



August 29, 2018

Bob Brannon  
360 Cleo Street  
Laguna Beach, CA 92651

Dear Mr. Brannon,

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. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

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 blue ink, appearing to read "mfarr".

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



Date Filed:	8-20-2018
Application No.	VPP 18-1854

RECEIVED

RECORD OF VIEWS  
(PER LBMC 12.16.040 "VIEW PRESERVATION")

AUG 20 2018

PLANNING DIVISION  
CITY OF LAGUNA BEACH

**Establishment of a Protected or Preserved View.** A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) by filing for a Record of Views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. 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 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. Pursuant to Section 12.16.010(b), *it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation.* Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation process.

FEE: \$690

**Noticing Requirements:** Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: BOB BRANNON  
Address: 360 CLEO ST, LAGUNA BEACH, CA, 92651  
Telephone No. (Home/Cell) 602-430-6935 (Work) same  
Email Address: BBRANGI@AOL.COM

*I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.*

*I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.*

Date 8/16/18  
Property Owner's Signature

REV. 12/29/2017

644-033-06 #5599

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-1854**

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Visit Date: **August 23, 2018**

Applicant: **Bob Brannon**  
View Address: **360 Cleo Street**

Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Living room, dining room & kitchen

***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.

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**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: 8/29/2018 By: mfarr

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End of Checklist





**RECORD OF VIEW**

**VPP 18-1854**



**360 Cleo Street**

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

Visual scene description: ocean horizon.

Date of photograph: 8/23/18 Photographed by: *M. J. [Signature]* Submitted to property file: 08/29/2018

Document  
1 of 4



**RECORD OF VIEW**

**VPP 18-1854**



**360 Cleo Street**

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

Visual scene description: ocean horizon.

Date of photograph: 8/23/18 Photographed by: *M. J. [Signature]* Submitted to property file: 08/29/2018

Document

2 of 4





**RECORD OF VIEW**

**VPP 18-1854**



**360 Cleo Street**

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

Visual scene description: ocean horizon.

Date of photograph: 8/23/18 Photographed by: *W. J. [Signature]* Submitted to property file: 08/29/2018



**RECORD OF VIEW**

**VPP 18-1854**



**360 Cleo Street**

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

Visual scene description: ocean horizon.

Date of photograph: 8/23/18 Photographed by: *Myan* Submitted to property file: 08/29/2018

Document  
4 of 4



August 29, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-1854  
360 CLEO ST., 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 **360 Cleo St.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

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 cursive script, appearing to read "Tony Farr".

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



**SUSAN W. CASE, INC.**  
orders@susancaseinc.com

**FILE #186327**  
**360 CLEO ST**  
**LAGUNA BEACH CA**  
**VIEW PRESERVATION**  
**AUGUST 28 2018**  
**644 033 06**

**917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651**  
**PHONE (949) 494-6105 • FAX (949) 494-7418**

**AUG 28 2018**

ZONING DIVISION  
CITY OF LAGUNA BEACH, CA

644 032 05  
Ann Buckley Nye  
Po Box 2123  
Rancho Santa Fe CA 92067

644 032 07  
Stb Properties LLC  
1854 Vallejo St #A  
San Francisco CA 94123

644 032 08  
Darryl The Pikoos  
365 El Camino Del Mar  
Laguna Beach CA 92651

644 032 09  
Daniel Tiano  
634 Glenneyre St  
Laguna Beach CA 92651

644 033 04  
Bruce Patterson  
687 Catalina  
Laguna Beach CA 92651

644 033 06  
Robert Brannon  
12123 E Chama Rd  
Scottsdale AZ 85255

644 033 07  
Lawrence & Gwendoline Van  
Lingen  
684 Glenneyre St  
Laguna Beach CA 92651

644 033 09  
Robert Smith Jr.  
31901 Circle Dr  
Laguna Beach CA 92651

644 033 10  
Joyce Ann Doidge  
676 Glenneyre St  
Laguna Beach CA 92651

644 033 11  
Pacific Diversified LLC  
Po Box 28  
Laguna Beach CA 92652

644 033 12  
Rahul N R & M Doshi  
680 Glenneyre St  
Laguna Beach CA 92651

644 033 13  
Thomas R F McNeal  
605 Via Cumbres  
Fallbrook CA 92028

644 034 05  
Church Neighborhood  
340 Saint Anns Dr  
Laguna Beach CA 92651

644 034 06  
Ali Baghalzadeh  
335 Cleo St  
Laguna Beach CA 92651

644 034 07  
Richard Albert  
Po Box 4034  
Laguna Beach CA 92652

644 035 01  
Ralphs Grocery Company  
1100 W Artesia Blvd  
Compton CA 90220

644 035 02  
Womans Club Of Laguna  
286 Saint Anns Dr  
Laguna Beach CA 92651

644 035 03  
Barry Simons  
943 Temple Hills Dr  
Laguna Beach CA 92651

644 035 04  
Barry Simons  
943 Temple Hills Dr  
Laguna Beach CA 92651

644 035 05  
Robert Gall  
3945 Hollyline Ave  
Sherman Oaks CA 91423

644 035 07  
Robert Gall  
3945 Hollyline Ave  
Sherman Oaks CA 91423

644 035 08  
All Amer Markets Greater  
Po Box 54143  
Los Angeles CA 90054

644 035 09  
All Amer Markets Greater  
Po Box 54143  
Los Angeles CA 90054

644 036 06  
Andrew Gabricht  
1430 S Grand Ave  
Santa Ana CA 92705

644 036 07  
646 Ramona LLC  
999 N Sepulveda Blvd #500  
El Segundo CA 90245

644 036 08  
Donald Sessions  
1 S Alta Mira Rd  
Laguna Beach CA 92651

644 036 09  
Randolph Hargrave Sr.  
720 Indigo Ct  
Pomona CA 91767

644 036 10  
Randolph Hargrave  
720 Indigo Ct  
Pomona CA 91767

644 036 11  
Gottlieb & Melvin Hannah  
661 Glenneyre St  
Laguna Beach CA 92651

644 036 12  
Candice Brokenshire  
667 Glenneyre St  
Laguna Beach CA 92651

644 036 13  
Patrick Sarkissian  
901 Ocean Ave #302  
Santa Monica CA 90403

644 036 14  
Maria Price  
32430 Cole Grade Rd  
Valley Center CA 92082

644 036 15  
Laguna Hi LLC  
8871 Research Dr  
Irvine CA 92618

644 036 16  
Laguna Hw LLC  
8871 Research Dr  
Irvine CA 92618

644 036 17  
Trioasis Management LLC  
1759 Alisos Ave  
Laguna Beach CA 92651

644 036 18  
Trioasis Management LLC  
1759 Alisos Ave  
Laguna Beach CA 92651

644 036 19  
Napa Equity LLC  
23586 Calabasas Rd #100  
Calabasas CA 91302

644 036 20  
Napa Equity LLC  
23586 Calabasas Rd #100  
Calabasas CA 91302

644 036 21  
Bruce Lincoln  
3044 W Cottonwood Ln  
Phoenix AZ 85045

644 036 22  
David Tran  
37 Campanilla  
San Clemente CA 92673

644 036 23  
Opal Ridge LLC  
655 Ramona Ave  
Laguna Beach CA 92651

644 062 01  
Angel Abbey Mount  
1 Abbey Dr  
Saint Benedict OR 97373

931 190 13  
C Frederick Reish  
10569 Troon Ave  
Los Angeles CA 90064

931 190 14  
Todd Belfer  
650 Glenneyre St  
Laguna Beach CA 92651

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NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

M.M. 4-80  
M.M. 7-17  
M.M. 7-20, 31, 32  
P.M. 1-11

LAGUNA TERRACE TRACT NO. 74  
TRACT NO. 870  
PARCEL MAP

MARCH 1974

Map Preparer:  
**SUSAN W. CASE, INC.**  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
 susancaseinc@yahoo.com

FILE #186327  
 360 CLEO ST  
 LAGUNA BEACH CA  
 VIEW PRESERVATION  
 AUGUST 28 2018  
 644 033 06



MARCH 1974