



July 2, 2020

Parviz Shoaii  
1510 Caribbean Way  
Laguna Beach, CA 92651

Dear Mr. Shoaii,

Attached are the documents for the View Preservation/Record of Views claim 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 link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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. Vegetation on any approved landscape plan with height limits established is exempt from record of view.

Please contact me should you have any questions related to the attached documents.

Regards,

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

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

SCANNED

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-1386**

---

Visit Date: **June 26, 2020**  
Applicant: **Parviz Shoaii**  
View Address: **1510 Caribbean Way**

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.***

Main level: Master bedroom, dining room, kitchen, living room

***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 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: 7/2/2020 By: 

---

End of Checklist



## RECORD OF VIEW

VPP 18-1386



### 1510 Caribbean Way

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Vegetation on any approved landscape plan with height limits established is exempt from record of view.

Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: *M. J. J.* Submitted to property file: *7/2/2020*

Document  
1 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Vegetation on any approved landscape plan with height limits established is exempt from record of view.

Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: *M. Farr* Submitted to property file: *7/2/2020*





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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

Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: *[Signature]* Submitted to property file: *7/2/2020*

Document  
3 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Vegetation on any approved landscape plan with height limits established is exempt from record of view.

Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/2/2020*

Document  
4 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Vegetation on any approved landscape plan with height limits established is exempt from record of view.

Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: M. J. [Signature] Submitted to property file: 7/2/2020





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

The photograph above was taken from the dining room/kitchen on the main level of the primary residential structure. Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: *[Signature]* Submitted to property file: 7/2/2020

Document  
6 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

SCANNED

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

Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: *[Signature]* Submitted to property file: *7/2/2020*

Document  
7 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

The photograph above was taken from the dining room/kitchen on the main level of the primary residential structure. Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: *M. Jones* Submitted to property file: *7/2/2020*





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/2/2020*

Document  
9 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/2/2020*

Document  
10 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: Mjam Submitted to property file: 7/2/2020

Document  
11 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: *[Signature]* Submitted to property file: *7/2/2020*

Document  
12 of 18

SCANNED





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: *[Signature]* Submitted to property file: *7/2/2020*

Document  
13 of 18

SCANNED





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/2/2020*

Document  
14 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: *[Signature]* Submitted to property file: *7/2/2020*

Document  
15 of 18





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: *[Signature]* Submitted to property file: *7/2/2020*

Document  
16 of 18

SCANNED





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

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: 6/26/20 Photographed by: *[signature]* Submitted to property file: *7/2/2020*

Document  
17 of 18

SCANNED





**RECORD OF VIEW**

**VPP 18-1386**



**1510 Caribbean Way**

The photograph above was taken from the living room on the main level of the primary residential structure. Vegetation on any approved landscape plan with height limits established is exempt from record of view.

Visual scene description: ocean horizon.

Date of photograph: 6/26/20 Photographed by: [Signature] Submitted to property file: 7/2/2020

Document  
18 of 18

SCANNED





July 2, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-1386  
1510 CARIBBEAN WAY, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **1510 Caribbean Way**. 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 an affected 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.

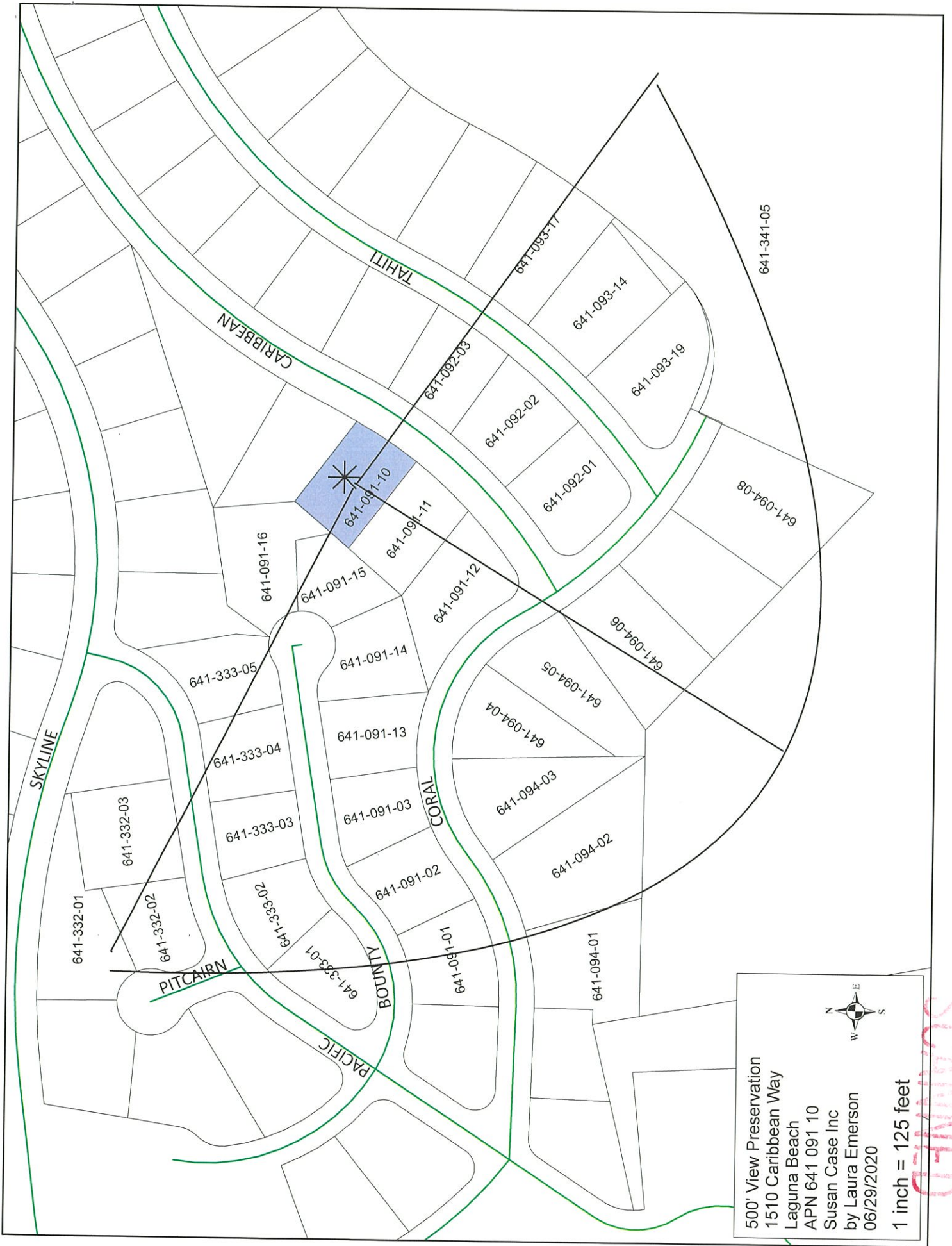
The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from the subject property. A map of the affected 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 blue ink that reads "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

SCANNED



500' View Preservation  
 1510 Caribbean Way  
 Laguna Beach  
 APN 641 091 10  
 Susan Case Inc  
 by Laura Emerson  
 06/29/2020

1 inch = 125 feet

SCANNED



*SUSAN W. CASE, INC.*

*orders@susancaseinc.com*

File# 1180  
1510 Caribbean Way  
Laguna Beach CA  
APN 641 091 10  
500' View Preservation  
June 29 2020

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

641 091 01  
Alan Bittker  
1415 Bounty Way  
Laguna Beach CA 92651

641 091 02  
Raymond Sutton  
1425 Bounty Way  
Laguna Beach CA 92651

641 091 03  
Kevin Matties  
1445 Bounty Way  
Laguna Beach CA 92651

641 091 10  
Shoaii Parviz The Ps  
1510 Caribbean Way  
Laguna Beach CA 92651

641 091 11  
David Whitegon  
1504 Caribbean Way  
Laguna Beach CA 92651

641 091 12  
T D McFadden  
1500 Caribbean Way  
Laguna Beach CA 92651

641 091 13  
James Healy  
1455 Bounty Way  
Laguna Beach CA 92651

641 091 14  
Paul Shelley  
1475 Bounty Way  
Laguna Beach CA 92651

641 091 15  
Warren Bidmead III  
1485 Bounty Way  
Laguna Beach CA 92651

641 091 16  
Kruse Real Estate LLC  
6717 Lakewood Blvd  
Dallas TX 75214

641 092 01  
Gunther D G & M Gee  
1501 Caribbean Way  
Laguna Beach CA 92651

641 092 02  
Jason Paransky  
1505 Caribbean Way  
Laguna Beach CA 92651

641 092 03  
David Norton  
1511 Caribbean Way  
Laguna Beach CA 92651

641 093 14  
Glenn Provost  
1505 Tahiti Ave  
Laguna Beach CA 92651

641 093 17  
Ali Reza Sharifian  
1509 Tahiti Ave  
Laguna Beach CA 92651

641 093 19  
Mark Mattingley  
1501 Tahiti Ave  
Laguna Beach CA 92651

641 094 01  
Eric Carter  
1415 Coral Dr  
Laguna Beach CA 92651

641 094 02  
Laurie Jean Karle-Dalke  
1433 Coral Dr  
Laguna Beach CA 92651

641 094 03  
Michael Cornelius  
1445 Coral Dr  
Laguna Beach CA 92651

641 094 04  
Monte Stuart Buchsbaum  
1455 Coral Dr  
Laguna Beach CA 92651

641 094 05  
Makan Properties LLC  
1260 Alabama St  
Redlands CA 92374

641 094 06  
Donald & Barbara Marcus  
3164 Tyrol Dr  
Laguna Beach CA 92651

641 094 08  
Artyhur Cook  
4041 Lovers Ln  
Dallas TX 75225

641 332 01  
Gretchen Marie Thompson  
1324 Pitcairn Pl  
Laguna Beach CA 92651



641 332 02  
R Joan Collins  
1314 Pitcairn Pl  
Laguna Beach CA 92651

641 332 03  
David Golden  
1450 Pacific Ave  
Laguna Beach CA 92651

641 333 01  
Heinrich Boehmer  
1425 Pacific Ave  
Laguna Beach CA 92651

641 333 02  
Christopher Tower  
1435 Pacific Ave  
Laguna Beach CA 92651

641 333 03  
Kathleen Ann Hessler  
1128 Cardinal Ln  
Naperville IL 60540

641 333 04  
Vivian Oledan  
1465 Pacific Ave  
Laguna Beach CA 92651

641 333 05  
Ilene Glassman  
1475 Pacific Ave  
Laguna Beach CA 92651

641 341 05  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

SEARCHED