



March 30, 2023

Xinlin Morrow
21572 Treetop Lane
Laguna Beach, CA 92651

Dear Mr. Morrow,

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,

A handwritten signature in black ink, appearing to read "A. R. Farr".

Tony Farr, Associate Planner
Joshua DeLoach, Planning Technician
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 22-0858**

Visit Date: **02/28/23**
Applicant: **Xinlin Morrow**
View Address: **21572 Treetop Lane**

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.

Upper level: Living Room, office, guest bedroom, primary 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, hillside terrain and 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.

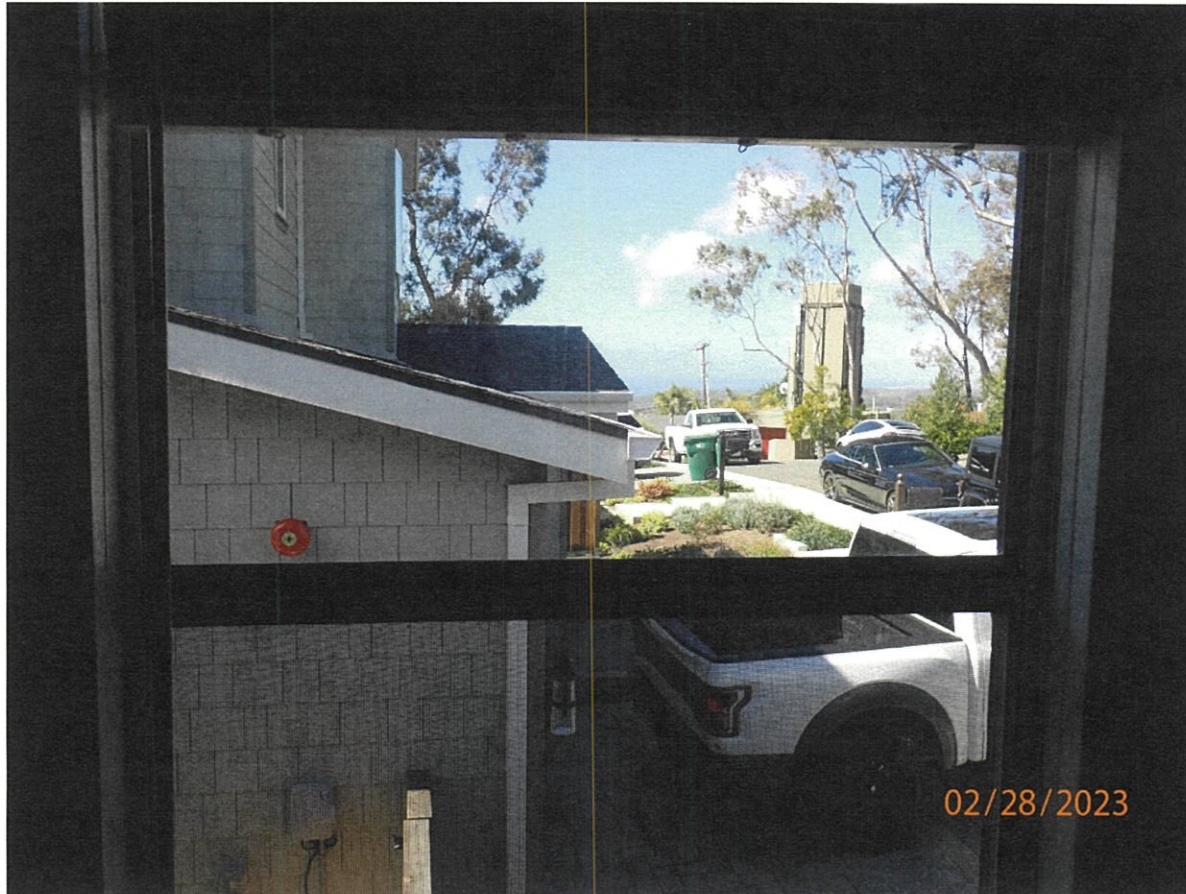
Date: 3/30/23 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0858



21572 Treetop Lane

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 and the ocean horizon.

Date of photograph: 02/28/23 Photographed by: *Tony Farr* Submitted to property file: 3/30/23

Document
1 of 7



RECORD OF VIEW

VPP 22-0858



21572 Treetop Lane

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 and the ocean horizon.

Date of photograph: 02/28/23 Photographed by: *Tony Farr* Submitted to property file: 3/30/23

Document
2 of 7



RECORD OF VIEW

VPP 22-0858



21572 Treetop Lane

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

Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 02/28/23 Photographed by: *Tony Farr* Submitted to property file: 3/30/23

Document
3 of 7



RECORD OF VIEW

VPP 22-0858



21572 Treetop Lane

The photograph above was taken from the guest bedroom on the upper level of the primary residential structure.
Visual scene description: Catalina Island, hillside terrain and the ocean horizon.

Date of photograph: 02/28/23 Photographed by: *Tony Farr* Submitted to property file: 3/30/23

Document
4 of 7



RECORD OF VIEW

VPP 22-0858



21572 Treetop Lane

The photograph above was taken from the guest bedroom on the upper level of the primary residential structure.
Visual scene description: Catalina Island, hillside terrain and the ocean horizon.

Date of photograph: 02/28/23 Photographed by: *Tony Farr* Submitted to property file: 3/30/23

Document
5 of 7



RECORD OF VIEW

VPP 22-0858



21572 Treetop Lane

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure.
Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 02/28/23 Photographed by: *Tony Farr* Submitted to property file: 3/30/23

Document
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RECORD OF VIEW

VPP 22-0858



21572 Treetop Lane

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure.
Visual scene description: ocean horizon.

Date of photograph: 02/28/23 Photographed by: *Tony Farr* Submitted to property file: 3/30/23

Document
7 of 7



March 30, 2023

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0858
21572 Treetop Lane, 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 **21572 Treetop Lane**. 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.

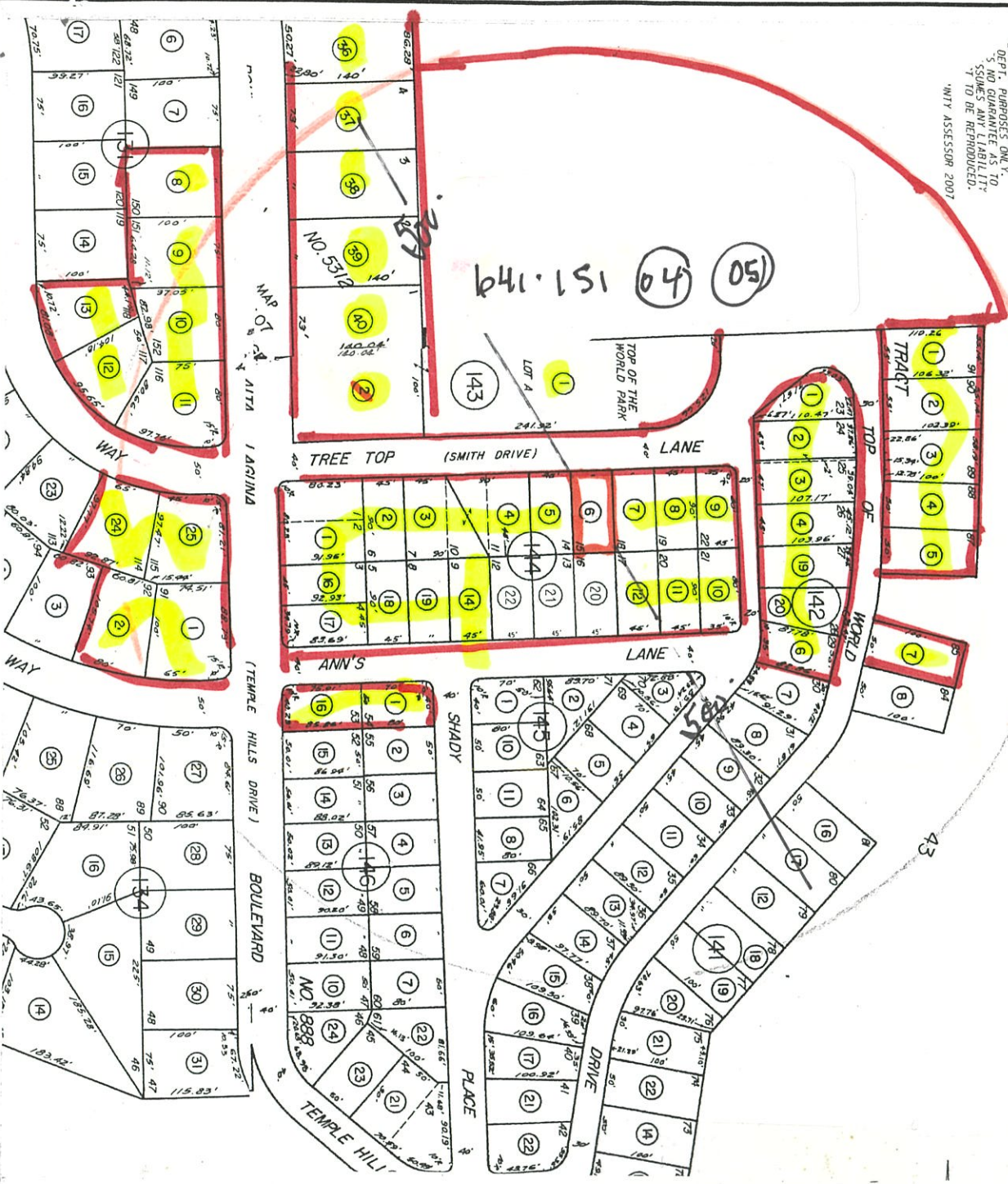
Regards,

A handwritten signature in black ink, appearing to read "A. Farr".

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

PREPARED FOR GRANGE
 DEPT. PURPOSES ONLY.
 NO GUARANTEE AS TO
 ACCURACY OR LIABILITY
 TO BE REPRODUCED.
 COUNTY ASSESSOR 2007

641.151 (04) (05)



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

FILE # 239169
 21572 TREE TOP LN
 LAGUNA BEACH
 VIEW PRESERVATION
 MARCH 15 2023



4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com

RECEIVED

MAR 20 2023

**PLANNING DIVISION
CITY OF LAGUNA BEACH**



**FILE # 239169
21572 TREE TOP LN
LAGUNA BEACH
VIEW PRESERVATION
MARCH 15 2023**

641-072-36
Ljubenka Milunovic
2930 Alta Laguna Blvd
Laguna Beach CA 92651

641-072-37
Joseph John Ballesteros
2924 Alta Laguna Blvd
Laguna Beach CA 92651

641-072-38
Jeffrey K Olsen
2918 Alta Laguna Blvd
Laguna Beach CA 92651

641-072-39
Dushyant Kumar
P O Box 400
Laguna Beach CA 92652

641-072-40
John S Bodrero
2906 Alta Laguna Blvd
Laguna Beach CA 92651

641-131-08
James Stephenson
2921 Alta Laguna Blvd
Laguna Beach CA 92651

641-131-09
Mariella Simon
630 Agate St
Laguna Beach CA 92651

641-131-10
Johannes C Nietsch
2909 Alta Laguna Blvd
Laguna Beach CA 92651

641-131-11
Matthew William Romig
2903 Alta Laguna Blvd
Laguna Beach CA 92651

641-131-12
Cathay Curtis
2808 Chillon Way
Laguna Beach CA 92651

641-131-13
Yaping Liu
2820 Chillon Way
Laguna Beach CA 92651

641-132-01
Andrew C Blanton
2804 Chateau Way
Laguna Beach CA 92651

641-132-02
Michael K Farley
2808 Chateau Way
Laguna Beach CA 92651

641-132-24
Steven M Buchanan
2805 Chillon Way
Laguna Beach CA 92651

641-132-25
Gregory & Chelsea Kennedy
2801 Chillon Way
Laguna Beach CA 92651

641-134-26
Perry E Douglas
2807 Chateau Way
Laguna Beach CA 92651

641-134-27
Hannah Gay
6143 Lawrence St
Cypress CA 90630

641-134-28
Ramsey & Melissa Gregg
2847 Alta Laguna Blvd
Laguna Beach CA 92651

641-141-01
Katherine & Christopher Paulson
28732 Top Of The World Dr
Laguna Beach CA 92651

641-141-02
Edward Paul Storke
28742 Top Of The World Dr
Laguna Beach CA 92651

641-141-03
Deborah Muccillo
28752 Top Of The World Dr
Laguna Beach CA 92651

641-141-04
Cheryl Lynn Starsong
28762 Top Of The World Dr
Laguna Beach CA 92651

641-141-05
Sima J & Marc B Ostrick
28772 Top Of The World Dr
Laguna Beach CA 92651

641-141-07
Michael J Hay
28792 Top Of The World
Laguna Beach CA 92651

641-142-01
Karen Sue Foster
Post Office Box 768
Zephyr Cove NV 89448

641-142-02
Mansoor Mosley
25901 Nellie Gail Rd
Laguna Hills CA 92653

641-142-03
Sue G Horowitz
28751 Top Of The World Dr
Laguna Beach CA 92651

641-142-04
James T Jones
484 Jasmine St
Laguna Beach CA 92651

641-142-06
David Wilson
28785 Top Of The World Dr
Laguna Beach CA 92651

641-142-19
Michaeleen Crawford
28771 Top Of The World
Laguna Beach CA 92651

641-142-20
Richard Alan Helmer
1580 Skyline Dr
Laguna Beach CA 92651

641-143-01
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641-143-02
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641-144-01
Mary Ann Mills
2456 Gerda St
San Luis Obispo CA 93401

641-144-02
T-investments Llc Bhatia
8564 Svl Box
Victorville CA 92395

641-144-03
David Wilson
28785 Top Of The World Dr
Laguna Beach CA 92651

641-144-04
Bay Davis
11 La Senda Pl
Laguna Beach CA 92651

641-144-05
Bay Davis
11 La Senda Pl
Laguna Beach CA 92651

641-144-06
Freddrick & Xinlin Morrow
6820 Iris Cir
Los Angeles CA 90068

641-144-07
Marvin L & Louise Marie Allison
21576 Tree Top Ln
Laguna Beach CA 92651

641-144-08
Palma A & Joyce Goulet
P O Box 845
Laguna Beach CA 92652

641-144-09
John Bullard
21592 Tree Top Ln
Laguna Beach CA 92651

641-144-10
Li-stein
21591 Anns Ln
Laguna Beach CA 92651

641-144-11
Lorraine B Hornby
21581 Anns Ln
Laguna Beach CA 92651

641-144-12
Eldon B Sextro
21571 Anns Ln
Laguna Beach CA 92651

641-144-14
Michelle Marie Highberg
21541 Anns Ln
Laguna Beach CA 92651

641-144-16
Preston Fetrow
28772 Alta Laguna Blvd
Laguna Beach CA 92651

641-144-17
David Rubel
21511 Anns Ln
Laguna Beach CA 92651

641-144-18
Richard J Martin
21521 Anns Ln
Laguna Beach CA 92651

641-144-19
Beverly J Holt
21531 Anns Ln
Laguna Beach CA 92651

641-146-01
Marilyn W Mirano
21522 Anns Ln
Laguna Beach CA 92651

641-146-16
Marisa Mirano Parker
21522 Anns Ln
Laguna Beach CA 92651

641-151-04
Joseph A Shuff
2107 N Broadway 301
Santa Ana CA 92706

641-151-05
School Laguna Beach Unified
550 Blumont St
Laguna Beach CA 92651