



June 16, 2021

Thomas Cuccia  
1106 Skyline Dr.  
Laguna Beach, CA 92651

Dear Mr. Cuccia,

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,

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 21-9327**

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Visit Date: **June 9, 2021**

Applicant: **Thomas Cuccia**  
View Address: **1106 Skyline Drive**

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: Dining room/kitchen, master 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 Island, Main Beach, Hotel Laguna 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: 6/17/21 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 21-9327**



**1106 Skyline Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna and ocean horizon.

Date of photograph: 06/09/21 Photographed by: *M. Far* Submitted to property file: *6/16/21*

Document  
1 of 6



**RECORD OF VIEW**

**VPP 21-9327**



**1106 Skyline Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna and ocean horizon.

Date of photograph: 06/09/21 Photographed by: Mason Submitted to property file: 6/16/21



**RECORD OF VIEW**

**VPP 21-9327**



**1106 Skyline Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna and ocean horizon.

Date of photograph: 06/09/21 Photographed by: *[Signature]* Submitted to property file: 6/16/21

Document  
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**RECORD OF VIEW**

**VPP 21-9327**



**1106 Skyline Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna and ocean horizon.

Date of photograph: 06/09/21 Photographed by: *M. J. [Signature]* Submitted to property file: 6/16/21

Document  
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**RECORD OF VIEW**

**VPP 21-9327**



**1106 Skyline Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna and ocean horizon.

Date of photograph: 06/09/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/16/21*

Document  
5 of 6



**RECORD OF VIEW**

**VPP 21-9327**



**1106 Skyline Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna and ocean horizon.

Date of photograph: 06/09/21 Photographed by: *[Signature]* Submitted to property file: 6/16/21

Document  
6 of 6





June 16, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-9327**  
**1106 Skyline Drive, Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1106 Skyline 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.

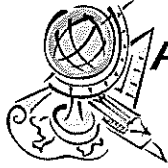
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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

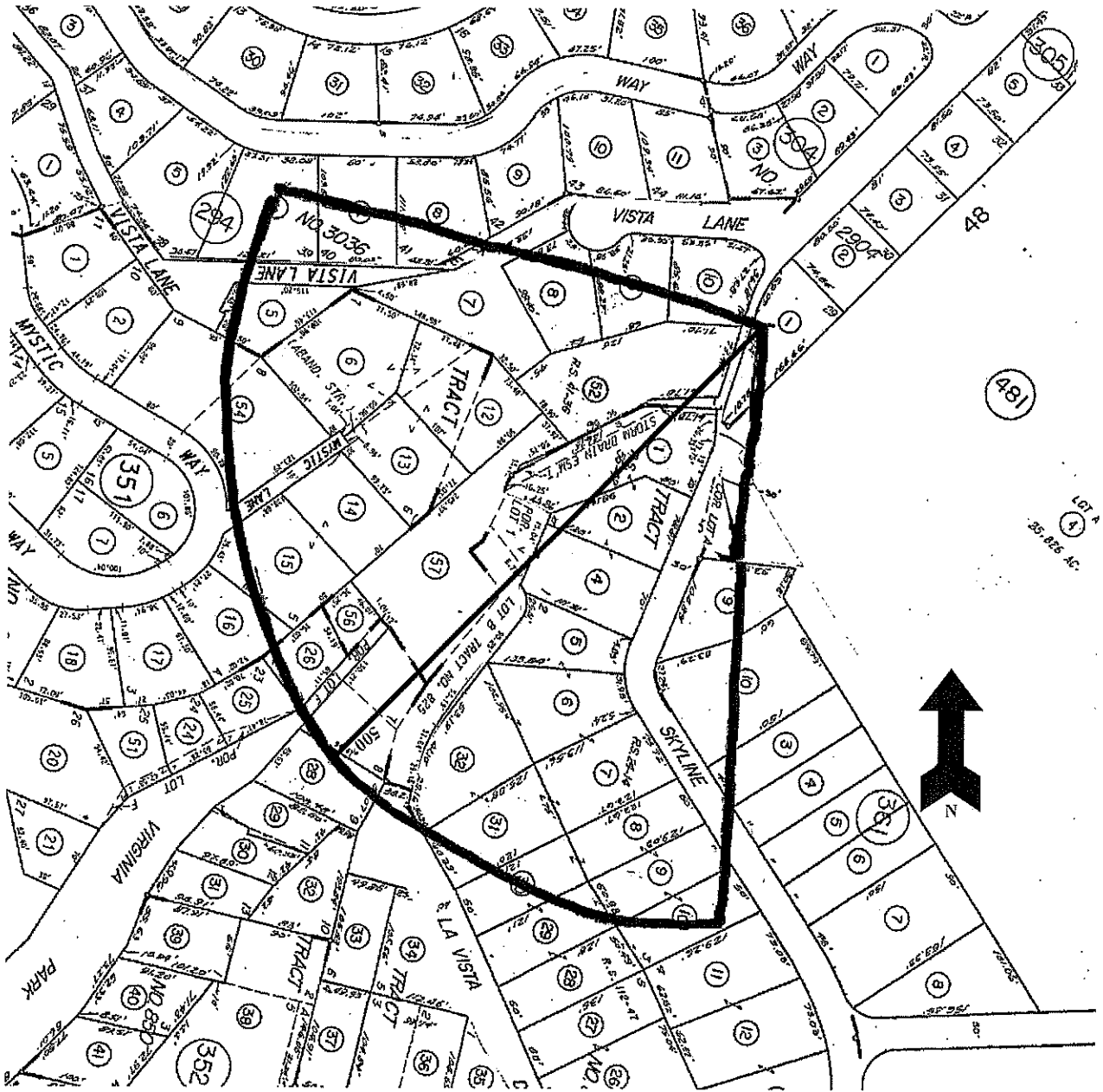


# Advanced Listing Services Inc

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

Subject APN: 641-305-01  
500' RADIUS (for View Preservation)

Address: 1106 SKYLINE DR  
LAGUNA BEACH CA 92651





## Advanced Listing Services Inc

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

# RECEIVED

JUN 15 2021

PLANNING DIVISION  
CITY OF LAGUNA BEACH

#10675  
6/15/2021

**500' OWNERSHIP LISTING**  
For View Preservation  
PREPARED FOR:

**641-305-01**  
**THOMAS J CUCCIA**  
**1106 SKYLINE DR**  
**LAGUNA BEACH CA 92651**

641-294-06  
ESMAIEL JASSIM  
P O BOX 7136  
LAGUNA NIGUEL CA 92607

641-294-07  
PARSA ROHANI  
673 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-294-08  
REENAN NEAL J & JENNIFER A  
329 E 6TH ST  
HINSDALE IL 60521

641-305-01  
THOMAS J CUCCIA  
1106 SKYLINE DR  
LAGUNA BEACH CA 92651

641-352-05  
SUSAN OBRIEN  
600 VISTA LN  
LAGUNA BEACH CA 92651

641-352-06  
LMK REAL ESTATE  
PO BOX 4302  
EDWARDS CO 81632

641-352-07  
SLT FINANCIAL LLC  
17871 N 95TH ST  
SCOTTSDALE AZ 85255

641-352-08  
RITA P WILSON  
564 VISTA LN  
LAGUNA BEACH CA 92651

641-352-09  
SARKIS PETER & RANIA  
1070 NORIA ST  
LAGUNA BEACH CA 92651

641-352-10  
NATIONAL MORTGAGE RESOURCES  
595 S BURLINGAME AVE  
LOS ANGELES CA 90049

641-352-12  
JAMES C ASHLEY  
28241 CROWN VALLEY F-233  
LAGUNA NIGUEL CA 92677

641-352-13  
MICHAEL L SHAPIRO  
555 MYSTIC LN  
LAGUNA BEACH CA 92651

641-352-14  
STEVEN L & COLLEEN G MARSHALL  
553 MYSTIC LN  
LAGUNA BEACH CA 92651

641-352-15  
DALE R AUSLANDER  
1005 COAST VIEW DR  
LAGUNA BEACH CA 92651

641-352-16  
JOHN CHRISTOPHER & DIANA  
PATRICIA THERON  
545 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-352-25  
ROBIN DOUGLAS WILLIAMS  
690 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-26  
GREGORY C & KATHLEEN R ABEL  
855 LA VISTA DR  
LAGUNA BEACH CA 92651

641-352-28  
ARJUNA MARTLIN  
843 LA VISTA DR  
LAGUNA BEACH CA 92651

641-352-52  
CATHERINE E KUNZWEILER  
1103 SKYLINE DR  
LAGUNA BEACH CA 92651

641-352-54  
HAFIZ TAREK  
821 GAINSBOROUGH DR  
LAGUNA BEACH CA 92651

641-352-57  
ABEL G C & K 1985 LIVING TRUST  
855 LA VISTA DR  
LAGUNA BEACH CA 92651

641-361-03  
JOHN P TORELLI  
5540 ELMBANK RD  
RANCHO PALOS VERD CA 90275

641-361-04  
PAIAM KHADEMI  
21 KERNVILLE  
IRVINE CA 92602

641-361-09  
DANNY OGDEN  
1082 SKYLINE DR  
LAGUNA BEACH CA 92651

641-361-10  
VINCENT LAM  
1076 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-01  
DOUGLAS JOEL SIKORSKI  
1101 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-02  
FLANDERS JAMES W & LISA S  
1099 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-04  
CMR PARTNERS LP  
4608 BYRON CIR  
IRVING TX 75038

641-362-05  
NORTHERN TRUST  
1087 SKYLINE  
LAGUNA BEACH CA 92651

641-362-06  
TODD R MERKEL  
1085 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-07  
STEPHEN A JANTZI  
1081 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-08  
RONALD LEE KOTICK  
1075 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-09  
PAUL REX MILLER  
850 WINTHROP RD  
SAN MARINO CA 91108

641-362-10  
OLYMPUS LIVING TRUST  
2939 RED ARROW DR  
LAS VEGAS NV 89135

641-362-28  
DOROTHY J SANTIAGO  
820 LA VISTA DR  
LAGUNA BEACH CA 92651

641-362-29  
KEITH E ANDERSON  
822 LA VISTA DR  
LAGUNA BEACH CA 92651

641-362-30  
JEAN M RINGERS  
824 LA VISTA DR  
LAGUNA BEACH CA 92651

641-362-31  
JON F SASSIN  
4769 N GRAVENSTEIN HWY N  
SEBASTOPOL CA 95472

641-362-32  
ROSETTE KOORAJIAN  
1 CANYON LN  
CORONA DEL MAR CA 92605

641-481-04  
L MOUNTAIN HOMEOWNERS ASSN  
1285 PACIFIC AVE  
LAGUNA BEACH CA 92651