



October 21, 2016

Steven Myers
22141 Paso Del Sur
Laguna Beach, CA 92651

Dear Mr. Myers,

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 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 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



Date Filed: 8/19/2014
Application No. VPP 14 - 0079

RECORD OF VIEWS

(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. 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 LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves 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.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS: Applicant's must provide a certified mailing list, from an approved ownership listing service, of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: STEVEN MARK MYERS REVOCABLE TRUST
Address: 22141 PASO DEL SUR, LAGUNA BEACH 92651

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-2079**

Visit Date: **October 13, 2016**

Applicant: **Steven Myers
22141 Paso Del Sur**

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

1. **VIEW LOCATION / VISUAL SCENE**

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

Dining room, Living room, Guest bedroom and Master bedroom

- b. *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, city lights and hillside terrain.

2. **RECORD OF VIEWS**

- a. *Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)***

Date: 10/21/2016 By: Tony Farr

- b. *Record of View documents prepared and attachedd to property file.***

Date: 10/21/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the dining room of the primary residential structure.

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 10/13/16 Photographed by: *[Signature]* Submitted to property file: 10/21/2016

Document
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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the dining room of the primary residential structure.

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 10/13/16 Photographed by: *M. J. [Signature]* Submitted to property file: *10/21/2016*

Document

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the dining room of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: *[Signature]* Submitted to property file: 10/21/2016

Document
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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

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

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 10/13/16 Photographed by: *[Signature]* Submitted to property file: 10/21/2016

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

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

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 10/13/16 Photographed by: *M. J. [Signature]* Submitted to property file: *10/21/2016*

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

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

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: *m. farr* Submitted to property file: *10/21/2016*

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

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

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: *[Signature]* Submitted to property file: 10/01/2016

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Guest bedroom of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: *M. J. [Signature]* Submitted to property file: *10/31/2016*

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Guest bedroom of the primary residential structure.

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 10/13/16 Photographed by: Marr Submitted to property file: 10/21/2016

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Guest bedroom of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: Marr Submitted to property file: 10/21/2016

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Master bedroom of the primary residential structure.

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 10/13/16 Photographed by: *WPR* Submitted to property file: *10/21/2016*

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Master bedroom of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: *myarr* Submitted to property file: *10/13/2016*

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Master bedroom of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: *[Signature]* Submitted to property file: *10/21/2016*

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Master bedroom of the primary residential structure.

Visual scene description: Ocean horizon, city lights and hillside terrain.

Date of photograph: 10/13/16 Photographed by: *[Signature]* Submitted to property file: 10/21/2016

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Master bedroom of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: *mpare* Submitted to property file: 10/21/2016

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RECORD OF VIEW

VPP 16-2079



22141 Paso Del Sur

The photograph above was taken from the Master bedroom of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 10/13/16 Photographed by: *[Signature]* Submitted to property file: 10/21/2016

Document
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October 21, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-2079
22141 PASO DEL SUR, 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 **22141 Paso Del Sur**. 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.

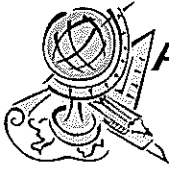
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "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 that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
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

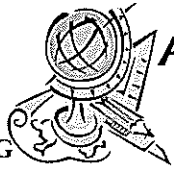
www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 056-070-01
500' Radius (FOR View Preservation)

Address: 22141 PASEO DEL SUR
LAGUNA BEACH CA 92651



#7691
19-Oct-16



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 Denise@Advancedlisting.com

500' OWNERSHIP LISTING
(for View Preservation)

Prepared for:

056-070-01

STEVEN MYERS
22141 PASO DEL SUR
LAGUNA BEACH CA 92651

056-062-18
JAMES A GLENDINNING
31526 WEST ST
LAGUNA BEACH CA 92651

056-062-20, 33
DAVID L WHITAKER
31532 VALIDO RD
LAGUNA BEACH CA 92651

056-062-24
ROBERT & JILL LOCKHART
31538 WEST ST
LAGUNA BEACH CA 92651

056-062-25, 38
ELIZABETH A NEISWENDER
31532 WEST ST
LAGUNA BEACH CA 92651

056-062-34
BRIAN F & PAULINE SKYRMS
31552 TOTO LOMA LN
LAGUNA BEACH CA 92651

056-062-35
JEFFREY CHAMBERLAIN
31551 TOTO LOMA LN
LAGUNA BEACH CA 92651

056-062-36
THALIA REAL ESTATE PTRS LLC
33 STRAND BEACH DR
DANA POINT CA 92629

056-062-37
DIANE L LEEMON
31521 TOTO LOMA LN
LAGUNA BEACH CA 92651

056-063-14
DEXTER S PADDOCK
31551 CATALINA AVE
LAGUNA BEACH CA 92651

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

056-070-02
ROBERT B & DARCI CRAWFORD
22145 PASEO DEL SUR
LAGUNA BEACH CA 92651

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

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

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

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

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

056-086-06
ALEXANDER G DICKINSON
31542 CATALINA AVE
LAGUNA BEACH CA 92651

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

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

056-086-09
TERI RALSTON
205 W 88TH ST 14D
NEW YORK NY 10024

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

056-086-11
MARY 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 REY
615 SAINT ANNS DR
LAGUNA BEACH CA 92651

056-086-14
THOMAS E SLATTERY
31539 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-086-17
KEITH E GALLO
31551 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-086-40
STIAN Z MORCK
31552 CATALINA AVE
LAGUNA BEACH CA 92651

056-086-43
KATHRYN L SLATTERY
31541 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-086-44
FRIEDA SLATTERY
31541 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-087-02
SNF FAMILY TRUST
31503 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-087-03
ANJA A REICH
31505 EAGLE ROCK WAY
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 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 DOBBS
31517 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-087-10
MIKE & MELISA MAGIERA
31520 EGAN RD
LAGUNA BEACH CA 92651

056-087-11
RAY C PIERSON
31518 EGAN RD
LAGUNA BEACH CA 92651

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

056-087-41
GALE A GRANGER
31562 SANTA ROSA DR
LAGUNA BEACH CA 92651

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

056-087-52
LISA 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

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

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

056-087-61
THREE ARCH INVESTMENT CO
5 BAY DR
LAGUNA BEACH CA 92651

658-191-01
COUNTY OF ORANGE
400 W CIVIC CENTER DR
SANTA ANA CA 92701