



February 22, 2022

Ibrahim Marouf  
120 Irvine Cove Circle  
Laguna Beach, CA 92651

Dear Mr. Marouf,

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 > click on the green box to the right "Record of Views by Address".

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,

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 21-11039**

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Visit Date: **February 9, 2022**  
Applicant: **Ibrahim Marouf**  
View Address: **120 Irvine Cove Circle**

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 floor: Dining room, kitchen, living room, family room  
Second floor: Guest bedroom (end), guest bedroom (middle), office, 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: 2/22/22 By: *Tony Farr*

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End of Checklist



RECORD OF VIEW

VPP 21-11039



120 Irvine Cove Circle

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/20/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*





**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *8/28/22*

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RECORD OF VIEW

VPP 21-11039



120 Irvine Cove Circle

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*





**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/9/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *0/22/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *02/09/22*

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RECORD OF VIEW

VPP 21-11039



120 Irvine Cove Circle

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/09/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *a/a/a/a*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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RECORD OF VIEW

VPP 21-11039



120 Irvine Cove Circle

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/02/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *5/22/22*

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RECORD OF VIEW

VPP 21-11039



120 Irvine Cove Circle

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: 2/20/22

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the guest bedroom (end) on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the guest bedroom (end) on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/09/22*





**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the guest bedroom (middle) on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*



**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the guest bedroom (middle) on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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RECORD OF VIEW

VPP 21-11039



120 Irvine Cove Circle

The photograph above was taken from the guest bedroom (middle) on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *3/22/22*



**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the office on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/09/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the office on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *8/20/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the office on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*





**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the office on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/20/22*





**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

The photograph above was taken from the office on the second level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *a/pa/pa*

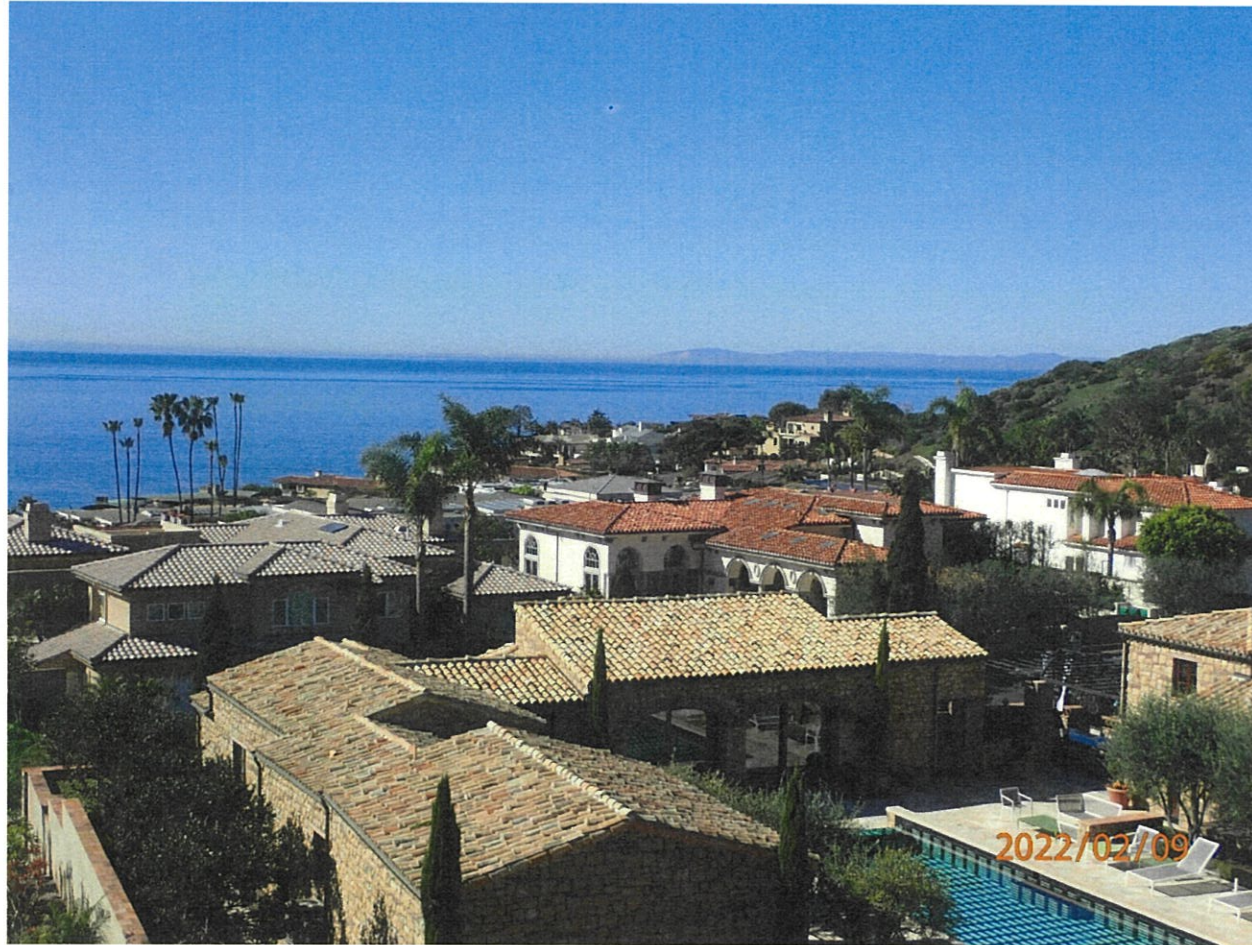
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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/09/22*

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RECORD OF VIEW

VPP 21-11039



120 Irvine Cove Circle

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

Visual scene description: Catalina Island and the ocean horizon.

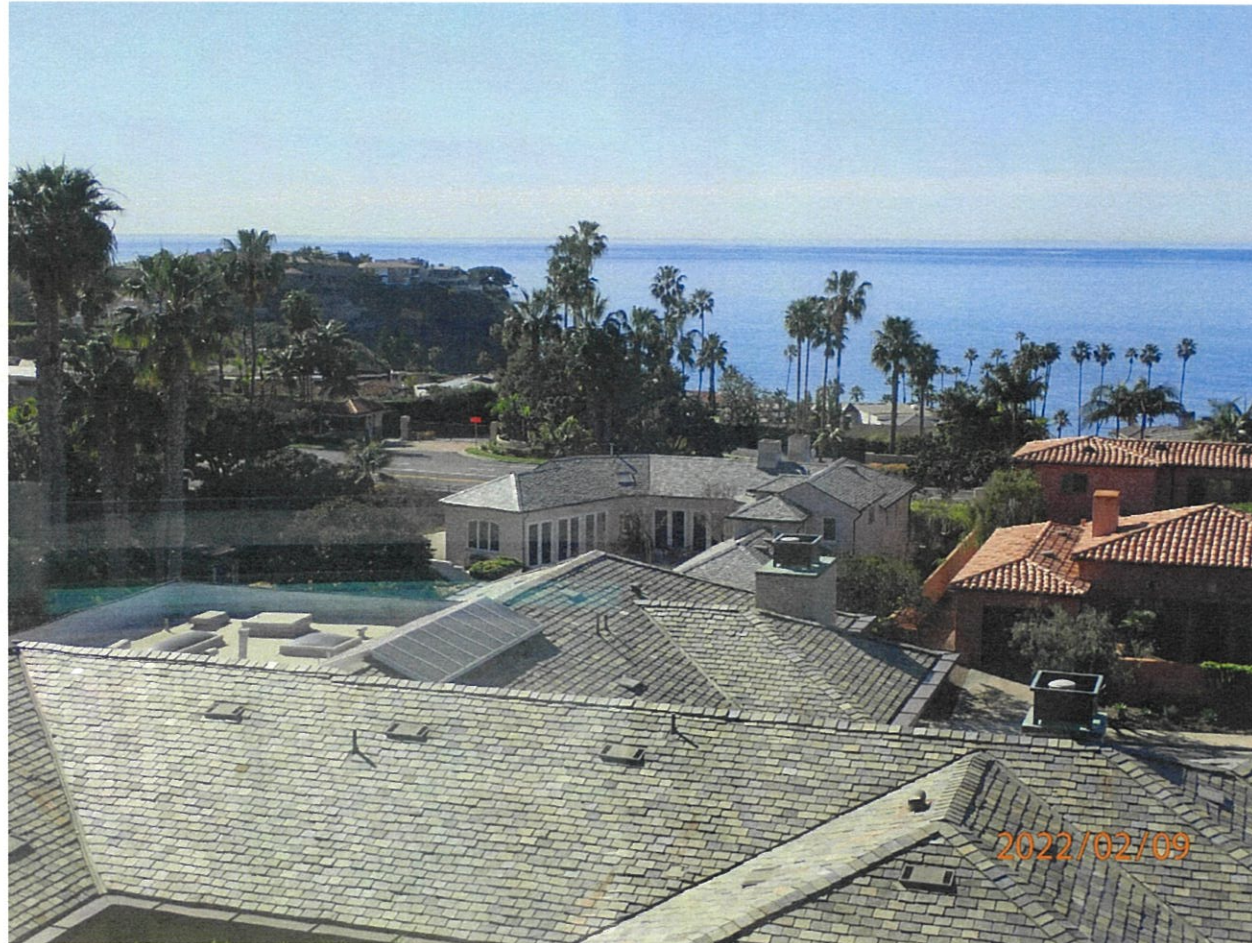
Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/09/22*





**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/02/22*

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**RECORD OF VIEW**

**VPP 21-11039**



**120 Irvine Cove Circle**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/09/22*

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RECORD OF VIEW

VPP 21-11039



120 Irvine Cove Circle

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 02/09/22 Photographed by: *Tony Farr* Submitted to property file: *2/22/22*

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February 22, 2022

SUBJECT:     **NOTICE - RECORD OF VIEW**  
                  **View Preservation VPP 21-11039**  
                  **120 Irvine Cove Circle, 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 **120 Irvine Cove Circle**. 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.

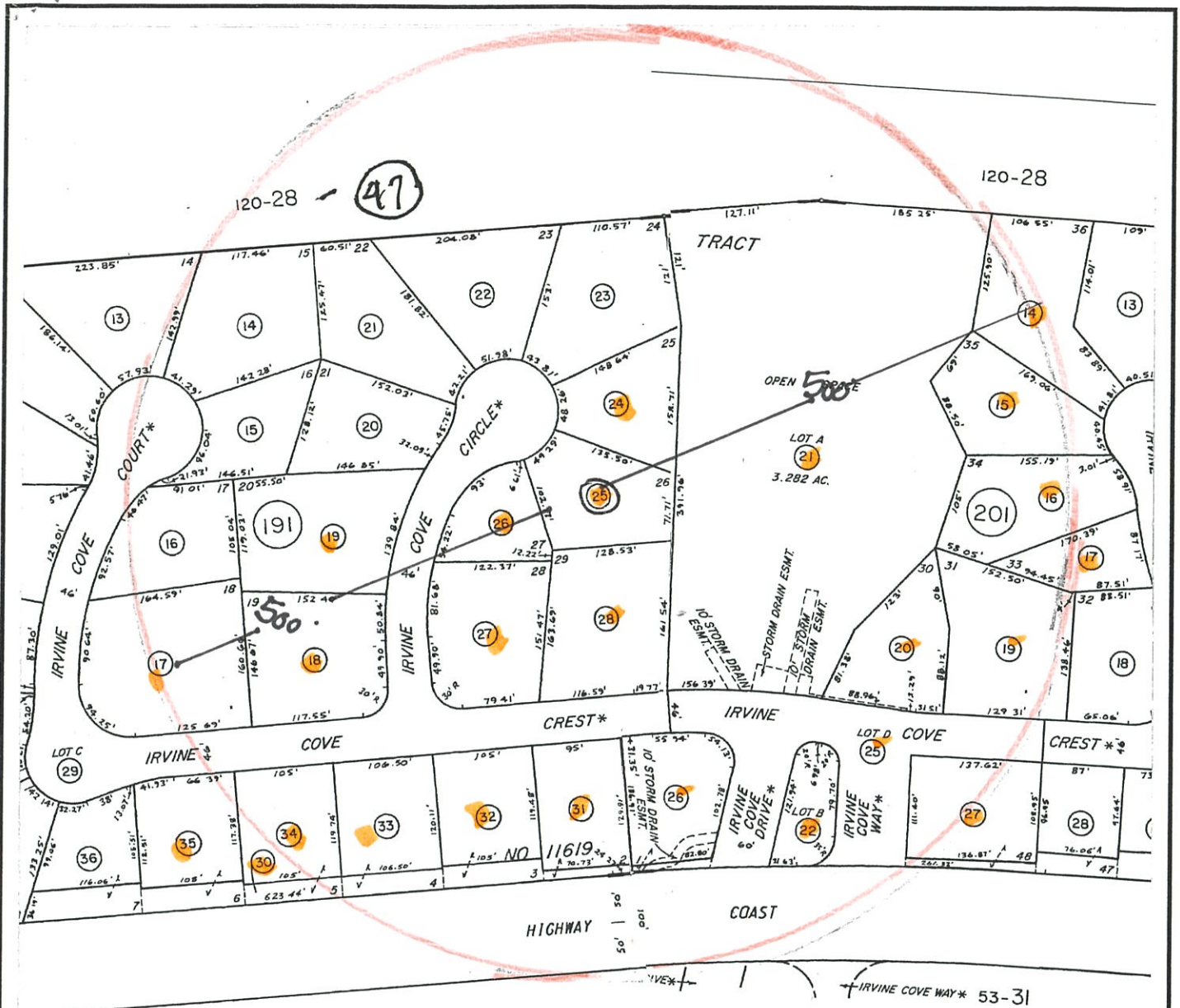
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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 > click on green box to the right "Record of Views by Address". 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





53-31  
M.M. 539-38, 39, 40

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES


TRACT NO. 11619  
B.  
C

M.M. 539-38, 39, 40

NOTE

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

**FILE # 218841**  
 120 IRVINE COVE CIR  
 LAGUNA BEACH CA  
 VIEW PRESERVATION  
 FEBRUARY 14 2022  
 496 191 25



**SUSAN W. CASE, INC.**

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

RECEIVED

FEB 13 2022

CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT

FILE # 218841  
120 IRVINE COVE CIR  
LAGUNA BEACH CA  
VIEW PRESERVATION  
FEBRUARY 14 2022  
496 191 25

496-191-17  
Harvinder Sahota  
110 Irvine Cove Ct  
Laguna Beach CA 92651

496-191-18  
Grant L Nemirow  
11755 Laurel Crest Dr  
Studio City CA 91604

496-191-19  
John C Raney  
115 Irvine Cove Cir  
Laguna Beach CA 92651

496-191-24  
Jeanne M Bonk  
130 Irvine Cove Cir  
Laguna Beach CA 92651

496-191-25  
Ibrahim & Jacquelyn Brooke  
120 Irvine Cove Cir  
Laguna Beach CA 92651

496-191-26  
Stephen H & Madaline R Gordon  
110 Irvine Cove Cir  
Laguna Beach CA 92651

496-191-27  
Stephen H & Madaline R Gordon  
100 Irvine Cove Cir  
Laguna Beach CA 92651

496-191-28  
Breeze Ocean  
3065 N Rancho Dr #130  
Las Vegas NV 89130

496-191-29  
Irvine Crest Community Assn  
647 Camino De Los Mares #206  
San Clemente CA 92673

496-191-30  
Irvine Crest Community  
3551 Camino Mira Costa #N  
San Clemente CA 92672

496-191-31  
Debra Baum & Edward Ralph Day  
P.o. Box 11590  
Zephyr Cove NV 89448

496-191-32  
William H Murphy  
2530 Irvine Cove Cres  
Laguna Beach CA 92651

496-191-33  
Emery Brett Ledger  
2540 Irvine Cove Crst  
Laguna Beach CA 92651

496-191-34  
Walid Albinali  
2550 Irvine Cove Crest  
Laguna Beach CA 92651

496-191-35  
Christopher Gallo  
2560 Irvine Cove Crest  
Laguna Beach CA 92651

496-201-14  
Henry K Schrimmer  
145 Irvine Cove Pl  
Laguna Beach CA 92651

496-201-15  
Inc Graymar  
24 Hammond #c  
Irvine CA 92618

496-201-16  
Alexander Milinovic  
125 Irvine Cove Pl  
Laguna Beach CA 92651

496-201-17  
Bruce E & Wendy R Friedman  
305 Grand Canal  
Newport Beach CA 92662

496-201-19  
Bradley A Morrice  
2485 Irvine Cove Crest  
Laguna Beach CA 92651

496-201-20  
Thomas R Adams  
5858 Engineer Dr  
Huntington Beach CA 92649

496-201-21  
Irvine Crest Community Assn  
647 Camino De Los Mares #221  
San Clemente CA 92673

496-201-22  
Irvine Crest Community Assn  
647 Camino De Los Mares #221  
San Clemente CA 92673

496-201-25  
Irvine Crest Community  
3551 Camino Mira Costa #N  
San Clemente CA 92672



496-201-26  
Milton F Daily  
477 Deseo Ave  
Camarillo CA 93010

496-201-27  
Cove Irvine  
3810 Katella Ave  
Los Alamitos CA 90720