



November 10, 2021

Kenneth E. Roberts
Sol Reyes Roberts
1126 Skyline Drive
Laguna Beach, CA 92651

Dear Mr. & Mrs. Roberts,

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 21-10439**

Visit Date: **October 26, 2021**

Applicant: **Kenneth & Sol Reyes Roberts**
View Address: **1126 Skyline 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: Dining Room, Living Room, 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 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: 10/26/21 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *M. Jam* Submitted to property file: *21/10/21*

Document
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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *11/10/21*

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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *[Signature]*

Document
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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *[Signature]*

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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: [Signature] Submitted to property file: 4/10/21

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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *11/10/21*

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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *11/10/21*

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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *11/10/21*

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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *[Signature]*

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RECORD OF VIEW

VPP 21-10439



1126 Skyline Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 10/26/21 Photographed by: *Mason* Submitted to property file: *11/10/21*

Document
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November 10, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10439
1126 Skyline Dr., 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 **1126 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.

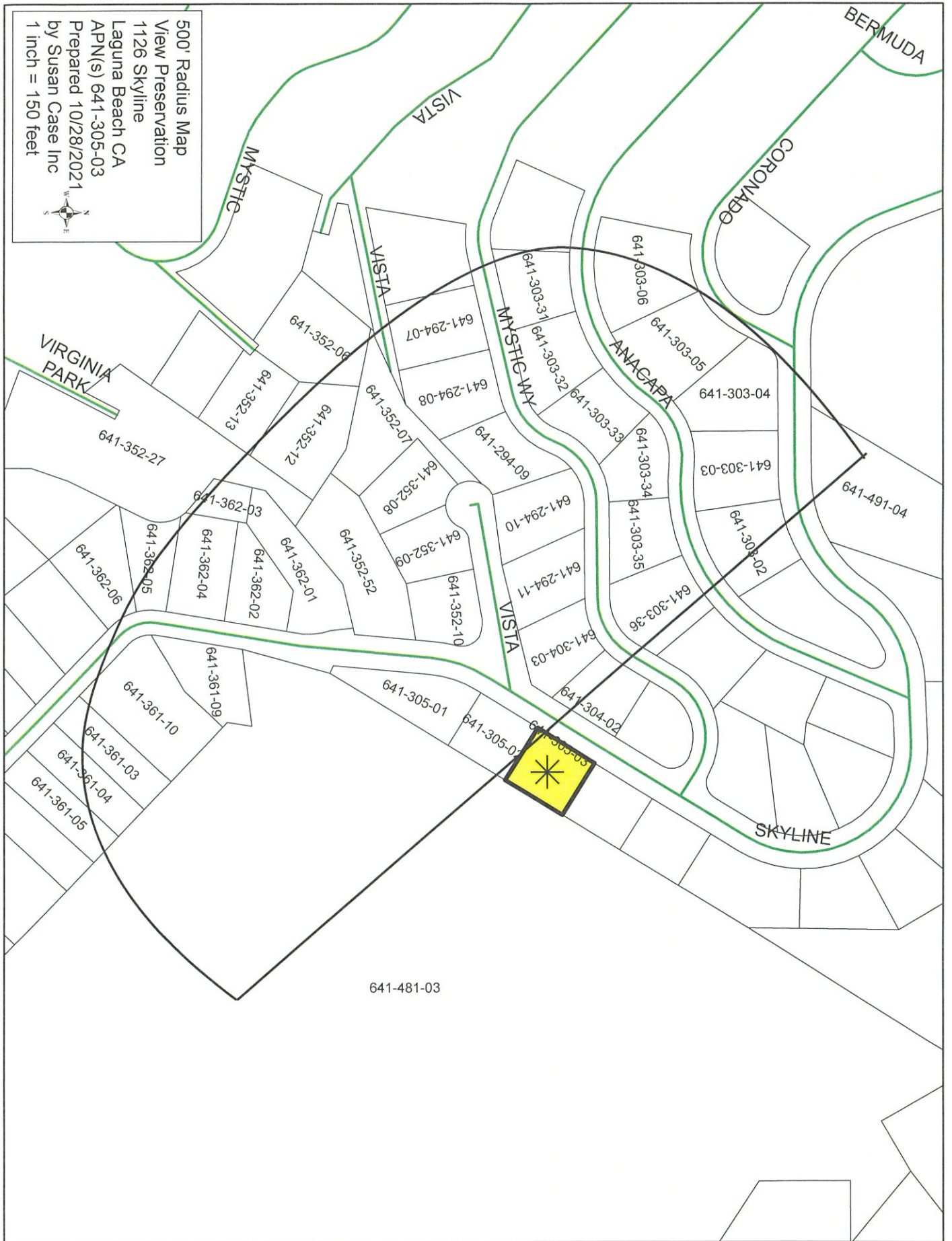
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

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

500' Radius Map
View Preservation
1126 Skyline
Laguna Beach CA
APN(s) 641-305-03
Prepared 10/28/2021
by Susan Case Inc
1 inch = 150 feet



641-481-03

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

File #318685
1126 Skyline Dr
Laguna Beach CA
APN 641-305-03
500' View Preservation
October 28 2021

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



641-294-07
Parsa Rohani
673 Mystic Way
Laguna Beach CA 92651

641-294-08
Neal J & Jennifer A Reenan
329 E 6th St
Hinsdale IL 60521

641-294-09
James Richard Shoemaker
685 Mystic Wy
Laguna Beach CA 92651

641-294-10
Carl Howard Bruns
691 Mystic Way
Laguna Beach CA 92651

641-294-11
Evan G Linder
607 Mystic Way
Laguna Beach CA 92651

641-303-02
Rodney Quick
1465 Sebring St
Pomona CA 91767

641-303-03
Arian Shams
1217 Skyline Dr
Laguna Beach CA 92651

641-303-04
Ron B & Gizelle Russ
3345 Alta Laguna Blvd
Laguna Beach CA 92651

641-303-05
Vaughn M & Lynn T Eldstrom
1208 Coronado Dr
Laguna Beach CA 92651

641-303-06
Monu J Joseph
1218 Coronado Dr
Laguna Beach CA 92651

641-303-31
Trenton Rhodes
700 S Ute Ave #213
Aspen CO 81611

641-303-32
Parviz Shams
1234 Anacapa Way
Laguna Beach CA 92651

641-303-33
Leonard R Olds
1230 Anacapa Way
Laguna Beach CA 92651

641-303-34
Adsiz Dogan Ekmekci
519 Ventaja
Newport Beach CA 92660

641-303-35
Way Anacapa
2757 Meadowview Ct
Tarpon Springs FL 34688

641-303-36
Sylvia M Horne
1220 Anacapa Way
Laguna Beach CA 92651

641-304-02
Barbara L Peyton
725 Mystic Way
Laguna Beach CA 92651

641-304-03
Stephen M Mills
715 Mystic Way
Laguna Beach CA 92651

641-305-01
Thomas J Cuccia
1106 Skyline Dr
Laguna Beach CA 92651

641-305-02
Ruby M Huckfeldt
1116 Skyline Dr
Laguna Beach CA 92651

641-305-03
Kenneth E Roberts
1126 Skyline Dr
Laguna Beach CA 92651

641-352-06
Lmk Real Estate
Po Box 4302
Edwards CO 81632

641-352-07
Slf Financial
17871 N 95th St
Scottsdale AZ 85255

641-352-08
Rita P Wilson
564 Vista Ln
Laguna Beach CA 92651

641-352-09
Peter Sarkis
554 Vista Ln
Laguna Beach CA 92651

641-352-13
Michael L Shapiro
555 Mystic Ln
Laguna Beach CA 92651

641-361-03
John P Torelli
5540 Elmbank Rd
Rancho Palos Verd CA 90275

641-361-09
Danny Ogden
1082 Skyline Dr
Laguna Beach CA 92651

641-362-02
James Ward Flanders
1099 Skyline Dr
Laguna Beach CA 92651

641-362-06
Todd R Merkel
1085 Skyline Dr
Laguna Beach CA 92651

641-352-10
1105 Skyline Drive
595 S Burlingame Ave
Los Angeles CA 90049

641-352-52
Catherine E Kunzweiler
1103 Skyline Dr
Laguna Beach CA 92651

641-361-04
Paiam Khademi
3140 Woodbine Rd
Orange CA 92867

641-361-10
Vincent Lam
1076 Skyline Dr
Laguna Beach CA 92651

641-362-04
Cmr Partners Lp
4608 Byron Cir
Irving TX 75038

641-491-03
Bruce E Cahill
1330 Moorea Way
Laguna Beach CA 92651

641-352-12
James C Ashley
28241 Crown Valley #F-233
Laguna Niguel CA 92677

641-352-57
Leland Abel Stone
855 La Vista Dr
Laguna Beach CA 92651

641-361-05
Sharrie Williams S W Dorney Dorney
1050 Skyline Dr
Laguna Beach CA 92651

641-362-01
Douglas Joel Sikorski
1101 Skyline Dr
Laguna Beach CA 92651

641-362-05
Northern Trust
1087 Skyline
Laguna Beach CA 92651

641-491-04
Trioasis Management
1759 Alisos Ave
Laguna Beach CA 92651