



January 15, 2019

Stephany Panlilio  
31503 Eagle Rock Way  
Laguna Beach, CA 92651

Dear Ms. Panlilio,

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 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 that reads "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 18-2705**

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Visit Date: **January 3, 2019**  
Applicant: **Stephany Panlilio**  
View Address: **31503 Eagle Rock 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.***

Upper Main level: Kitchen, living room, master bedroom

Lower level: Family room, guest bedroom

***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 and 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: 1/15/2019 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *M. J. ...* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: 1/15/2019

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: 1/15/2019



**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *mfarr* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *W. J. [Signature]* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *ryan* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *Myan* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: 1/15/2019

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *mfair* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *W. J. [Signature]* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *W. Farr* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: [Signature] Submitted to property file: 1/15/2019

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *Myan* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: *1/15/2019*

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**RECORD OF VIEW**

**VPP 2018-2708**



**31503 Eagle Rock Way**

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

Visual scene description: San Clemente and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *M. J. Van* Submitted to property file: *1/15/2019*

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January 15, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-2708  
31503 EAGLE ROCK 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 **31503 Eagle Rock 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.

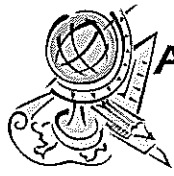
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an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

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



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

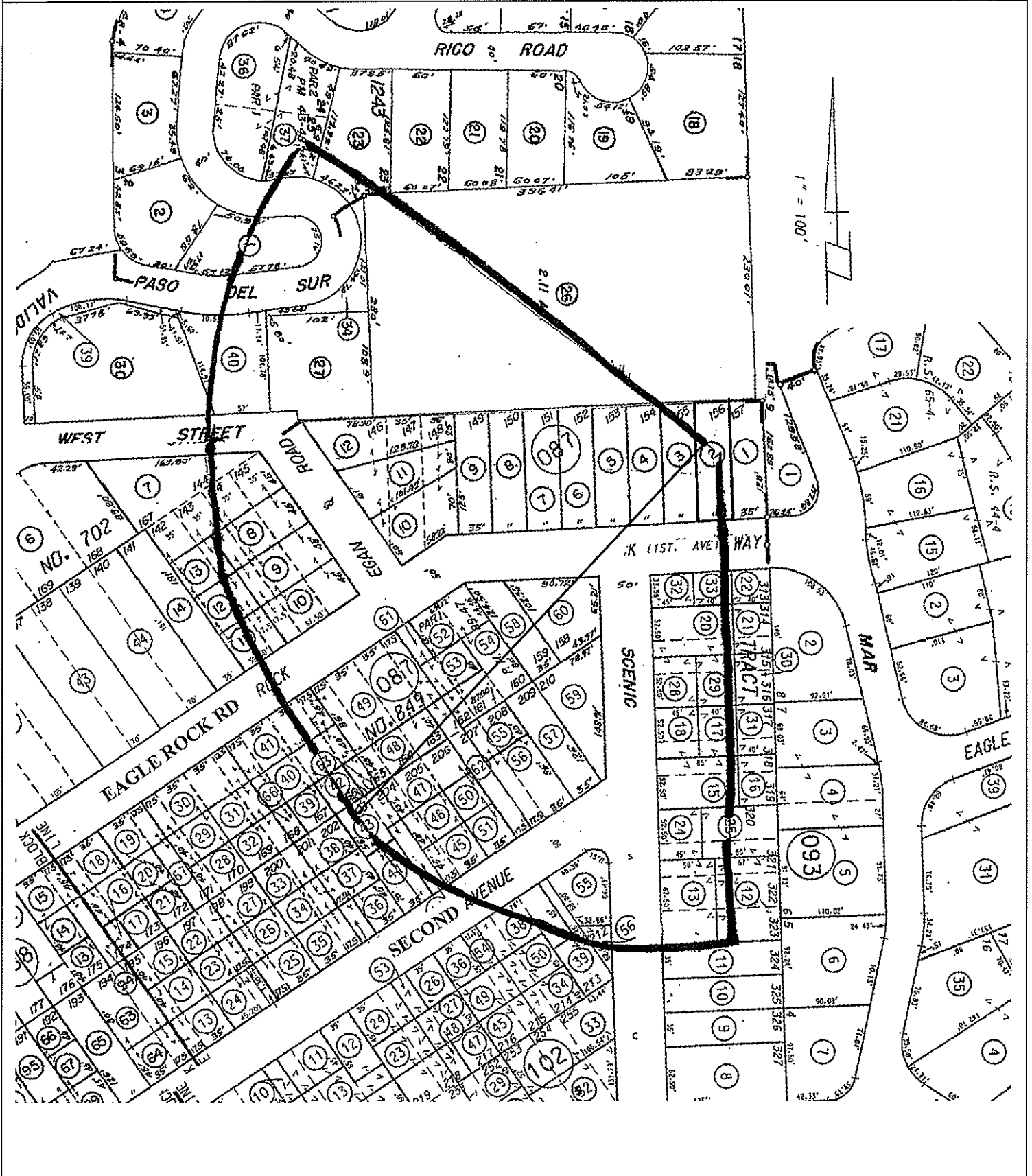
P.O. Box 2593 • Dana Point, CA • 92624

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

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 056-087-02  
500' radius (for View Preservation)

Address: 31503 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651



#9287  
1/14/2019



## 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)



**500' Ownership Listing  
(for View Presrvation)  
Prepared for:**

**056-087-02  
STEPHANY HALES SNF PANLILIO  
31503 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651**

056-070-01  
STEVEN MARK MYERS  
12871 BRITTANY WOODS DR  
SANTA ANA CA 92705

056-070-23  
MIRKO & GAYNOR FAIRWEATHER SACCANI  
22172 RICO RD  
LAGUNA BEACH CA 92651

056-070-26, 34  
SOUTH COAST COUNTY WATER  
31592 WEST ST  
SOUTH LAGUNA CA 92651

056-070-27  
DENNIS J DAHLE  
31602 WEST ST  
LAGUNA BEACH CA 92651

056-070-30  
MARY ANN BENHAM  
31552 WEST ST  
LAGUNA BEACH CA 92651

056-070-37  
JOHN R REILLY  
22162 PASEO DEL SUR  
LAGUNA BEACH CA 92651

056-070-39  
ROBERT STEVEN BENHAM  
1426 N 5TH PL  
PHOENIX AZ 85022

056-070-40  
BLAKE R SANDBERG  
31582 WEST ST  
LAGUNA BEACH CA 92651

056-086-07  
KD2 LLC  
4122 E MC LELLAN RD 15  
MESA AZ 85205

056-086-08  
DAVID C THORNE  
1419 LEMONWOOD DR EAST  
UPLAND CA 91786

056-086-09  
HOME EXPO FINL INC  
23580 ALESSANDRO BLVD 9818  
MORENO VALLEY CA 92552

056-086-10  
BERNARD C TORREZ  
31531 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-086-11  
MARY JANE BLACK  
335 DETROIT ST 203  
DENVER CO 80206

056-086-12  
JOSEPH R SESSO  
31521 SUMMIT RD  
LAGUNA BEACH CA 92651

056-086-13  
BETTINA ELISABETH DENISE REY  
860 WENDT TERRACE  
LAGUNA BEACH CA 92651

056-087-02  
STEPHANY HALES SNF PANLILIO  
31503 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-03  
ANJA REICH  
31505 EAGLE ROCK  
LAGUNA BEACH CA 92651

056-087-04  
JESSICA S MURRAY  
31507 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-05  
JOHN C GRAY  
31509 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-06  
ALEXANDER WILLIAMSON  
31511 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-07  
LONA LEE SATRAPPE  
31513 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-08  
J O LARSON  
10017 PHELAN RD  
OAK HILLS CA 92344

056-087-09  
JAMES MICHAEL DOBBS  
31517 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-10  
ZIMMER STEPHEN & JACQUELINE  
225 BURGESS RD  
GENEVA IL 60134

056-087-11  
RAY C PIERSON  
31518 EGAN RD  
LAGUNA BEACH CA 92677

056-087-12  
RONALD L MAY  
31512 EGAN RD  
LAGUNA BEACH CA 92651

056-087-40, 41  
GRANGER FAMILY TRUST  
31562 SANTA ROSA DR  
LAGUNA BEACH CA 92651

056-087-42  
HARLEY DALE GHERE  
915 MEADOWLARK LN  
LAGUNA BEACH CA 92651

056-087-43  
GEOFF STURGEON  
369 W KENNETH RD  
GLENDALE CA 91202

056-087-44  
ROBERT BROWN BOYCE  
PO BOX 9142  
LAGUNA BEACH CA 92652

056-087-45  
JOHN W SORENSON  
31605 SECOND AVE  
LAGUNA BEACH CA 92651

056-087-46  
SHAWN MAHONEY  
31558 SUMMIT RD  
LAGUNA BEACH CA 92651

056-087-47  
ADAM DREW COGHILL  
31554 SUMMIT RD  
LAGUNA BEACH CA 92651

056-087-48  
MARY JANE JANZ  
31542 SUMMIT RD  
LAGUNA BEACH CA 92651

056-087-49  
REEVES SMITH  
31534 SUMMIT RD  
LAGUNA BEACH CA 92651

056-087-50  
MARY ANGELA ORDWAY  
31581 EGAN RD  
LAGUNA BEACH CA 92651

056-087-51  
WILLIAM G GOWDY  
1334 MARINETTE RD  
PACIFIC PALISADES CA 90272

056-087-52  
LISA ROBIN MARKS  
31522 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-53  
TIMOTHY E MC ADAM  
31532 EGAN RD  
LAGUNA BEACH CA 92651

056-087-54  
EDWARD L SMITH  
31542 EGAN RD  
LAGUNA BEACH CA 92651

056-087-55, 59  
PETER B COMPTE  
31561 SCENIC DR  
LAGUNA BEACH CA 92651

056-087-56  
MARY A IVES  
31538 EGAN RD  
LAGUNA BEACH CA 92651

056-087-57  
NATHANIEL ROBERT DOERSAM  
31581 2ND AVE  
LAGUNA BEACH CA 92651

056-087-58  
JON ERIC JESSEN  
31518 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-087-60  
THOMAS LEE PHILLIPS  
31531 SCENIC DR  
LAGUNA BEACH CA 92651

056-087-61, 62, 63, 64  
THREE ARCH INVESTMENT  
NO KNOWN ADDRESS

056-093-11  
MARION A STAGGS  
31618 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-12  
EXCEEN FAMILY 2001 LIVING TRUST  
31596 BRENTWOOD DR  
LAGUNA BEACH CA 92651

056-093-13  
KAMRAN ROSHANNEJAD  
31614 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-15  
WILLIAM & NANCY S DELINE  
31576 SCENIC DR  
LAGUNA BEACH CA 92651

056-093-17  
BARBARA LOVE  
3616 LITCHFIELD DR  
BAKERSFIELD CA 93309

056-093-18  
FROCK EDWIN B FAMILY TRUST  
31771 VIA PATO  
COTO DE CAZA CA 92679

056-093-20  
DIANNA COLLEEN COSTANZO  
266 ACERO PL  
ARROYO GRANDE CA 93420

056-093-24  
VANESSA E RYAN  
210 SAINT JOSEPH AVE  
LONG BEACH CA 90803

056-093-25  
JONATHAN S MOORE  
31503 BRENTWOOD DR  
LAGUNA BEACH CA 92651

056-093-28  
PAUL & ERIN SCANNELL  
1 POINTE CIR  
LADERA RANCH CA 92694

056-093-29  
SELLCO COMMERCIAL EQUITY  
31502 BURNSIDE PL  
LAGUNA BEACH CA 92651

056-093-32  
MARGARET G BUDREAU  
31506 EAGLE ROCK WAY  
LAGUNA BEACH CA 92651

056-093-33  
CATHY LOUISE TAYLOR  
282 OAKLAND RD  
WEST CHESTER PA 19382

056-102-38  
MICHAEL A & ANGELINA M  
DIBERARDINO  
31606 2ND AVE  
LAGUNA BEACH CA 92651

056-102-39, 56  
BRIAN W ORR  
31645 SCENIC DR  
LAGUNA BEACH CA 92651

056-102-55  
THOMAS J FITZGERALD  
602 DEVONWOOD RD  
ALTADENA CA 91001