



October 11, 2022

Patrick and Angie Fitzgerald
2767 Victoria Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Fitzgerald,

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 22-1652**

Visit Date: **09/20/22**
Applicant: **Patrick and Angie Fitzgerald**
View Address: **2767 Victoria 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.

Upper Level:	Family room
Main/Entry level:	Kitchen, dining nook, primary bedroom
Lower Level:	Sitting area, bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily Christmas Cove, whitewater 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: 10/11/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

The photograph above was taken from the family room on the upper level of the primary residential structure.

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

Document
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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

The photograph above was taken from the family room on the upper level of the primary residential structure.

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

Document
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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

The photograph above was taken from the family room on the upper level of the primary residential structure.

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

Document
3 of 12



RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

The photograph above was taken from the family room on the upper level of the primary residential structure.

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

Document
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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

The photograph above was taken from the kitchen on the main/entry level of the primary residential structure.
Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 00/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

Document
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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

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

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 00/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

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

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 00/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

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

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

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

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

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

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

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

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

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RECORD OF VIEW

VPP 22-1652



2767 Victoria Dr.

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

Visual scene description: Christmas Cove, whitewater and the ocean horizon.

Date of site visit: 09/20/22 Photographed by: *Tony Farr* Submitted to property file: 10/11/22

Document
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October 11, 2022

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 22-1652
2767 Victoria 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 **2767 Victoria 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.

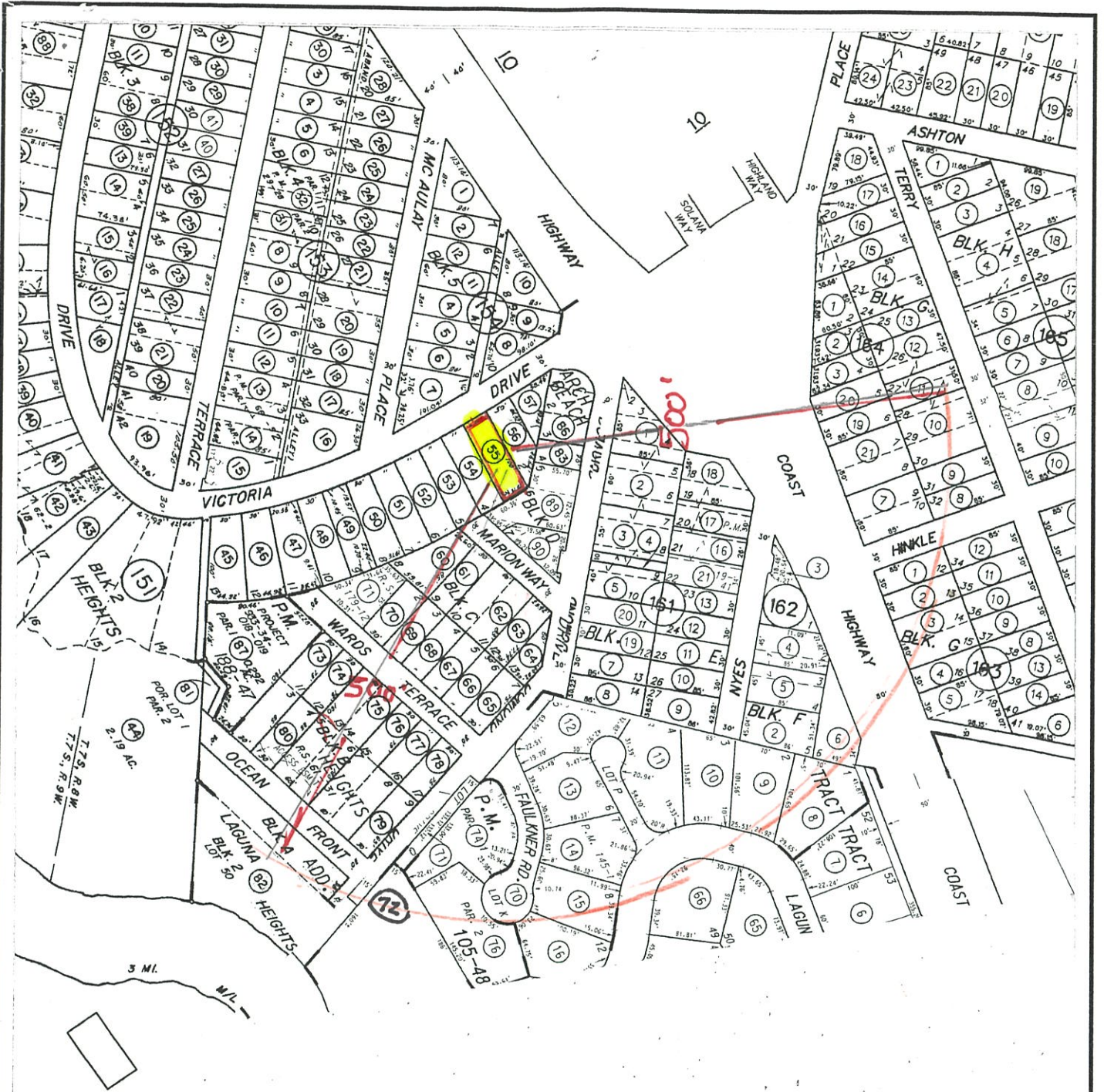
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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 > 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 Department
tfarr@lagunabeachcity.net
Tel. (949) 497-0322



Map Preparer:
SUSAN W. CASE, INC.
 4000 BARRANCA PKWY #250
 IRVINE CA 92604
 949 494 6105
susan@susancaseinc.com

FILE # 229050
 VIEW PRESERVATION
 2767 VICTORIA DR
 LAGUNA BEACH CA
 OCTOBER 5 2022
 056 151 55



SUSAN W. CASE, INC.

4000 Barranca Pkwy #250 Irvine CA 92604
(949) 494-6105
orders@susancaseinc.com



Susan W Case Inc
RADIUS MAPS & LISTS

RECEIVED

OCT 10 2022

ZONING DIVISION
CITY OF LAGUNA BEACH

FILE # 229050
VIEW PRESERVATION
2767 VICTORIA DR
LAGUNA BEACH CA
OCTOBER 5 2022
056 151 55

656-151-55
Patrick Joseph Fitzgerald
4250 Arguello St
San Diego CA 92103

656-151-54
Grable B Ronning
Po Box 7804
Incline Village NV 89450

656-151-56
Mary Katheryn Neil
Po Box 510
Laguna Beach CA 92651

656-151-60
Damon Mcintosh
2845 Marion Way
Laguna Beach CA 92651

656-151-61
Tooners Properties
34145 Pacific Coast Highway 516
Dana Point CA 92629

656-151-62
Susan S Weller
2865 Marion Way
Laguna Beach CA 92651

656-151-63
Nvca Llc Abacus
2774 Athens Ridge Dr
Henderson NV 89052

656-151-64
Hazel B Ribarich
420 S Barrington Ave 301
Los Angeles CA 90049

656-151-65
Ppi Llc
150 Rockledge Terrace
Laguna Beach CA 92651

656-151-66
Richard W Day
2880 Wards Ter
Laguna Beach CA 92651

656-151-67
Susan S Weller
2865 Marion Way
Laguna Beach CA 92651

656-151-68
Susan S Weller
2865 Marion Way
Laguna Beach CA 92651

656-151-69
Wards Llc
Po Box 4623
Laguna Beach CA 92652

656-151-70
Randall L Tegtmeier
2836 Wards Ter
Laguna Beach CA 92651

656-151-75
Telliard Enterprises
1460 Gilcross Way
Riverside CA 92506

656-151-76
William S Goodglick
26 Oakmont Dr
Los Angeles CA 90049

656-151-77
Stuart Klabin
626 N Bedford Dr
Beverly Hills CA 90210

656-151-78
John Hummer
Po Box 1768
Sun Valley ID 83353

656-151-79
Douglas S & Wendi T Dvorak
Po Box 683718
Park City UT 84068

656-151-83
Peter D Lizotte
4601 Willshire Blvd 200
Los Angeles CA 90010

656-151-89
Raul A Estrada
2460 Irvine Cove Cres
Laguna Beach CA 92651

656-151-90
Steven Cardoza
170 Dumond Dr
Laguna Beach CA 92651

656-161-01
Margie E Willis
193 Dumond Dr
Laguna Beach CA 92651

656-161-02
Patrick A Pillsbury
1109 Via La Cuesta
Escondido CA 92029

656-161-03
Holdings Morgan
668 N Coast Hwy 329
Laguna Beach CA 92651

656-161-04
Nyes Place Properties
2130 Yacht Julia
Newport Beach CA 92660

656-161-05
Timothy L Alger
165 Dumond Dr
Laguna Beach CA 92651

656-161-07
James Hunter Iv Meriwether
2776 B Mountain View Dr
La Verne CA 91750

656-161-08
Jack Isaac Abecassis
151 Dumond Dr
Laguna Beach CA 92651

656-161-09
Robert F Kelly
3530 Eastcliff Dr
Salt Lake City UT 84124

656-161-10
Eleanor H Youmans
156 Nyes Pl
Laguna Beach CA 92651

656-161-11
Sharon Anita Walter
166 Nyes Pl
Laguna Beach CA 92651

656-161-12
Lalita M Sheno
1234 Rosalind Rd
San Marino CA 91108

656-161-13
Hanna R Struever
2130 Yacht Julia
Newport Beach CA 92660

656-161-16
Kristine Shay Darvish
6841 Hitchingpost Cir
Huntington Beach CA 92648

656-161-17
The A Rubinstein Family Limited
194 Nyes Pl
Laguna Beach CA 92651

656-161-18
Gregg Allan & Cathi Sue Bond
196 Nyes Pl
Laguna Beach CA 92651

656-161-19
Steven K Fowlkes
11661 San Vicente Blvd 510
Los Angeles CA 90049

656-161-20
James H Curtis
163 Dumond Dr
Laguna Beach CA 92651

656-161-21
Nyes Place Properties
2130 Yacht Julia
Newport Beach CA 92660

656-162-02
Robert F Kelly
3530 Eastcliff Dr
Salt Lake City UT 84124

656-162-03
Igor Khazanovich
167 Nyes Pl
Laguna Beach CA 92651

656-162-04
John E Csernotta
1720 Simpson Ave
Aberdeen WA 98520

656-162-05
Scott Jay Abraham
163 Nyes Pl
Laguna Beach CA 92651

656-162-06
Steven E & Deborah Katherine
2949 S Coast Hwy
Laguna Beach CA 92651

656-163-01
David A Gordon
22792 Channel Vw
Laguna Niguel CA 92677

656-163-02
Trovil Properties V
Po Box 7758
Newport Beach CA 92658

656-163-03
Trovil Properties V
Po Box 7758
Newport Beach CA 92658

656-163-04
Paul R Ecke
2950 S Coast Hwy
Laguna Beach CA 92651

656-163-11
David Ta-chien Liu
4825 Green Crest Dr
Yorba Linda CA 92887

656-163-12
Tyler V Whitehead
4141 Dover Ln
Provo UT 84604

656-164-07
Lb Pch Property
1278 Glenneyre St
Laguna Beach CA 92651

656-164-08
Kimberle A Meredith
23241 Arelo Ct
Laguna Niguel CA 92677

656-164-09
Joe Cannata
2887 Terry Rd
Laguna Beach CA 92651

656-164-10
Alex S Nikkhah
2105 E Dimple Dell Rd
Sandy UT 84092

656-164-11
Paulo & Christian Prietto
2867 Terry Rd
Laguna Beach CA 92651

656-164-19
Terrace Olinda
3838 Orange St
Riverside CA 92501

656-164-20
Reem Al-zahawi
2113 Hill St
Santa Monica CA 90405

656-164-21
2880 Pch
2880 S Coast Hwy
Laguna Beach CA 92651

656-171-08
David James Cotr Vendler
1972 Outpost Cir
Los Angeles CA 90068

656-171-09
Lagunita Investors
2 Lagunita Dr
Laguna Beach CA 92651

656-171-10
Robert A Unger
200 Fillmore St 200
Denver CO 80206

656-171-11
Ocf Real Estate Holdings
427 N Tatnall St 42510
Wilmington DE 19801

656-171-12
Odell Family
3937 Harbor Walk Ln
Fort Collins CO 80525

656-171-13
Sung-tsei Chen
6 Lagunita Dr
Laguna Beach CA 92651

656-171-14
Daniel I Siegel
7 Lagunita Dr
Laguna Beach CA 92612

656-171-66
Samuel H Goldstein
49 Lagunita Dr
Laguna Beach CA 92651

656-171-68
Lagunita Community Assn
Po Box 4048
Sant Ana CA 92702

656-171-69
Lagunita Community Assn
Po Box 4048
Santa Ana CA 92702

656-171-70
Lagunita Community Assn
Po Box 4048
Santa Ana CA 92702

656-171-71
Lagunita Community Assn
Po Box 4048
Santa Ana CA 92702

656-171-74
Edward J Mylett
4195 Chino Hills Pkwy E513
Chino Hills CA 91709