



July 26, 2022

Susannah Wilson
151 Rockledge Terrace
Laguna Beach, CA 92651

Dear Ms. Wilson,

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 "Tony 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 22-0756**

Visit Date: **07/19/22**
Applicant: **Susannah Wilson**
View Address: **151 Rockledge Terrace**

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 and 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, Emerald Bay Peninsula 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: 7/26/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *z/c/22*

Document
1 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document
2 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document

3 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document

4 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 7/26/22

Document

5 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document
6 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 2/26/22

Document

7 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 7/26/22

Document
8 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Document

9 of 17

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 7/26/22



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document
10 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 7/26/22

Document
11 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 7/26/22

Document
12 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 7/26/22

Document
13 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 7/26/22

Document
14 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/22/22*

Document
15 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

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

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document
16 of 17



RECORD OF VIEW

VPP 22-0756



151 Rockledge Terrace

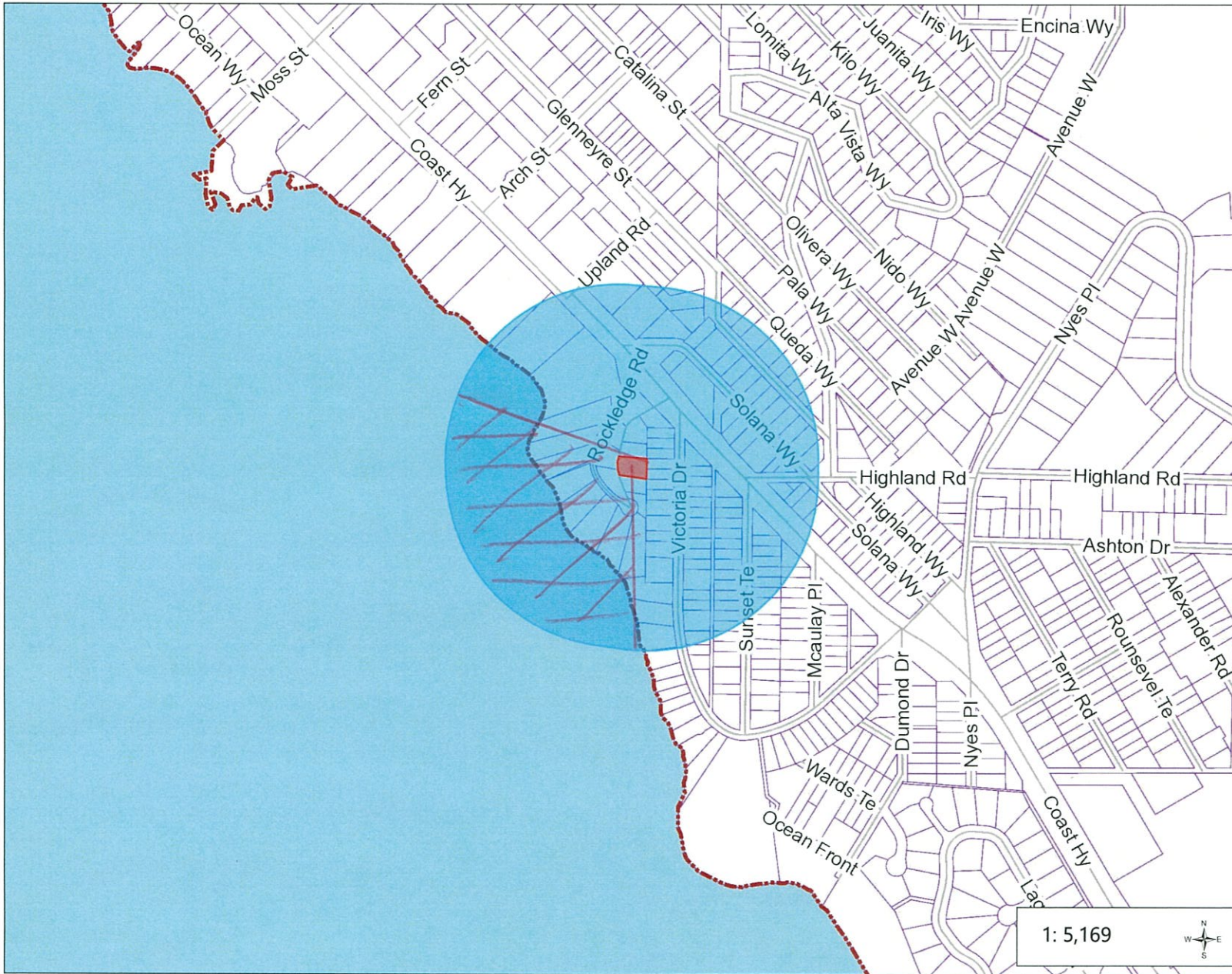
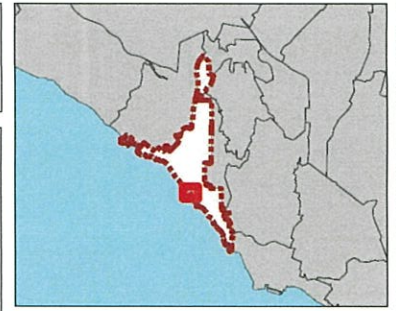
The photograph above was taken from the primary bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island, Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document

17 of 17



Legend

- Street
- Parcel
- Additional Information

1: 5,169



0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_California_VI_FIPS_0406_Feet

© City of Laguna Beach
The information on this map is for reference only and may not be up-to-date. Please contact the City for more information.

Notes



July 26, 2022

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 22-0756
151 Rockledge Terrace, 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 **151 Rockledge Terrace**. 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,

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

#11329
7/24/2022

500' Ownership Listing for
View Preservation

Prepared for:

656-151-12
MATTHEW WILSON
151 ROCKLEDGE RD
LAGUNA BEACH CA 92651



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

RECEIVED

JUL 25 2022

**ZONING DIVISION
CITY OF LAGUNA BEACH**

656-114-15
CATHLEEN H VICKERS
1 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-151-01
AGNES O HALL
1400 N TUSTIN
ORANGE CA 92867

656-151-02
BRUCE R BATES
2 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-151-03
MARY E RUTKOWSKI
3 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-151-04
ALICE R ASHWILL
4 ROCKLEDGE
LAGUNA BEACH CA 92651

656-151-05, 06
WARD PROPERTIES
2452 BAYSHORE DR
NEWPORT BEACH CA 92663

656-151-07
PROPERTIES LLC WARD
2452 BAYSHORES DR
NEWPORT BEACH CA 92663

656-151-08
ROCKLEDGE LLC 8
13915 OLD COAST RD UN #2206
NAPLES FL 34110

656-151-09
BARBARA A WICK
6601 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

656-151-10
GEMMA & CHARLES ROSEN
120 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-151-11
THOMAS A BAK
131 ROCKLEDGE TER
LAGUNA BEACH CA 92651

656-151-12
MATTHEW WILSON
30 DRY BROOK TRL
HENDERSON NV 89052

656-151-13
BENJAMIN NATHANIEL SIEGEL
150 ROCKLEDGE TER
LAGUNA BEACH CA 92651

656-151-14
FELIX & KRISTEN MARTIN
1278 GLENNEYRE ST 247
LAGUNA BEACH CA 92651

656-151-15
TIMOTHY A BLACK
170 ROCKLEDGE TER
LAGUNA BEACH CA 92651

656-151-32
RICHARD C BRACAMONTE
23330 MILL CREEK DR 100
LAGUNA HILLS CA 92653

656-151-33
STEVEN K FOWLKES
11661 SAN VICENTE BLVD 510
LOS ANGELES CA 90049