



May 8, 2023

Omid Shirazi
867 Tia Juana St.
Laguna Beach, CA 92651

Dear Mr. Shirazi,

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,

Joshua DeLoach

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 23-0327**

Visit Date: **March 31, 2023**
Applicant: **Omid Shirazi**
View Address: **867 Tia Juana Street**

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: Stairs, Kitchen, Dining/Living Room, Primary Bedroom
Lower level: Guest Bedroom 1, Guest Bedroom 2

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 NOTICED

Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.

Date: 5/8/2023 By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

The photograph above was taken from bedroom 3 on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

The photograph above was taken from bedroom 2 on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

The photograph above was taken from bedroom 2 on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

The photograph above was taken from bedroom 2 on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

The photograph above was taken from the stairs landing going up to the main level of the primary residential structure. The kitchen is to the right in the picture.

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: _____

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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RECORD OF VIEW

VPP 23-0327



867 Tia Juana St.

The panoramic photograph above was taken from the patio door threshold of the primary bedroom on the main level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 3/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/8/2023

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May 3, 2023

SUBJECT: **NOTICE - RECORD OF VIEW**
 View Preservation VPP 23-0327
 867 Tia Juana St, 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 **867 Tia Juana St**. 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

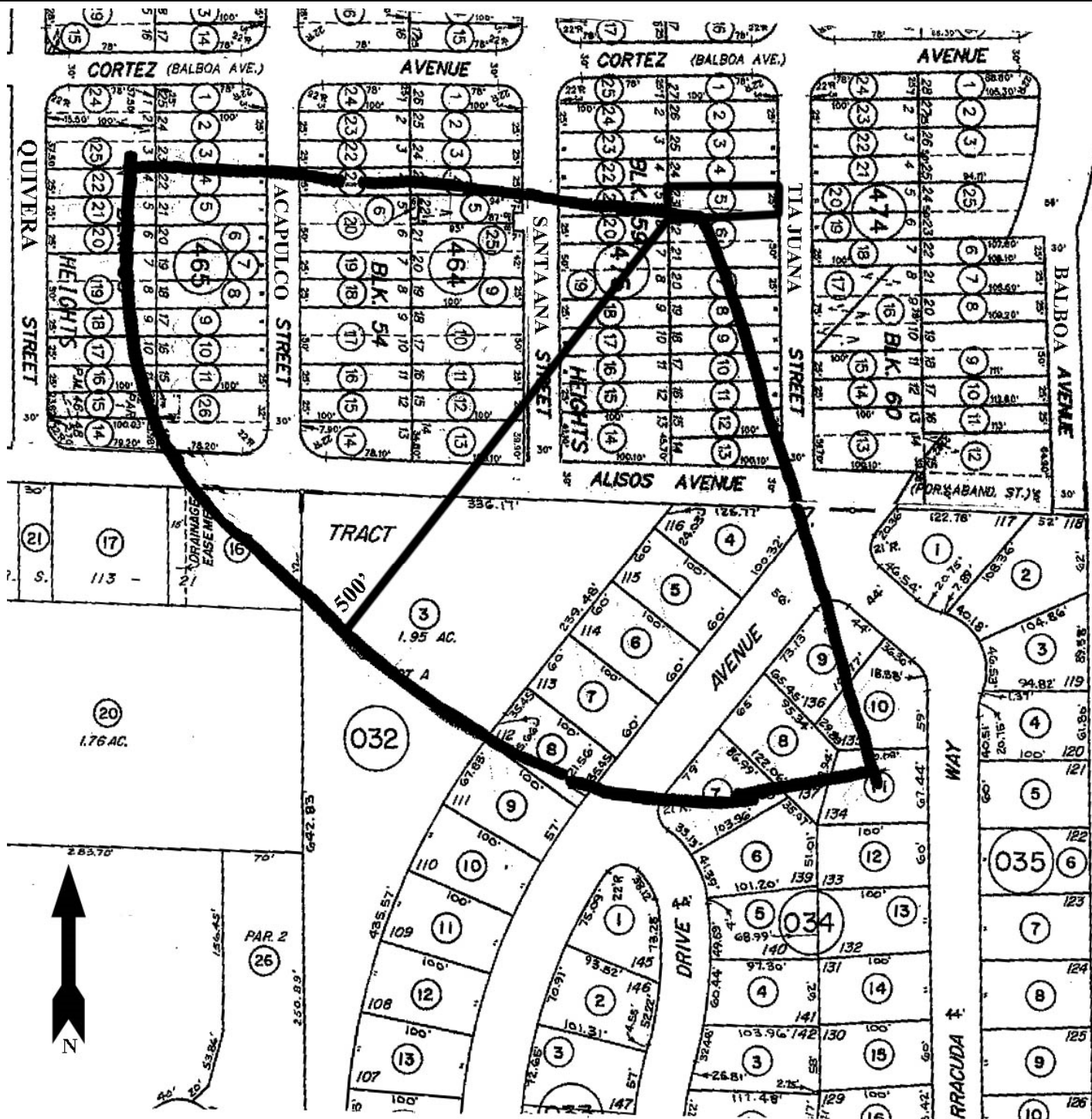
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-475-05
500' RADIUS for View Preservation

Address: 867 TIA JUANA ST
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 3rd day of May, 2023, that I deposited 62 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: 644-475-05

Subject: 867 TIA JUANA ST
LAGUNA BEACH CA 92651

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


Denise Kaspar

#11794
5/3/2023

**500' Ownership Listing
Prepared for:**

**644-475-05
REAL ESTATE PLUS RS
867 TIA JUANA ST
LAGUNA BEACH CA 92651**

**NEXGEN Design Builders
580 BROADWAY ST STE 205
LAGUNA BEACH CA 92651**

644-464-04
MELVIN J ALLARD
875 SANTA ANA ST
LAGUNA BEACH CA 92651

644-464-05
NEW VENTURES
437 S CATARACT AVE 3
SAN DIMAS CA 91773

644-464-06
MAYLANI J FUKUSHIMA
216 W PALM DR
ARCADIA CA 91007

644-464-09
JOHN T CALLAN
PO BOX 764
KENTFIELD CA 94914

644-464-10
MICHAEL R ARREDONDO
824 ACAPULCO ST
LAGUNA BEACH CA 92651

644-464-11, 12, 13
QIGUANG PAN
127 LINDA VISTA
IRVINE CA 92618

644-464-14
KAREN S MASSEY
18202 SUMMER CT
RIVERSIDE CA 92508

644-464-15
SUSAN MARY RAJA
1278 GLENNEYRE ST 190
LAGUNA BEACH CA 92651

644-464-16
ANTONY & ELIZABETH CHANDLER
820 ACAPULCO ST
LAGUNA BEACH CA 92651

644-464-17
MICHAEL R & SUSAN C ARREDONDO
824 ACAPULCO ST
LAGUNA BEACH CA 92651

644-464-18
KOUROSH KAVEH
844 ACAPULCO ST
LAGUNA BEACH CA 92651

644-464-19
850 ACAPULCO
3763 SAN AUGUSTINE DR
GLENDALE CA 91206

644-464-20
GEORGE & JULIE COCCAS
862 ACAPULCO ST
LAGUNA BEACH CA 92651

644-464-21
AMIR SAFA
870 ACAPULCO ST
LAGUNA BEACH CA 92651

644-464-25
GOLDEN EAGLE GROUP US
6789 QUAIL HILL PKWY 219
IRVINE CA 92603

644-465-03
ADRIEL & HOLLY WONG TAM
883 ACAPULCO ST
LAGUNA BEACH CA 92651

644-465-04
ANTHONY & MICHELLE KIMBALL
875 ACAPULCO ST
LAGUNA BEACH CA 92651

644-465-05
CAROLYN & DOUGLAS CHUDY
867 ACAPULCO ST
LAGUNA BEACH CA 92651

644-465-06
SHAUNA LOUISE MCFADDEN
859 ACAPULCO ST
LAGUNA BEACH CA 92651

644-465-07
THORN DEBBIE VAN NOY
3405 CURTIS ST
SAN DIEGO CA 92106

644-465-08
MYLENE J BROOKS
843 ACAPULCO ST
LAGUNA BEACH CA 92651

644-465-09 644-475-13
GEORGE WATSON
833 ACAPULCO ST
LAGUNA BEACH CA 92651

644-465-10
MARCY FISHMAN
823 ACAPULCO
LAGUNA BEACH CA 92651

644-465-11
MAHSHID ABBASI
819 ACAPULCO ST
LAGUNA BEACH CA 92651

644-465-14
DARWIN CARL HALL
802 QUIVERA ST
LAGUNA BEACH CA 92651

644-465-15
MICHAEL WAGNER
808 QUIVERA ST
LAGUNA BEACH CA 92651

644-465-16
ZANE SWEET
816 QUIVERA ST
LAGUNA BEACH CA 92651

644-465-17
FRANK JOSEPH & CHERRY ANN
BOUDREAUX
824 QUIVERA ST
LAGUNA BEACH CA 92651

644-465-18
RICHARD ALAN GORHAM
832 QUIVERA ST
LAGUNA BEACH CA 92651

644-465-19
ALEKSEJ ZUZEK
844 QUIVERA ST
LAGUNA BEACH CA 92651

644-465-20
GREGG ALAN & TATIANA YAMILE
FERGUSON
854 QUIVERA ST
LAGUNA BEACH CA 92651

644-465-21
BONNIE J ODONNELL
916 GARDENIA WAY
CORONA DEL MAR CA 92625

644-465-22
GUS OROZCO
14 CORTONA
IRVINE CA 92614

644-465-25
MARK A MILLER
884 QUIVERA ST
LAGUNA BEACH CA 92651

644-465-26
UNGSANA UKARAPONG
410 MOONEY DR
MONTEREY PARK CA 91754

644-475-05
REAL ESTATE PLUS RS
18871 SAN MARTA ST
FOUNTAIN VALLEY CA 92708

644-475-06
MARK P ROBINSON
857 TIA JUANA ST
LAGUNA BEACH CA 92651

644-475-07, 08, 09
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-475-10
MARK NOORIGIAN
5542 MURIETTA AVE
SHERMAN OAKS CA 91401

644-475-11
BETTY LEE
P O BOX 452
GUAYMAS, SONORA M EX 0

644-475-12
WP REAL ESTATE VENTURES CA
166 W WASHINGTON ST 730
CHICAGO IL 60602

644-475-14
ALRAYES AL-ALI
282 SAAD BIN MUAZ ST
CA

644-475-15, 16
SUAD LUTFI ALI
24701 ARCHWAY LN
LAGUNA NIGUEL CA 92677

644-475-17
HILARY WHITE
200 COSTA CT
FULLERTON CA 92831

644-475-18
ROBERT A BELL
3660 DOVE HOLLOW RD
ENCINITAS CA 92024

644-475-19
YAN LING TENG
3110 BATTLE RIDGE LN
SUGAR LAND TX 77479

644-475-20
JAMES F MC GEE
5 PELICAN HILL CIR
NEWPORT COAST CA 92657

644-475-21
KREKOR KARAGUEZIAN
868 SANTA ANA ST
LAGUNA BEACH CA 92651

656-032-03
MERRICK W & MARY LYNN LECKEY
2152 DUPONT DR 290
IRVINE CA 92612

656-032-04
TOSSEY LAURENCE ALBERT TR THE
L TOSSEY
795 BALBOA AVE
LAGUNA BEACH CA 92651

656-032-05
RACHAEL S BERGER
789 BALBOA AVE
LAGUNA BEACH CA 92651

656-032-06
DARRIN FARHAD ANSARI
787 BALBOA AVE
LAGUNA BEACH CA 92651

656-032-07
JACK F JACOUB
781 BALBOA AVE
LAGUNA BEACH CA 92651

656-032-08
CHARLES DIVONA
779 BALBOA AVE
LAGUNA BEACH CA 92651

656-032-09
DARIOUSH & FERESHTEH AGAHI
775 BALBOA AVE
LAGUNA BEACH CA 92651

656-032-16
ALBERTO & LILIANA FROSIO
1789 ALISOS AVE
LAGUNA BEACH CA 92651

656-034-07
FELICIA RENEE & JOHN HENRIK
COMER
780 BALBOA AVE
LAGUNA BEACH CA 92651

656-034-08
THOMAS WILLIAM JOHNSON
788 BALBOA AVE
LAGUNA BEACH CA 92651

656-034-09
JEAN BUCHANAN
796 BARRACUDA WAY
LAGUNA BEACH CA 92651

656-034-10
PAMELA A HAYDEN
788 BARRACUDA WAY
LAGUNA BEACH CA 92651

656-034-11
CHRISTOPHER LEE RIEHLE
784 BARRACUDA WAY
LAGUNA BEACH CA 92651