



January 9, 2019

Christopher Toy & Kay Skjei
31285 Holly Dr.
Laguna Beach, CA 92651

Dear Mr. Toy and Ms. Skjei,

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 on the View Preservation and Restoration web page.

As we discussed, 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 by staff 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 "Tony Farr".

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-2628**

Visit Date: **December 13, 2018**

Applicant: **Chritopher Toy & Kay Skjei**

View Address: **31285 Holly Drive**

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: Living room, dining room, kitchen, office

Lower level: Master 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 consists primarily of Catalina and San Clemente Islands, Treasure Island Park, northerly coastline, Newport Beach, Palos Verdes peninsula, whitewater 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: 1/9/2019 By: 

End of Checklist



RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.
Visual scene description: Catalina Island, Treasure Island Park, northerly coastline, Newport Beach, Palos Verdes peninsula, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *M. J. [Signature]* Submitted to property file: *1/3/2019*

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *W. J. [Signature]* Submitted to property file: *12/13/2018*

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *[Signature]* Submitted to property file: 1/9/2019

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, Treasure Island Park, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *W. J. [Signature]* Submitted to property file: *1/9/2019*

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *[Signature]* Submitted to property file: *1/3/2019*



RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *W. Fair* Submitted to property file: *1/9/2019*

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: Catalina Island, Treasure Island Park, northerly coastline, Newport Beach, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *M. Far* Submitted to property file: *1/9/2019*

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *W. J. [Signature]* Submitted to property file: *1/9/2019*

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *[Signature]* Submitted to property file: *1/9/2019*

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *M. J. [Signature]* Submitted to property file: *1/9/2019*

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RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *M. J. [Signature]* Submitted to property file: *1/2/2019*



RECORD OF VIEW

VPP 2018-2628



31285 Holly Dr.

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

Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 12/13/2018 Photographed by: *M. J. Farr* Submitted to property file: *1/9/2019*

Document
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January 9, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-2628
31285 HOLLY DRIVE, 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 **31285 Holly Drive**. 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.

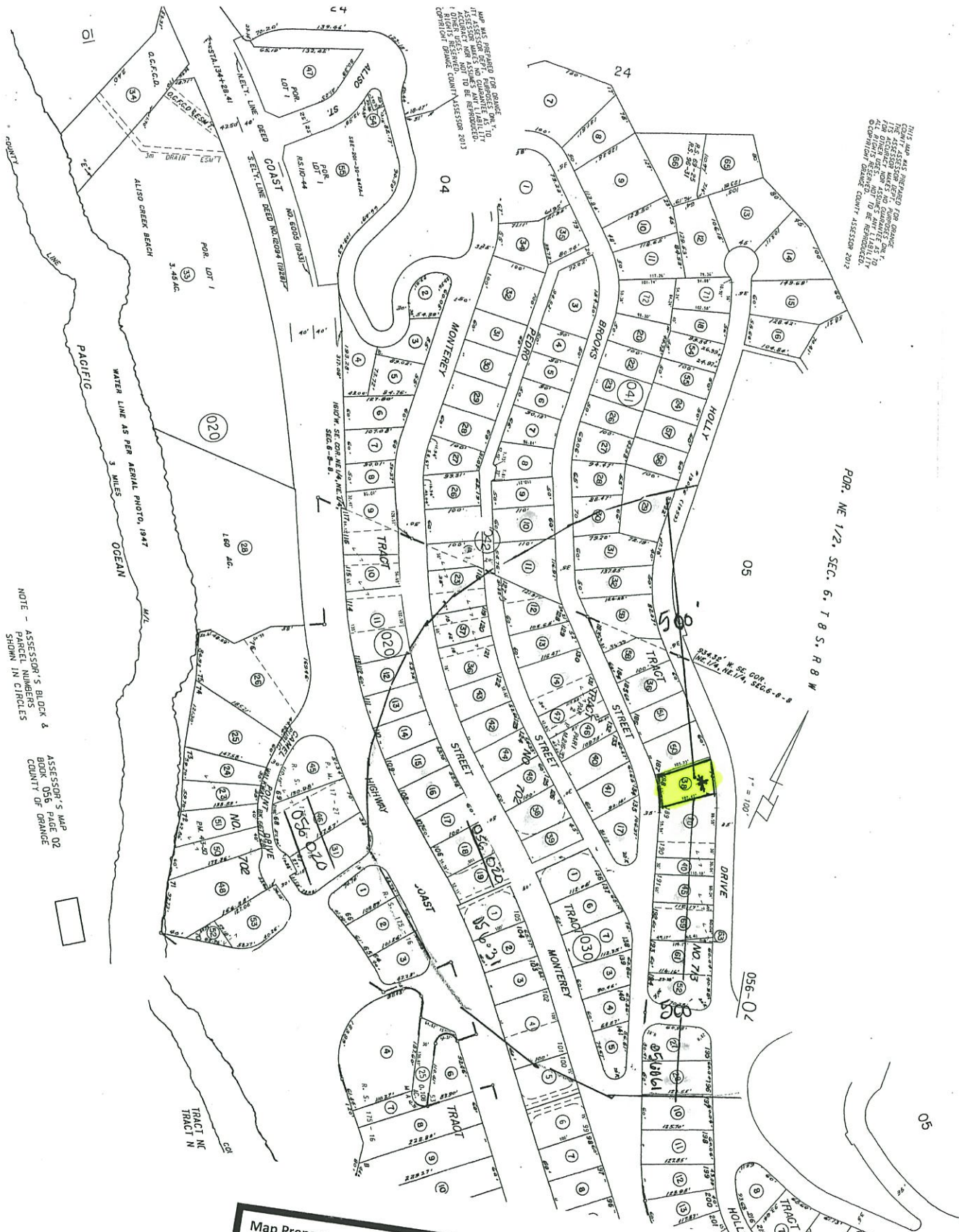
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an 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. 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,

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



THIS MAP WAS PREPARED FOR THE ASSASSOR'S MAPS TO SHOW THE LOCATION OF THE PROPERTY AND THE LOCATION OF THE PROPERTY. THE PROPERTY IS SHOWN IN CIRCLES. THE PROPERTY IS SHOWN IN CIRCLES. THE PROPERTY IS SHOWN IN CIRCLES.

POR. NE 1/2, SEC. 6, T. 8 S., R. 8 W

NOTE - ASSESSOR'S MAP 02
PARCEL NUMBERS
SHOWN IN CIRCLES

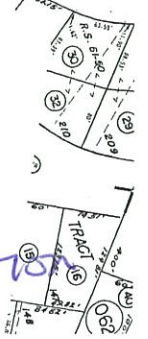
ASSESSOR'S MAP 02
BOOK 056 PAGE 02
COUNTY OF ORANGE

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

FILE #196762
31285 HOLLY DR
LAGUNA BEACH CA
900 OWNERS AND 100 OCCUPANTS
JANUARY 7 2019
056 041 38

500' OWNERS VIEW

PRESERVATION

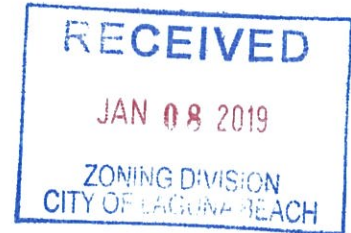


SUSAN W. CASE, INC.
orders@susancaseinc.com

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

FILE #196762
31285 HOLLY DR
LAGUNA BEACH CA
300' OWNERS AND 100' OCCUPANTS
JANUARY 7 2019
056 041 38

500' ~~300' OWNERS AND 100' OCCUPANTS~~ VIEW PRESERVATION SC



056 020 11
Ping Lee
615 Henrietta St
Birmingham MI 48009

056 020 12
Arthur Stuart Wiederman
31281 Monterey St
Laguna Beach CA 92651

056 020 13
Rodger Jacob Eible III
31287 Monterey St
Laguna Beach CA 92651

056 020 14
Anthony Telleria
1615 Rose Ave
San Marino CA 91108

056 020 15
Richard Ashley
7549 SE Golfhouse Dr
Hobe Sound FL 33455

056 020 16
Glen Gary Boyd
Po Box 9011
Laguna Beach CA 92652

056 020 17
David Iagio Arnold
27758 Santa Margarita Pkwy
Mission Viejo CA 92691

056 020 18
Goey Duck LLC
31319 Monterey St
Laguna Beach CA 92651

056 020 19
Gerry Carroll
31321 Monterey St
Laguna Beach CA 92651

056 020 31
Glenn Neil Ledezma
31312 Camel Point Dr
Laguna Beach CA 92651

056 030 01
Guy Robin Edwards
Po Box 97
Laguna Beach CA 92652

056 030 03
Sinan Resit Cilesiz
66 Canyon Rdg
Irvine CA 92603

056 030 04
James Danziger
4 Zola Ct
Irvine CA 92617

056 030 05
Virginia Ann Miles
31366 Monterey St
Laguna Beach CA 92651

056 030 06
Natalie Zahradnik
31341 Pedro St
Laguna Beach CA 92651

056 030 07
Angie Miller
31352 Monterey St
Laguna Beach CA 92651

056 031 01
Robert Myer
31331 Monterey St
Laguna Beach CA 92651

056 031 02
Alexander Shusko
31341 Monterey St
Laguna Beach CA 92651

056 031 03
Bradley Wong
31351 Monterey St
Laguna Beach CA 92651

056 031 04
Keith Wisbaum
31361 Monterey St
Laguna Beach CA 92651

056 031 05
Steven Lomonaco
31365 Monterey St
Laguna Beach CA 92651

056 032 01
Ethel Farrand
322 S Windsor Blvd
Los Angeles CA 90020

056 032 02
Richard Alton Graham
31331 Coast Hwy
Laguna Beach CA 92651

056 032 03
Algis Ratkelis
31341 Coast Hwy
Laguna Beach CA 92651

056 041 29 James Herdman Jr. 31201 Holly Dr Laguna Beach CA 92651	056 041 30 Vincent Devita 8679 La Playa Cir Fountain Valley CA 92708	056 041 31 Earl & Violet Long 31211 Holly Dr Laguna Beach CA 92651
056 041 32 William Coveny III 1968 N Curson Ave Los Angeles CA 90046	056 041 36 Gregory Oloughlin 31262 Brooks St Laguna Beach CA 92651	056 041 38 Christopher Toy 31285 Holly Dr Laguna Beach CA 92651
056 041 40 Mario Ammirati 1 Miranova Pl #705 Columbus OH 43215	056 041 45 Mario Ammirati 1 Miranova Pl #705 Columbus OH 43215	056 041 50 Aaron McKown 31281 Holly Dr Laguna Beach CA 92651
056 041 51 Bradford Lee Benstock 31271 Holly Dr Laguna Beach CA 92651	056 041 52 Gerald Cohen 31322 Brooks St Laguna Beach CA 92651	056 041 58 Kenneth Lynn 31252 Brooks St Laguna Beach CA 92651
056 041 59 William John Robinson 31232 Brooks St Laguna Beach CA 92651	056 041 61 Harry Markarian 31311 Holly Dr Laguna Beach CA 92651	056 041 63 Harry Markarian 31311 Holly Dr Laguna Beach CA 92651
056 041 69 Enich Harris 31306 Brooks St Laguna Beach CA 92651	056 041 70 Robert Ellsworth 31291 Holly Dr Laguna Beach CA 92651	056 042 10 Michole Wade Bergstrom 31201 Brooks St Laguna Beach CA 92651
056 042 11 Marcia Maureen DeTagle 31211 Brooks St Laguna Beach CA 92651	056 042 12 Roger Toy 2501 E Commonwealth Ave Fullerton CA 92831	056 042 13 Patrick Russell 31231 Brooks St Laguna Beach CA 92651
056 042 14 Sheran Pollak James 31251 Brooks St Laguna Beach CA 92651	056 042 17 David LaMontagne 31321 Brooks St Laguna Beach CA 92651	056 042 23 Karen Mayo 31242 Monterey St Laguna Beach CA 92651
056 042 36 David Dworakowski 31272 Monterey St Laguna Beach CA 92651	056 042 37 Tino Ferrulli 5002 E Grandview Ln Phoenix AZ 85018	056 042 38 Fred Gunderman 31312 Monterey St Laguna Beach CA 92651
056 042 39 Michelle Marie Bonas 31322 Monterey St Laguna Beach CA 92651	056 042 40 Robert Law 31281 Brooks St Laguna Beach CA 92651	056 042 41 David Lamontagne 31312 Pedro St Laguna Beach CA 92651

056 042 42
Eugene Isec King
31292 Monterey St
Laguna Beach CA 92651

056 042 43
Huong Chi Ho
1634 Fairwood Ave
San Jose CA 95125

056 042 44
Kenneth Kristensen
31302 Monterey St
Laguna Beach CA 92651

056 042 45
Dolores L D Schiffert
31301 Pedro St
Laguna Beach CA 92651

056 042 46
Robert Williams
31271 Brooks St
Laguna Beach CA 92651

056 042 47
Eric Hart
31261 Brooks St
Laguna Beach CA 92651

056 061 10
Stephen Bush
31345 Holly Dr
Laguna Beach CA 92651

056 061 27
Douglas M L Shively
23041 Avenida De La Carlota
#310
Laguna Hills CA 92653

056 061 28
Robert Arnette
31341 Holly Dr
Laguna Beach CA 92651