



May 3, 2022

Melissa Wigham
22 S. Encino
Laguna Beach, CA 92651

Dear Ms. Wigham,

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 > click on the green box to the right "Record of Views by Address".

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 "T. Farr".

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 22-0548**

Visit Date: **4/25/22**

Applicant: **Melissa Wigham**
View Address: **22 S. Encino**

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, dining room, kitchen, guest bedroom,
primary bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina 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: 5/3/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: *5/3/22*

Document
1 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
2 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
3 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
4 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: *5/3/22*

Document
5 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
6 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
7 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
8 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
9 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
10 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
11 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: *5/3/22*

Document
12 of 13



RECORD OF VIEW

VPP 22-0548



22 S Encino

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 4/25/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
13 of 13



May 3, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0548
22 S. Encino, 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 **22 S. Encino**. 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 > click on green box to the right "Record of Views by Address". 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
Community Development
tfarr@lagunabeachcity.net

#11194
4/25/2022



Advanced Listing Services Inc **RECEIVED**

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

MAY 02 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

**500' Ownership Listing
Prepared for:**

**056-201-09
MELISSA WIGHAM
22 S ENCINO
LAGUNA BEACH CA 92651**

056-200-02, 03, 04, 05 056-204-03, 65
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651

056-201-03
JORDAN B MARTIN
8 S ENCINO RD
LAGUNA BEACH CA 92651

056-201-08
ELIZABETH LEE DURFEE
6678 MONTERRA TRL
SAN DIEGO CA 92130

056-201-18
DON D SESSIONS
1 S ALTA MIRA RD
LAGUNA BEACH CA 92651

056-201-21
MARTIN H RHODES
11 S ALTA MIRA RD
LAGUNA BEACH CA 92651

056-201-24
GAY A SUTHERLAND
33 S PORTOLA RD
LAGUNA BEACH CA 92651

056-202-02
BARBARA BAIRD COTR CROWLEY
4 S ALTA MIRA
LAGUNA BEACH CA 92651

056-202-05
WILLIAM M & PATRICIA L WALSH
PO BOX 911
STERLING CO 80751

056-201-01
CYNTHIA ELLEN CAMPBELL
2 S ENCINO RD
LAGUNA BEACH CA 92651

056-201-06
BRYAN T & SUMMER L THACKER
14 S ENCINO RD
LAGUNA NIGUEL CA 92651

056-201-09
MELISSA WIGHAM
4308 BRITANNIA DR S W
CALGARY AB T2S 1J 5 0

056-201-19
EDWARD RAY & SUSAN MARTIN
JUSTICE
80 MONTEVISTA LN
SIERRA MADRE CA 91024

056-201-22
JOHN CARPINO
5 S ALTA MIRA RD
LAGUNA BEACH CA 92651

056-201-26
MARILYN GEFFENEY
5037 GAVIOTA AVE
ENCINO CA 91436

056-202-03
JOHN S JR COLLADAY
1354 TERRACE WAY
LAGUNA BEACH CA 92651

056-202-06
CND PARTNERS
23 BAY DR
LAGUNA BEACH CA 92651

056-201-02
CATHRYN LYNN & GREGORY
WILLIAM CRAMM
6 S ENCINO
LAGUNA BEACH CA 92651

056-201-07
JOHN G & WILMIRA A SEYMOUR
16 S ENCINO
LAGUNA BEACH CA 92651

056-201-12
EILO LLC
2101 E COAST HWY 120
CORONA DEL MAR CA 92625

056-201-20
CATHRYN LYNN CRAMM
6 S ENCINO
LAGUNA BEACH CA 92651

056-201-23
HINES DARIA LYNN
8355 W SUNSET BLVD
LOS ANGELES CA 90069

056-202-01
MARK STEVEN FALCONE
2 S ALTA MIRA RD
LAGUNA BEACH CA 92651

056-202-04
PAUL F PFANNER
8 S ALTA MIRA RD
LAGUNA BEACH CA 92651

056-203-05
COATE F CARDINAL
312 STARLANE DR
LA CANADA CA 91011

056-203-06
MELVIN H ABRAHAM
14 S PORTOLA
LAGUNA BEACH CA 92651

056-203-07
RAND D KEAST
16 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-08
KAY CROSS HARPER
31692 NATIONAL PARK DR
LAGUNA NIGUEL CA 92677

056-203-09
DAVID M COUSINO
1660 ITHACA ST
CHULA VISTA CA 91913

056-203-11
LARRY R PENDLETON
30 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-12
PROPERTIES LLC NGH
30 N LA SENDA DR
LAGUNA BEACH CA 92651

056-203-13
SMITH S AMOS
36 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-14
RICHARD J & CATHLEEN D FOX
535 JACK PINE CT
BOULDER CO 80304

056-203-15
ALAN H MARTIN
42 S PORTOLA
LAGUNA BEACH CA 92651

056-203-16
JAKE K HIEMSTRA
44 S PORTOLA
LAGUNA BEACH CA 92651

056-203-17
PRISCILLA S OGRADY
2077 N GRAND OAKS AVE
ALTADENA CA 91001

056-203-18, 57
ROBERT J OCALLAGHAN
52 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-19
IRENE R OCALLAGHAN
52 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-21, 23
SUSAN BUSBY BARTLETT
58 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-24
PETER A LABAHN
93 MONARCH BAY DR
DANA POINT CA 92629

056-203-25
WILLIAM J BOWERS
45 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-26
CHARLES R BENSON
43 S LA SENDA DR
LAGUNA BEACH CA 92652

056-203-27
GRETCHEN M MANOOGIAN
39 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-28
JEFFREY T BLUE
29 BUTRICK LN
CARLISLE ME 1741

056-203-29
DAVID JAMES VERMILYA
35 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-30
HARRY L BITHELL
3 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-31
PHILLIP LEE CALDWELL
31 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-32
WILLIAM H WILLSON
29 S LA SENDA
LAGUNA BEACH CA 92651

056-203-33
CLAIRE R BURRILL
27 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-34
MARIANNE J MOY
620 NEWPORT CENTER DR FL 11T
NEWPORT BEACH CA 92660

056-203-35
KEITH LANGLANDS
23 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-37
MARILYN T COTR BRUMLEY
19 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-38
RONALD P BADIE
17 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-39
WILLIAM D CAMPBELL
2611 BAYSHORE DR
NEWPORT BEACH CA 92663

056-203-40
ERIC SPEARE
11 S LA SENDA DR
LAGUNA BEACH CA 92657

056-203-41
CHARLES C AUFHAMMER
9 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-51
JOHN H COX
PO BOX 3848
RANCHO SANTA FE CA 92067

056-203-52
DAN T BRAMAN
34145 PACIFIC COAST HWY 128
DANA POINT CA 92629

056-203-53
LOFTUS EDWARD JOHN II
18311 VILLA DR
VILLA PARK CA 92861

056-203-54
PAUL S & MARY P GRILLO
41634 N 113TH PL
SCOTTSDALE AZ 85262

056-204-02
BRADLEY D LARSEN
7407 E RIVERSIDE DR
ONTARIO CA 91761

056-204-04
RICHARD L UPCHURCH
3285 LAGUNA CANYON RD
LAGUNA BEACH CA 92651

056-204-05
DAN T DANIELS
2 BAY DR
LAGUNA BEACH CA 92651

056-204-06
MICHAEL & MARCIE HOCH
44 S LA SENDA DR
LAGUNA BEACH CA 92651

056-204-07
KATHERINE KNOWLES STRASBURG
3 STICKLEY DR
LAGUNA BEACH CA 92651

056-204-70
BRADLEY D LARSEN
36 S LA SENDA DR
LAGUNA BEACH CA 92651

056-210-03, 04
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651