



May 27, 2021

Danny Botros
3028 Zell Dr.
Laguna Beach, CA 92651

Dear Mr. Botros,

Attached are the documents for the View Preservation/Record of Views application 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 file path, Government > Community Development > Planning & Zoning > Views & Trees.

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 that reads "Tony Farr".

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-8657**

Visit Date: **April 27, 2021**

Applicant: **Danny Botros**
View Address: **3028 Zell Dr.**

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, kitchen

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes San Clemente Island and 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: 5/27/21 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 21-8657



3028 Zell Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *ryan* Submitted to property file: *5/27/21*

Document
1 of 6



RECORD OF VIEW

VPP 21-8657



3028 Zell Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *mfarr* Submitted to property file: *5/27/21*

Document
2 of 6



RECORD OF VIEW

VPP 21-8657



3028 Zell Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 5/27/21

Document
3 of 6



RECORD OF VIEW

VPP 21-8657



3028 Zell Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 5/27/21

Document
4 of 6



RECORD OF VIEW

VPP 21-8657



3028 Zell Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 5/27/21

Document
5 of 6



RECORD OF VIEW

VPP 21-8657



3028 Zell Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: Marr Submitted to property file: 5/27/21

Document
6 of 6



May 27, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8657
3028 Zell Dr., Laguna Beach

Dear Property Owner:

A Record of Views has been documented with the City of Laguna Beach by the property owner(s) at **3028 Zell Dr.** 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 by vegetation as defined in LBMC Section 12.16.030.

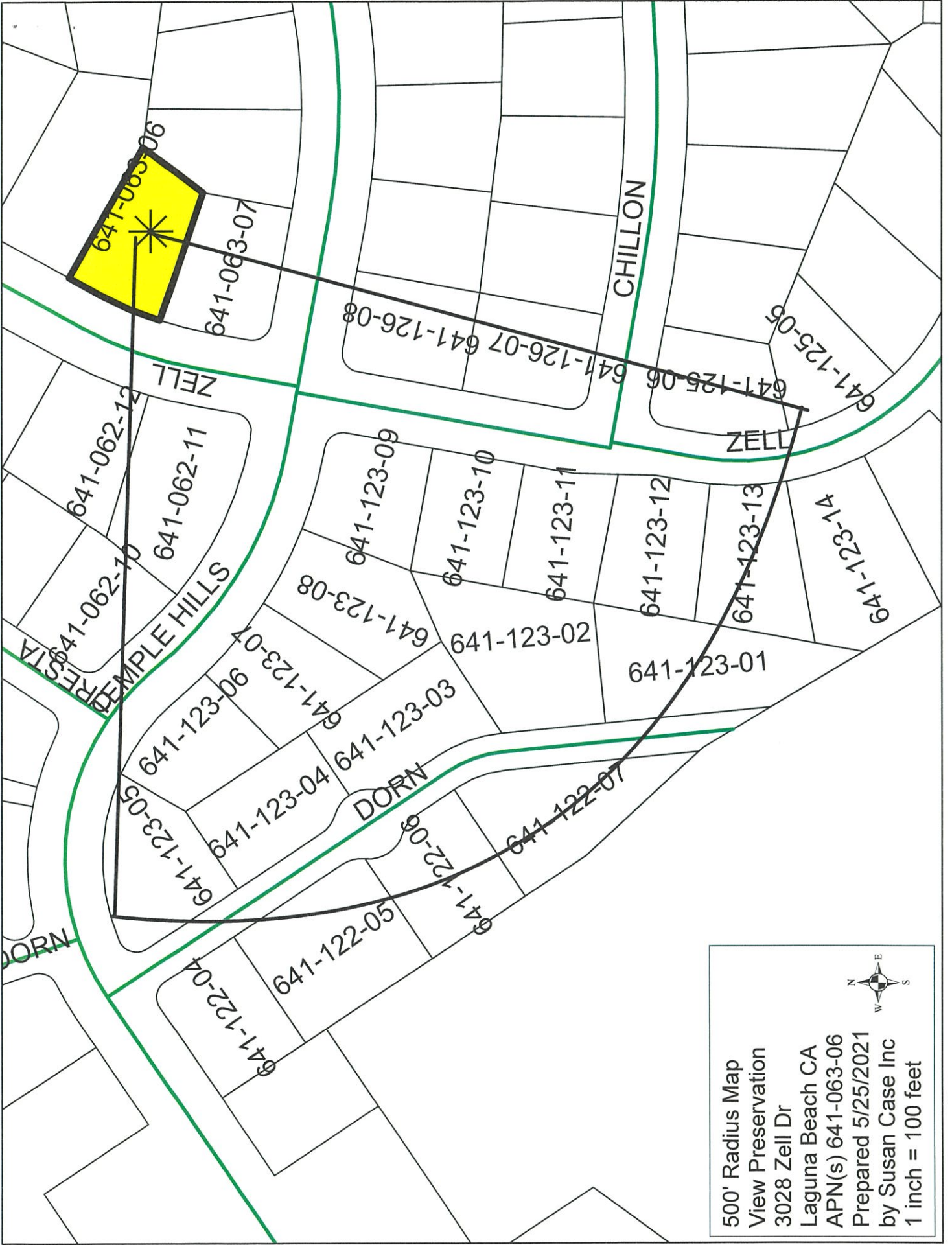
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees. 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
Planning Division, Community Development
tfarr@lagunabeachcity.net



500' Radius Map
 View Preservation
 3028 Zell Dr
 Laguna Beach CA
 APN(s) 641-063-06
 Prepared 5/25/2021
 by Susan Case Inc
 1 inch = 100 feet



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

File# 318442
3028 Zell Dr
Laguna Beach
APNs 641-063-06
500' View Preservation
May 25 2021

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

641 062 10
Raymond Thornton
3004 Cresta Way
Laguna Beach CA 92651

641 062 11
K & D Enterprises Inc
3009 Zell Dr
Laguna Beach CA 92651

641 062 12
Abbas Gharavi
3019 Zell Dr
Laguna Beach CA 92651

641 063 06
Danny Botros
16 Willowbrook
Irvine CA 92604

641 063 07
Shane Diver
2708 Temple Hills Dr
Laguna Beach CA 92651

641 122 04
Gregory Lincoln
2585 Temple Hills Dr
Laguna Beach CA 92651

641 122 05
Michael Steven Eggleston
301 Forest Ave
Laguna Beach CA 92651

641 122 06
Robert Elliott
23 Stone Creek Pl
Alamo CA 94507

641 122 07
Sharon Davison
2945 Dorn Ct
Laguna Beach CA 92651

641 123 01
Debbie Forsyth
2926 Dorn Ct
Laguna Beach CA 92651

641 123 02
James Davison
2944 Dorn Ct
Laguna Beach CA 92651

641 123 03
Matthew & Celeste McCarthy
2960 Dorn Ct
Laguna Beach CA 92651

641 123 04
Andrew Pawling
2970 Dorn Ct
Laguna Beach CA 92651

641 123 05
Ali R A Hejazi
2615 Temple Hills Dr
Laguna Beach CA 92651

641 123 06
Holly Agassi
Po Box 179
Anahola HI 96703

641 123 07
Ralph Bates
2645 Temple Hills Dr
Laguna Beach CA 92651

641 123 08
Donald B D B Pooley
2665 Temple Hills Dr
Laguna Beach CA 92651

641 123 09
Marilyn Conrath
2995 Zell Dr
Laguna Beach CA 92651

641 123 10
Malcolm Baca
2985 Zell Dr
Laguna Beach CA 92651

641 123 11
Michael Landau
215 22nd St
Costa Mesa CA 92627

641 123 12
Matthew Smith
2955 Zell Dr
Laguna Beach CA 92651

641 123 13
Gregory Rd Evans
2945 Zell Dr
Laguna Beach CA 92651

641 123 14
William Howorth
2935 Zell Dr
Laguna Beach CA 92651

641 125 05
John Morreale
2934 Zell Dr
Laguna Beach CA 92651

641 125 06
Jon Thomas Hermie
2954 Zell Dr
Laguna Beach CA 92651

641 125 07
Blake Coler-Dark
2975 Chillon Way
Laguna Beach CA 92651

641 125 08
Douglas Franz
2955 Chillon Way
Laguna Beach CA 92651