



May 9, 2023

Jaclyn Lessard
2001 Rim Rock Canyon Rd
Laguna Beach, CA 92651

Dear Jaclyn Lessard,

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".

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach". The signature is stylized and fluid.

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. 949.497.0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-0186**

Visit Date: **4/18/2023**
Applicant: **Jaclyn Lessard**
View Address: **2001 Rim Rock Canyon Road**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level: Den, studio, play room, kitchen, dining/living room
Upper level: Primary br, guest bedrooms, stairs/landing
Lower level: Family/game/rec room

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily Catalina Island and 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: *May 9, 2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

The photograph above was taken from the upstairs level of the primary residential structure.

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

The photograph above was taken from the upstairs level of the primary residential structure.

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023



RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

The photograph above was taken from the upstairs level of the primary residential structure.

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Mountain vista and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

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

Visual scene description: Ocean horizon and ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

The photograph above was taken from a secondary bedroom on the upstairs level of the primary residential structure.

Visual scene description: Mountain vista

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023



RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

The photograph above was taken from the family/game/rec room on the lower level of the primary residential structure.

Visual scene description: Mountain vista, low ocean horizon.

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

The photograph above was taken from the family/game/rec room on the lower level of the primary residential structure.

Visual scene description: Mountain vista, low ocean horizon.

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

The photograph above was taken from the family/game/rec room on the lower level of the primary residential structure.

Visual scene description: Mountain vista, low ocean horizon.

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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RECORD OF VIEW

VPP 23-0186



2001 Rim Rock Canyon Rd

The photograph above was taken from the family/game/rec room on the lower level of the primary residential structure.

Visual scene description: Mountain vista, low ocean horizon.

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/9/2023

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Date: May 2, 2023

SUBJECT: **NOTICE - RECORD OF VIEW**
 View Preservation VPP 23-0186
 2001 Rim Rock Canyon Rd, 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 **2001 Rim Rock Canyon Rd**. 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.

Warm Regards,

Joshua DeLoach

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
jdeloach@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

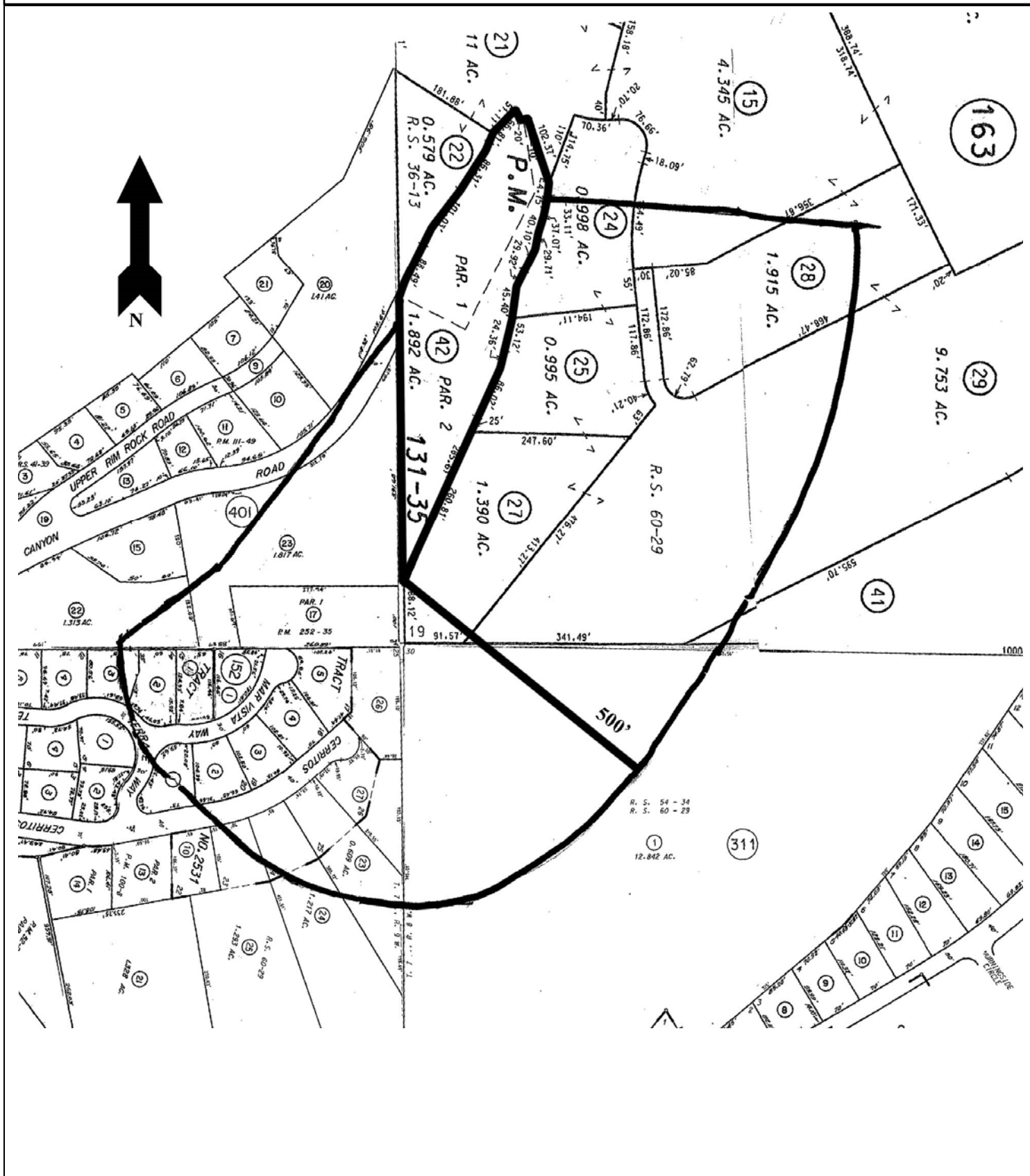
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-163-42
500' RADIUS for View Preservation

Address: 2001 RIM ROCK
LAGUNA BEACH CA 92651



AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 2nd day of May, 2023, that I deposited 24 notices as described below in the United States Post Office, a Public Awareness Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 641-163-42

Subject: 2001 RIM ROCK
LAGUNA BEACH CA 92651

that on said day there was regular communication by United States Mail to the addresses shown above.


Denise Kaspar

#11789
5/1/2023

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

**641-163-42
FIORAVILLE LLC
2001 RIM ROCK
LAGUNA BEACH CA 92651**

641-163-15, 24, 25, 27
TEMPLE HILLS PROPERTIES
16 SUNSET CV
NEWPORT COAST CA 92657

641-163-28
JOHN W BERKLEY
1349 QUEENSCROFT
KESWICK VA 22947

641-163-29
MICHAEL JOHN SCHROEDER FAMILY
LTD
5119 BURKETT DR
FRISCO TX 75034

641-163-41 641-311-01
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

641-163-42
FIORAVILLE LLC
700 HARRIS ST 201
CHARLOTTESVILLE VA 22903

641-401-17
ADAM S & JODI L KANTER
1400 MAR VISTA WAY
LAGUNA BEACH CA 92651

641-401-20
TEMPLE HILLS PROPERTIES
16 SUNSET CV
NEWPORT COAST CA 92657

641-401-22
KIRK MATTHEW SAUNDERS
650 DELANCEY ST 416
SAN FRANCISCO CA 94107

641-401-23
BARBARA JEAN HEDGES
1947 RIM ROCK CANYON RD
LAGUNA BEACH CA 92651

644-143-01
MICHAEL GERARD SCAMPINI
1414 MAR VISTA WAY
LAGUNA BEACH CA 92651

644-143-02
SHERRY D CASTILLO
1474 TERRACE WAY
LAGUNA BEACH CA 92651

644-143-03
ROBERT G FOX
1450 TERRACE WAY
LAGUNA BEACH CA 92651

644-151-01
ROBERT J CAMPION
1480 TERRACE WAY
LAGUNA BEACH CA 92651

644-151-02
SHARON A SAGAR
1411 MAR VISTA WAY
LAGUNA BEACH CA 92651

644-151-03
STANLEY R STEINBERG
1425 MAR VISTA WAY
LAGUNA BEACH CA 92651

644-151-04
RONALD A MARKS
22311 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

644-151-05
CHRISTOPHER D LONG
1445 MAR VISTA WAY
LAGUNA BEACH CA 92651

644-151-23
PETER REZA AFRASIABI
1437 CERRITOS DR
LAGUNA BEACH CA 92651

644-151-24
DAVID JOHN ATTENBOROUGH
1435 CERRITOS DR
LAGUNA BEACH CA 92651

644-151-25
BARRY D BLADE
1431 CERRITOS DR
LAGUNA BEACH CA 92651

644-151-26
BRENTON R & DIANE L BABCOCK
1565 SKYLINE DR
LAGUNA BEACH CA 92651

644-151-27
DAVID REESE TILLER
1445 CERRITOS DR
LAGUNA BEACH CA 92651

644-152-01
DEBORAH COX
1434 MAR VISTA WAY
LAGUNA BEACH CA 92651

644-142-01
SHAWN C & GILLIAM B HONG
8850 BLACKHAWK RD 225
MIDDLETON WI 53562