



September 7, 2023

Gregory Marsella
1200 Skyline Dr
Laguna Beach, CA 92651
VPP 23-1083

Dear Gregory,

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 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". Please allow 5-7 days for the record to be uploaded to the website.

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 23-1083**

Visit Date: **6/21/2023**
Applicant: **Greg Marsella**
View Address: **1200 Skyline Dr**

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: | Living room, kitchen, primary bedroom |
| Lower level: | Bedroom, gym/bedroom, den |

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 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: *9/7/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
1 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
2 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
3 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
6 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
7 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
9 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
10 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
11 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
12 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
13 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
14 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
15 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
16 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
17 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
18 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
19 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
20 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
21 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
22 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
23 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
24 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
25 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
26 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
27 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
28 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
29 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
30 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
31 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
32 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
33 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
34 of 35



RECORD OF VIEW

VPP 23-1083



1200 Skyline Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 9/7/2023

Document
35 of 35



**Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651**

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

**A Record of View has been documented with the City of Laguna Beach
by the property owner(s) at 1200 Skyline Drive.**

As a property owner within 500 feet of the subject property you are
being notified of the established Record of Views by the Municipal
Code.

**There is no action required from you at
this time.**

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.

August 9, 2023

**View Preservation VPP Number: VPP 23-7083
Address: 81200 Skyline Drive | APN: 641-303-01**

641-294-06
ESMAIEL JASSIM
667 MYSTIC WAY
LAGUNA BEACH CA 92651

Dear Property Owner:

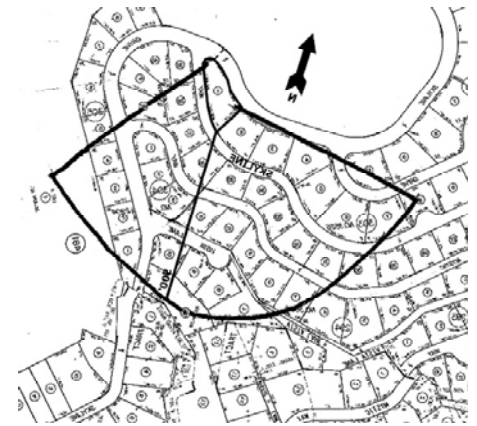
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1200 Skyline Drive**

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

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 staff directly at (949) 497-0322 or at the email address listed below.

Warm Regards,

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



VPP 23-1083

1200 Skyline Drive

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.

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 9th day of August, 2023, that I deposited 42 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: 641-303-01

Subject: 1200 SKYLINE DR
LAGUNA BEACH CA92651

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


Denise Kaspar

#11927
8/10/2023

500' Ownership Listing

Prepared for:

**641-303-01
GREGORY E MARSELLA
1200 SKYLINE DR
LAGUNA BEACH CA 92651**

641-294-06
ESMAIEL JASSIM
667 MYSTIC WAY
LAGUNA BEACH CA 92651

641-294-07
PARSA ROHANI
673 MYSTIC WAY
LAGUNA BEACH CA 92651

641-294-08
NEAL J & JENNIFER A REENAN
329 E 6TH ST
HINSDALE IL 60521

641-294-09
JAMES RICHARD SHOEMAKER
SHOEMAKER
685 MYSTIC WY
LAGUNA BEACH CA 92651

641-294-10
CARL HOWARD BRUNS
691 MYSTIC WAY
LAGUNA BEACH CA 92651

641-294-11
EVAN G LINDER
607 MYSTIC WAY
LAGUNA BEACH CA 92651

641-301-10
DOMINIC G CALDARA
20 SOARING BIRD CT
LAS VEGAS NV 89135

641-303-01
GREGORY E MARSELLA
1200 SKYLINE DR
LAGUNA BEACH CA 92651

641-303-02
RODNEY QUICK
1465 SEBRING ST
POMONA CA 91767

641-303-03
ARIAN SHAMS
1217 SKYLINE DR
LAGUNA BEACH CA 92651

641-303-04
RON B & GIZELLE RUSS
3345 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-303-05
VAUGHN ELDSTROM
1208 CORONADO DR
LAGUNA BEACH CA 92651

641-303-06
MONU J JOSEPH
1218 CORONADO DR
LAGUNA BEACH CA 92651

641-303-07
JEFFERY A LIAO
1224 CORONADO DR
LAGUNA BEACH CA 92651

641-303-08
DURK F & MARGARET B
BUFFINGTON
1234 CORONADO
LAGUNA BEACH CA 92651

641-303-30
BO ELUF NIELSEN
1244 ANACAPA WAY
LAGUNA BEACH CA 92651

641-303-31
TRENTON RHODES
700 S UTE AVE 213
ASPEN CO 81611

641-303-32
PARVIZ SHAMS
1234 ANACAPA WAY
LAGUNA BEACH CA 92651

641-303-33
LEONARD R OLDS
1230 ANACAPA WAY
LAGUNA BEACH CA 92651

641-303-34
ADSIZ DOGAN EKMEKCI
519 VENTAJA
NEWPORT BEACH CA 92660

641-303-35
WAY ANACAPA
2757 MEADOWVIEW CT
TARPON SPRINGS FL 34688

641-303-36
SYLVIA M HORNE
1220 ANACAPA WAY
LAGUNA BEACH CA 92651

641-303-37
ANNE KRIZMAN
240 FOREST AVE
LAGUNA BEACH CA 92651

641-303-38
STEVEN L HOROWITZ
602 JAMINE AVE
CORONA DEL MAR CA 92625

641-303-39
KURT B MARQUEZ
1197 SKYLINE DR
LAGUNA BEACH CA 92651

641-303-41
MOLLY MARIE ORTWEIN
1165 SKYLINE DR
LAGUNA BEACH CA 92651

641-303-42
JEFFREY R & LORA F BARNA
1155 SKYLINE DR
LAGUNA BEACH CA 92651

641-304-01
VIRGINIA D TRUJILLO
974 COAST VIEW DR
LAGUNA BEACH CA 92651

641-304-02
CHARLES R PEYTON
240 NEWPORT CENTER DR 203
NEWPORT BEACH CA 92660

641-304-03
STEPHEN M MILLS
715 MYSTIC WAY
LAGUNA BEACH CA 92651

641-305-01
THOMAS J CUCCIA
1106 SKYLINE DR
LAGUNA BEACH CA 92651

641-305-02
JULIE A CARDIN
1015 CHESTNUT AVE G2
CARLSBAD CA 92008

641-305-03
KENNETH E ROBERTS
1126 SKYLINE DR
LAGUNA BEACH CA 92651

641-305-04
MICHAEL E MORRIS
1136 SKYLINE DR
LAGUNA BEACH CA 92651

641-305-05
RAMIN ROWSHANKHAH
11 GOLF DR
ALISO VIEJO CA 92656

641-352-07
SLT FINANCIAL
17871 N 95TH ST
SCOTTSDALE AZ 85255

641-352-08
RITA P WILSON
564 VISTA LN
LAGUNA BEACH CA 92651

641-352-09
PETER SARKIS
554 VISTA LN
LAGUNA BEACH CA 92651

641-352-10
1105 SKYLINE DRIVE
595 S BURLINGAME AVE
LOS ANGELES CA 90049

641-352-52
CATHERINE E KUNZWEILER
1103 SKYLINE DR
LAGUNA BEACH CA 92651

641-362-01
DOUGLAS JOEL SIKORSKI
1101 SKYLINE DR
LAGUNA BEACH CA 92651

641-481-04
L MOUNTAIN HOMEOWNERS ASSN
1285 PACIFIC AVE
LAGUNA BEACH CA 92651