon.

Date of photograph: 1/5/22 Photographed by: *Tony Farr* Submitted to property file: *1/4/22*

Document
1 of 6



RECORD OF VIEW

VPP 21-10835



2780 Highland Way

The photograph above was taken from the living room, dining room, kitchen on the main level of the primary residential structure.
Visual scene description: ocean horizon.

Date of photograph: 1/5/22 Photographed by: *Tony Farr* Submitted to property file: 1/11/22

Document
2 of 6



RECORD OF VIEW

VPP 21-10835



2780 Highland Way

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

Visual scene description: ocean horizon.

Date of photograph: 1/5/22 Photographed by: *Tony Farr* Submitted to property file: *1/11/22*

Document
3 of 6



RECORD OF VIEW

VPP 21-10835



2780 Highland Way

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

Visual scene description: ocean horizon.

Date of photograph: 1/5/22 Photographed by: *Tony Farr* Submitted to property file: 1/11/22

Document
4 of 6



RECORD OF VIEW

VPP 21-10835



2780 Highland Way

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

Visual scene description: ocean horizon.

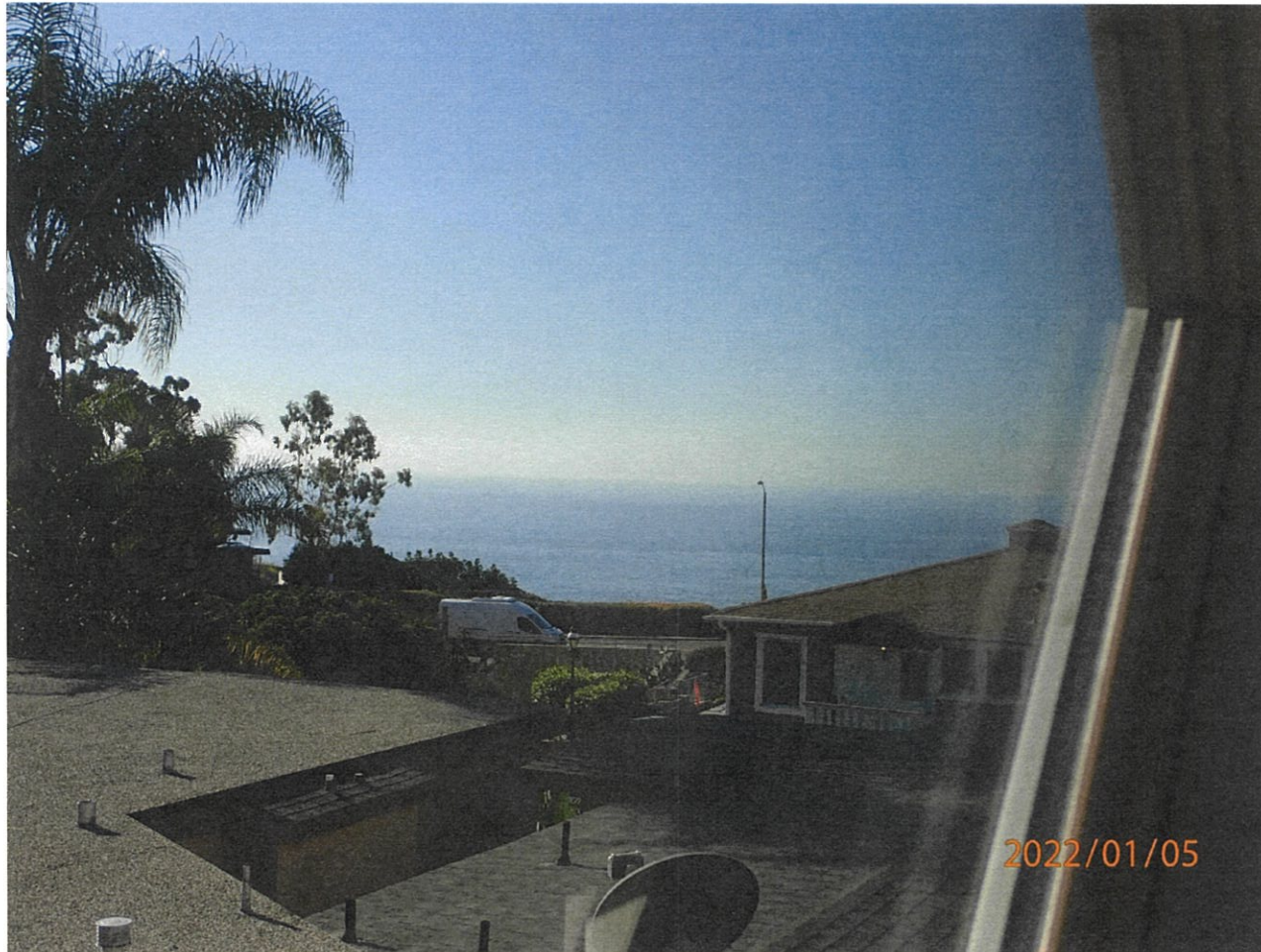
Date of photograph: 1/5/22 Photographed by: *Tony Farr* Submitted to property file: 1/5/22

Document
5 of 6



RECORD OF VIEW

VPP 21-10835



2780 Highland Way

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

Visual scene description: ocean horizon.

Date of photograph: 1/5/22 Photographed by: *Tony Farr* Submitted to property file: 1/5/22

Document
6 of 6



January 11, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
 View Preservation VPP 21-10835
 2780 Highland Way, Laguna Beach, CA

Dear Property Owner:

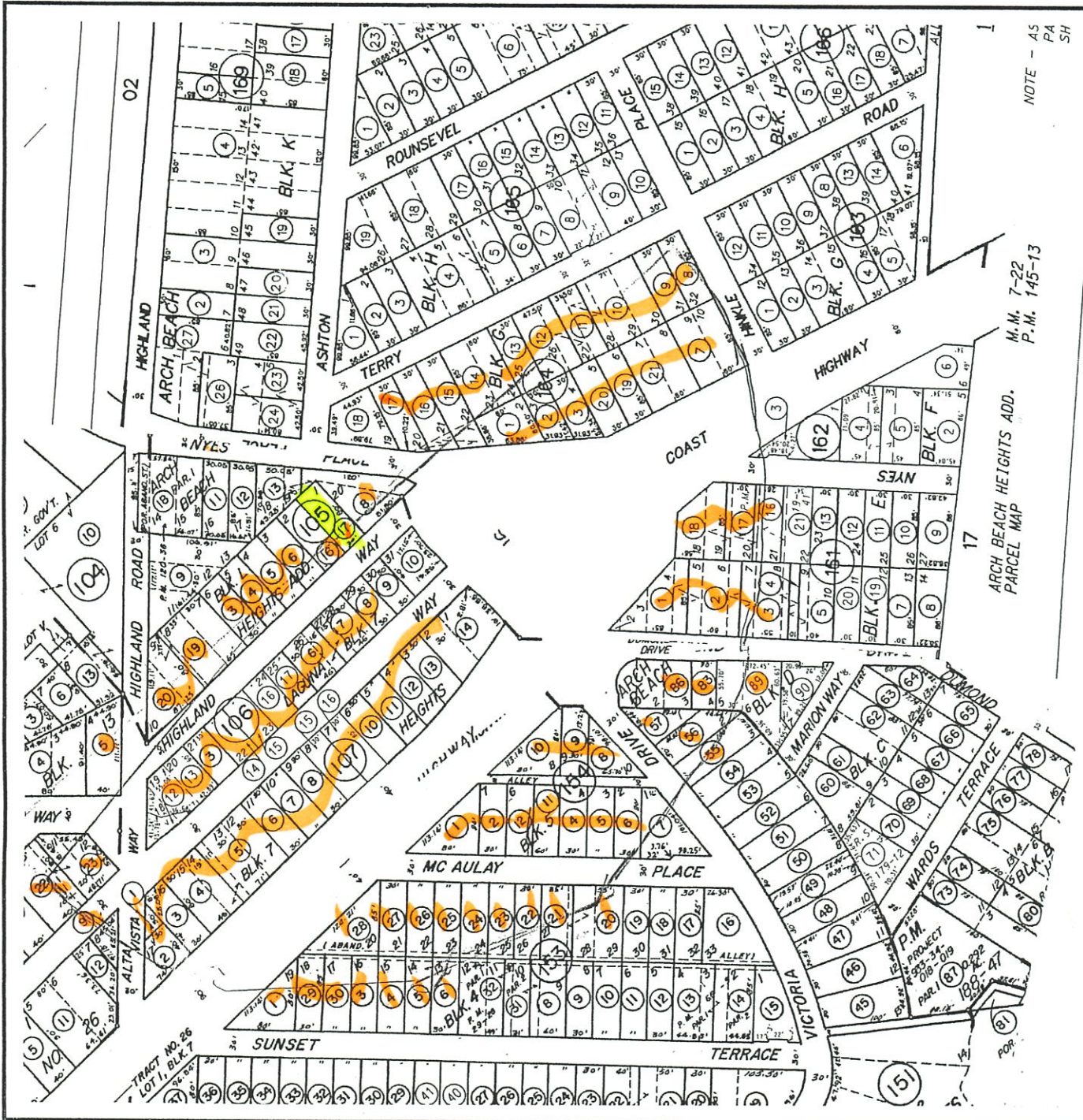
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2780 Highland Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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
Community Development
tfarr@lagunabeachcity.net



Map Preparer:
SUSAN W. CASE, INC.
 4000 BARRANCA PKWY #250
 IRVINE CA 92604
 949 494 6105
susan@susancaseinc.com

FILE # 228817
 2780 HIGHLAND WAY
 LAGUNA BEACH CA
 VIEW PRESERVATION
 JANUARY 7 2022
 656 105 17

SUSAN W. CASE, INC.

OWNERSHIP MAP

SUSAN W. CASE, INC.
orders@susancaseinc.com

FILE # 228817
2780 HIGHLAND WAY
LAGUNA BEACH CA
VIEW PRESERVATION
JANUARY 7 2022
656 105 17

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105

656 101 22
Patricia Paxton Pardee
2692 Solana Way
Laguna Beach CA 92651

656 101 23
Brouwer David The
2696 Solana Way
Laguna Beach CA 92651

656 103 09
Ronald Hasman
2699 Solana Way
Laguna Beach CA 92651

656 104 05
Steven James Pulver
107 Avenida Dolores
San Clemente CA 92672

656 105 03
Andrew Wiechert
2740 Highland Way
Laguna Beach CA 92651

656 105 04
Jeffrey Kaplan
Po Box 9576
Laguna Beach CA 92652

656 105 05
Theodore & Michelle Glickman
2760 Highland Way
Laguna Beach CA 92651

656 105 06
Forrest Theobald
5307 Stonewood Dr
Riverside CA 92506

656 105 08
Fred Farah
706 W La Crosse St
Glendora CA 91741

656 105 16
Gary Carmell
10692 Rockhurst Ave
Santa Ana CA 92705

656 105 17
Gbm Investments LLC
4330 E Cornwall Ave
Orange CA 92867

656 105 19
David Forsyth
1278 Glenneyre St
Laguna Beach CA 92651

656 105 20
Ghosh Ventures LLC
2712 Highland Way
Laguna Beach CA 92651

656 106 03
Richard Evans
2022 E Monte Vista Dr
Tucson AZ 85719

656 106 06
Donald M D Reynolds
2604 Saddle Ridge Dr
Covina CA 91724

656 106 07
Willis Rowley
2770 Solana Way
Laguna Beach CA 92651

656 106 08
Jeffrey Myers
17 Catalina Vista Rd
Ladera Ranch CA 92694

656 106 09
Carolyn Waldo
8707 116th Ave NE #A
Kirkland WA 98033

656 106 10
Gerald Scott
23511 Mirage Ln
Diamond Bar CA 91765

656 106 12
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

656 106 13
Gregory Smith
2710 Solana Way
Laguna Beach CA 92651

656 106 14
Alex
14252 Culver Dr
Irvine CA 92604

656 106 15
2730-2750 Solana Way Lb
111 Emerald Bay
Laguna Beach CA 92651

656 106 16
2730-2750 Solana Way Lb
111 Emerald Bay
Laguna Beach CA 92651

656 106 17
2730-2750 Solana Way Lb
111 Emerald Bay
Laguna Beach CA 92651

656 107 01
Francis Toohey
28761 Via Los Arboles
San Juan Capistrano CA 92675

656 107 02
Mark L M L & E Major
2706 S Coast Hwy
Laguna Beach CA 92651

656 107 03
Damon Newell
2716 Solana Way
Laguna Beach CA 92651

656 107 04
Rosanne Nolan
40 Lumahai St
Honolulu HI 96825

656 107 05
Norval Bruce
40 Lumahai St
Honolulu HI 96825

656 107 06
Csc Residential LLC
1278 Glenneyre St #457
Laguna Beach CA 92651

656 107 07
Ronald Hasman
11264 Golden Chestnut Pl
Las Vegas NV 89135

656 107 08
Michael Kapur
2749 Solana Way
Laguna Beach CA 92651

656 107 10
Paul The Cooke
8 Crownridge Dr
Danville CA 94506

656 107 11
Dianne Curran
2321 Vista Madera
Santa Barbara CA 93101

656 107 12
Michael David Lee
1153 N Eerett St
Glendale CA 91207

656 107 13
Dizz's As Is Inc
2794 S Coast Hwy
Laguna Beach CA 92651

656 107 14
Uci Foundation
791 Saint Anns Dr
Laguna Beach CA 92651

656 107 15
Lb Casa LLC
Po Box 777276
Henderson NV 89077

656 107 16
Davy Shuffler
2755 Solana Way
Laguna Beach CA 92651

656 151 55
Fitzgerald
4250 Arguello St
San Diego CA 92103

656 151 56
Mary Katheryn Neil
Po Box 510
Laguna Beach CA 92652

656 151 57
Kevin A K A Cordano
1904 Monterey Rd
South Pasadena CA 91030

656 151 83
Peter Lizotte
4601 Wilshire Blvd #200
Los Angeles CA 90010

656 151 86
Diane Patterson
9350 SW Royal Woodlands Dr
Beaverton OR 97005

656 151 89
Raul Estrada
2460 Irvine Cove Cres
Laguna Beach CA 92651

656 153 01
Leon Charles Alexander
415 Hill St
Laguna Beach CA 92651

656 153 03
Tracy Cole
175 Sunset Ter
Laguna Beach CA 92651

656 153 04
Cancellieri Childrens II
171 Sunset Ter
Laguna Beach CA 92651

656 153 05
Linda Lee Supowitz
165 Sunset Ter
Laguna Beach CA 92651

656 153 06
Tracy Tennant
5758 Eugene St
Riverside CA 92506

656 153 20
138 Mcauley Place LLC
138 Mcaulay Pl
Laguna Beach CA 92651

656 153 21
Lukie Luke Realty LLC
60 E 8th St #31A
New York NY 10003

656 153 22
McAulay Place LLC
550 Alta Vista Way
Laguna Beach CA 92651

656 153 23
Koh Management LLC
515 Ocean Ave #S307
Santa Monica CA 90402

656 153 24
J & S McKee
176 Mcaulay Pl
Laguna Beach CA 92651

656 153 25
Glenn Bianchi
30 Emerald Bay
Laguna Beach CA 92651

656 153 26
Michael Roy
190 Mcaulay Pl
Laguna Beach CA 92651

656 153 27
Roger Scholten
4106 John Lynde Rd
Des Moines IA 50312

656 153 28
Loren Ehlers
Po Box 2089
Newport Beach CA 92659

656 153 29
Sean Ellis
2124 Leeward Ln
Newport Beach CA 92660

656 153 30
William Vigneault
181 Sunset Ter
Laguna Beach CA 92651

656 154 01
Liliana Pienzi-Joseau
4837 Indianola Way
La Canada Flintridge CA 91011

656 154 02
Dan Sugg
173 Mcaulay Pl
Laguna Beach CA 92651

656 154 04
Charles Roselli
145 Mcaulay Pl
Laguna Beach CA 92651

656 154 05
Kenneth Sherwood Jr.
6666 Dakota Ave
Alta Loma CA 91737

656 154 06
Paul Layton
4001 Stansbury Ave
Sherman Oaks CA 91423

656 154 07
Zoromski
119 Mcaulay Pl
Laguna Beach CA 92651

656 154 08
Sylvana Caridi
2780 Victoria Dr
Laguna Beach CA 92651

656 154 09
Alabaster
871 Van Dyke Dr
Laguna Beach CA 92651

656 154 10
Nichoals M N Kormeluk
2787 S Coast Hwy #A
Laguna Beach CA 92651

656 154 11
Fred Karger
2745 Woodstock Rd
Los Angeles CA 90046

656 154 12
Jeffrey Kaplan
Po Box 9576
Laguna Beach CA 92652

656 161 01
Margie Willis
193 Dumond Dr
Laguna Beach CA 92651

656 161 02
Patrick Pillsbury
1109 Via La Cuesta
Escondido CA 92029

656 161 03
Morgan Holdings LLC
668 N Coast Hwy #329
Laguna Beach CA 92651

656 161 16
Kristine Darvish
6841 Hitchingpost Cir
Huntington Beach CA 92648

656 161 17
A Rubinstein LP
194 Nyes Pl
Laguna Beach CA 92651

656 161 18
Gregg Allan Bond
196 Nyes Pl
Laguna Beach CA 92651

656 162 03
Igor Khazanovich
167 Nyes Pl
Laguna Beach CA 92651

656 164 01
Kelly Cornwell
572 Flora St
Laguna Beach CA 92651

656 164 02
Randi Hage
4704 Daleridge Rd
La Canada CA 91011

656 164 03
John Anthony Kenefick
203 Nyes Pl
Laguna Beach CA 92651

656 164 07
Lb Pch Property LLC
1278 Glenneyre St
Laguna Beach CA 92651

656 164 08
Kimberle Meredith
23241 Arelo Ct
Laguna Niguel CA 92677

656 164 09
Joe Cannata
2887 Terry Rd
Laguna Beach CA 92651

656 164 10
Alex Nikkhah
2105 E Dimple Dell Rd
Sandy UT 84092

656 164 11
Paulo & Christian Prietto
2867 Terry Rd
Laguna Beach CA 92651

656 164 12
Frances Ruma
2859 Terry Rd
Laguna Beach CA 92651

656 164 13
Sheri Matigian
2851 Terry Rd
Laguna Beach CA 92651

656 164 14
Bruce Handy
5993 Malta Way
Yorba Linda CA 92887

656 164 15
James Turpin
Po Box 365
Carnelian Bay CA 96140

656 164 16
Salim Danny Chamsi
2808 Terry Rd
Laguna Beach CA 92651

656 164 18
Hollinshead
255 Nyes Pl
Laguna Beach CA 92651

656 164 19
Olinda Terrace LLC
3838 Orange St
Riverside CA 92501

656 164 20
Reem Al-Zahawi
2113 Hill St
Santa Monica CA 90405

656 164 21
2880 Pch LLC
2880 S Coast Hwy
Laguna Beach CA 92651