



August 8, 2023

Elizabeth and Scott Davis  
10 Bay Drive  
Laguna Beach, CA 92651  
VPP 23-0640

Dear Mr. & Mrs. Davis,

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 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". **Please allow 5-7 days for the record to be uploaded to the website.**

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach". The signature is stylized and cursive.

Joshua DeLoach, Planning Technician  
View Preservation and Restoration  
Community Development  
Tel. (949) 497-0322  
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 23-0640**

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Visit Date: **5/10/2023**  
Applicant: **Elizabeth and Scott Davis**  
View Address: **10 Bay Drive**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Main level:	Living room, kitchen, bedroom/office
Upper level:	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 multi-component consisting of ocean horizon, sand, whitewater and Three Arch Beach.

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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: *8/8/2023* By: *Joshua DeLoach*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay 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: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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## RECORD OF VIEW

VPP 23-0640



### 10 Bay Dr

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

Visual scene description: Ocean horizon, whitewater and sand/beach

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

**VPP 23-0640**



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Visual scene description: Ocean horizon, whitewater and sand/beach

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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Visual scene description: Ocean horizon, whitewater and sand/beach

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**RECORD OF VIEW**

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Visual scene description: Ocean horizon, whitewater

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**RECORD OF VIEW**

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Visual scene description: Ocean horizon, whitewater

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**RECORD OF VIEW**

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**RECORD OF VIEW**

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

Visual scene description: Ocean horizon, whitewater, beach/sand

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Visual scene description: Ocean horizon, whitewater, beach/sand

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**RECORD OF VIEW**

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Visual scene description: Ocean horizon, whitewater, beach/sand

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

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**RECORD OF VIEW**

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**10 Bay Dr**

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

Visual scene description: Ocean horizon, whitewater

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

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**10 Bay Dr**

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

Visual scene description: Ocean horizon

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## RECORD OF VIEW

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

Visual scene description: Ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: \_\_\_\_\_

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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## RECORD OF VIEW

VPP 23-0640



10 Bay Dr

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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**RECORD OF VIEW**

**VPP 23-0640**



**10 Bay Dr**

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

Visual scene description: Ocean horizon and whitewater

Date of photograph: 5/10/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 8/8/2023

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## **NOTICE OF RECORD OF VIEW**

Community Development / Views and Trees

**A Record of View has been documented with the City of Laguna Beach  
by the property owner(s) at 10 Bay Drive.**

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

TO:

**There is no action required from you at  
this time.**

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.

**Date: June 21, 2023**

**View Preservation VPP Number:** VPP 23-0640

**Address:** 10 Bay Drive | APN: 056-204-44

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **10 Bay Drive**.

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

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 staff directly at (949) 497-0322 or at the email address listed below.

Warm Regards,

Joshua DeLoach, Planning Technician  
View Preservation and Restoration  
Community Development  
jdeloach@lagunabeachcity.net



**VPP 23-0640**  
**10 Bay Drive**

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.

#11854  
6/21/2023

**500' Ownership Listing for  
View Preservation**

**Prepared for:**

**056-204-44  
KENNETH SCOTT DAVIS  
10 BAY DR  
LAGUNA BEACH CA 92651**

056-180-21  
JOHN KELLY & NANCY A WEBB  
46 BOULDER VIEW  
IRVINE CA 92603

056-180-22  
GLENN A WILSON  
8 MAR VISTA LN  
LAGUNA BEACH CA 92651

056-180-23  
RED CURB INVESTMENTS  
PO BOX 995  
TORRANCE CA 90508

056-180-24, 55 056-193-60, 64 056-200-05  
THREE ARCH BAY ASSN  
5 BAY DR  
LAGUNA BEACH CA 92651

056-180-25  
35 BAY DRIVE  
20362 WINDROW DR  
LAKE FORESET CA 92630

056-180-29  
DAVID DI ROCCO  
3 S PORTOLA  
LAGUNA BEACH CA 92651

056-180-30  
YOSSI YOSEF COHEN  
5 UPPER VINTAGE RD  
LAGUNA NIGUEL CA 92677

056-180-31  
19 BAY DRIVE  
180 S LAKE AVE 405  
PASADENA CA 91706

056-180-38  
JOSEPH A LEROY  
6270 LAGUNA CT  
GRANITE BAY CA 95746

056-180-48  
LINDI J WADE  
PO BOX 11358  
BAKERSFIELD CA 93389

056-180-56  
THOMAS E REYNOLDS  
17 BAY DR  
LAGUNA BEACH CA 92651

056-180-57  
LOTHENBACH PROPERTIES IV  
328 BARRY AVE SO 100  
WAYZATA MN 55391

056-180-59  
GEORGE D KARCAZES  
31 BAY DR  
LAGUNA BEACH CA 92651

056-180-60  
29 BAY DRIVE  
29 BAY DR  
LAGUNA BEACH CA 92651

056-180-61  
JEFFREY JOHN & JULIETA VADILLO  
BENNETT  
230 HILLSIDE RD  
SOUTH PASADENA CA 91030

056-193-54  
SHARON JENNINGS  
76 S LA SENDA DR  
LAGUNA BEACH CA 92651

056-193-55  
WEST GLEBE  
7070 JOHN MARSHALL HWY  
THE PLAINS VA 20198

056-193-56  
HOLDING NICHOLS  
PO BOX 1196  
OKLAHOMA CITY OK 73101

056-193-57  
KAREN MARGARET MAGNUSON  
MAURO  
32641 BARRANCA WAY  
LAGUNA BEACH CA 92651

056-193-58, 59  
REALTY WESTVIEW  
32565 B GOLDEN LANTERN 224  
DANA POINT CA 92629

056-204-27  
JENNIFER ROOP  
6 BAY DR  
LAGUNA BEACH CA 92651

056-204-28  
PENNIE WALLEY  
11 TRANQUILITY PL  
LADERA RANCH CA 92694

056-204-30, 33  
LAURA PEYTON ROBERTS  
PO BOX 6134  
SAN DIEGO CA 92166

056-204-31  
A H STUDENMUND  
850 SAINT KATHERINE DR  
LA CANADA FLT CA 91011

056-204-32  
STEPHEN A BAUMAN  
309 S WESTGATE AVE  
LOS ANGELES CA 90049

056-204-37  
EDWIN A STONEY  
26 BAY DR  
LAGUNA BEACH CA 92651

056-204-44  
KENNETH SCOTT DAVIS  
10 BAY DR  
LAGUNA BEACH CA 92651

056-204-45  
DAVID & LUCIA WARDEN  
121 N POST OAK LN 2006  
HOUSTON TX 77024

056-204-50  
TOM ANDREW & LINDA MCADAMS  
BUDAY  
9185 ALICIA CT  
PARK CITY UT 84098

056-204-51  
SID C DANENHAUER  
5930 BANDINI BLVD  
LOS ANGELES CA 90040

056-204-58  
BETTY L KINARD  
2096 CLEARWATER LAKE DR  
HENDERSON NV 89044

056-204-62  
W GOUDY EXEMPT ARK  
1 LA SENDA PL  
LAGUNA BEACH CA 92651

## AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 21<sup>st</sup> day of June, 2023, that I deposited 32 notices as described below in the United States Post Office, a Public Awareness Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

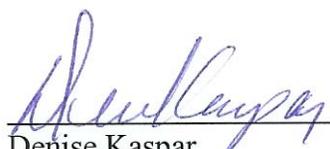
(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 056-204-44

Subject: 10 BAY DR  
LAGUNA BEACH CA92651

that on said day there was regular communication by United States Mail to the addresses shown above.

  
Denise Kaspar