

October 30, 2023

Mary Neil 2769 Victoria Dr Laguna Beach, CA 92651 VPP-0330

Dear Mary Neil,

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".

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,

Joshua DeLoach, Planning Technician View Preservation and Restoration

Community Development

Tel. 949.497.0322

ideloach@lagunabeachcity.net

## VIEW PRESERVATION SITE VISIT CHECKLIST

City of Laguna Beach View Claim No: **VPP 23-0330** 

Visit Date: **6/20/2023** 

Applicant: Mary Neil

View Address: 2769 Victoria Dr

Visit Conducted by: Joshua DeLoach, Planning Technician

### **VIEW LOCATION / VISUAL SCENE**

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

Main level: Dining room/kitchen

Upper level: Primary bedroom, secondary 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 ocean horizon and Catalina Island

### 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: 10/30/2023 By: Joshua DeLoach

**End of Checklist** 





2769 Victoria Dr

The photograph above was taken from the living room on the main level of the primary residential structure. Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

Document 1 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

Document 2 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

Document 3 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

Document 4 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

Document 5 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

**Document** 6 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

Document 7 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

**Document** 8 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

Document 9 of 22





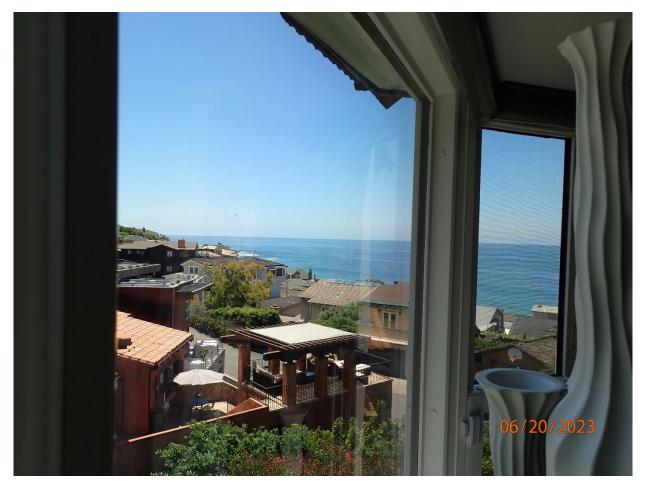
## 2769 Victoria Dr

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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

Document 10 of 22





2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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2769 Victoria 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: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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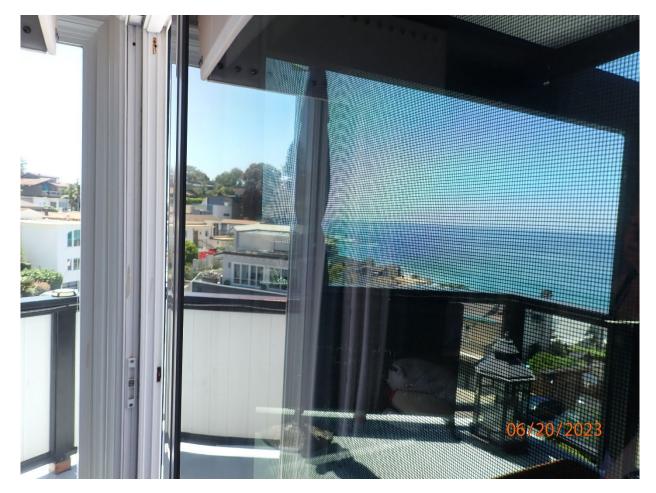
2769 Victoria Dr

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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2769 Victoria Dr

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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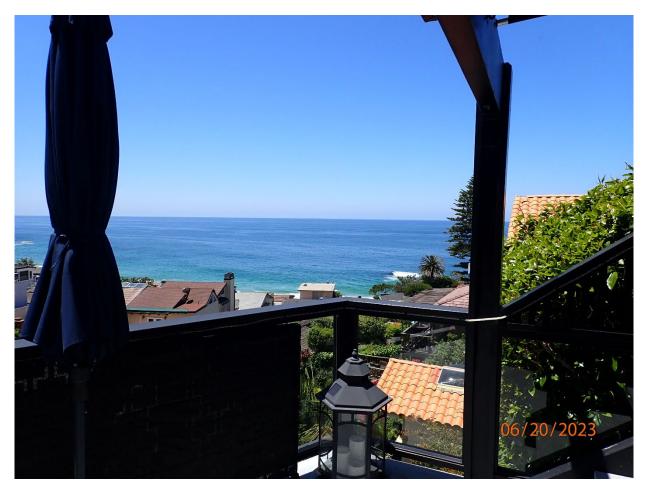
2769 Victoria Dr

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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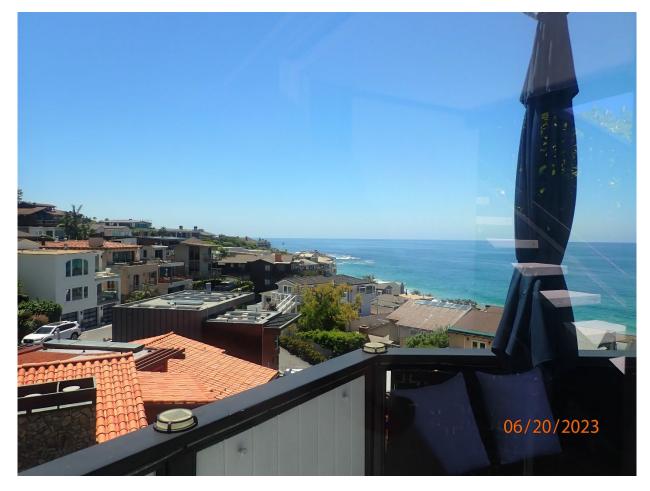
2769 Victoria Dr

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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2769 Victoria Dr

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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2769 Victoria Dr

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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2769 Victoria Dr

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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2769 Victoria Dr

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure. Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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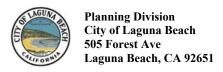


2769 Victoria Dr

The photograph above was taken from the second bedroom on the upper level of the primary residential structure. Visual scene description: O cean horizon

Date of photograph: 6/20/2023 Photographed by: Joshua DeLoach Submitted to property file: 10/30/2023

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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 2769 Victoria 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.

# 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: October 18, 2023

View Preservation VPP Number: VPP 23-0330 Address: 2769 Victoria Drive | APN: 656-151-56 656-151-40 ROBBYN L ARMENTROUT 2683 VICTORIA DR LAGUNA BEACH CA92651

#### #12014 10/17/2023

500' Ownership Listing (for View Preservation) Prepared for: 656-151-56 MARY KATHERYN NEIL 2769 VICTORIA DR LAGUNA BEACH CA 92651

Engolar Benefit Chry2031		
656-151-40 ROBBYN L ARMENTROUT 2683 VICTORIA DR LAGUNA BEACH CA 92651	656-151-41 BROWN F MAC KENZIE 2687 VICTORIA DR LAGUNA BEACH CA 92651	656-151-42 CAROLINE SPENCER HAMNER- MERCADO PO BOX 220038 NEWHALL CA 91322
656-151-43	656-151-44	656-151-45
LARRY L STAMPER	MND LLC	ZACHARY SHUMAN
826 N HOLLYWOOD WAY	2703 VICTORIA DR	1585 KAPIOLANI BLVD 1110
BURBANK CA 91505	LAGUNA BEACH CA 92651	HONOLULU HI 96814
656-151-46 WASHBURN INVESTMENTS BEACH PROPERTY 807 CENTER ST RIVERSIDE CA 92507	656-151-47 DANIEL B & JILL B FUGAL FINANCIL 1005 S MAIN ST PLEASANT GROVE UT 84062	656-151-48 SAMUEL & CHIAO-EN IP LIN 1955 MARENGO AVE SOUTH PASADENA CA 91030
656-151-49	656-151-50	656-151-51
EUBULUS J KERR	JOHN ERIC HOUSDEN	PATRICK & MAURA MC KILLEN
370 GALLIER PL	2741 VICTORIA DR	2745 VICTORIA DR
SHREVEPORT LA 71106	LAGUNA BEACH CA 92651	LAGUNA BEACH CA 92651
656-151-52	656-151-53	656-151-54
ELIZABETH SMITH HOCKING	BROS WILLIAMS	GRABLE B RONNING
513 WYNDMOOR AVE	270 HIGHLAND RD	PO BOX 7804
WYNDMOOR PA 19038	LAGUNA BEACH CA 92651	INCLINE VILLAGE NV 89450
656-151-55	656-151-56	656-151-60
PATRICK JOSEPH FITZGERALD	MARY KATHERYN NEIL	DAMON MCINTOSH
4250 ARGUELLO ST	PO BOX 510	2845 MARION WAY
SAN DIEGO CA 92103	LAGUNA BEACH CA 92651	LAGUNA BEACH CA 92651

656-151-64 HAZEL B RIBARICH 420 S BARRINGTON AVE 301 LOS ANGELES CA 90049

34145 PACIFIC COAST HIGHWAY 516

TOONERS PROPERTIES

DANA POINT CA 92629

656-151-61

656-151-65 PPI LLC 150 ROCKLEDGE TERRACE LAGUNA BEACH CA 92651

LAGUNA BEACH CA 92651

656-151-62

SUSAN S WELLER

2865 MARION WAY

656-151-66 RICHARD W DAY 2880 WARDS TER LAGUNA BEACH CA 92651

2774 ATHENS RIDGE DR HENDERSON NV 89052

656-151-63

**NVCA ABACUS** 

656-151-67, 68	656-151-69	656-151-70
SUSAN S WELLER	WARDS LLC	TERRACE LAGUNA WARDS
2865 MARION WAY	PO BOX 4623	2836 WARDS TER
LAGUNA BEACH CA 92651	LAGUNA BEACH CA 92652	LAGUNA BEACH CA 92651
656-151-71	656-151-73	656-151-74
TERRACE WARDS	PATRICIA HARKER	MARK D POST
4900 EDISON AVE	4319 HAYMAN AVE	4575 DEAN MARTIN DR 1703
CHINO CA 91710	LA CANADA CA 91011	LAS VEGAS NV 89103
656-151-75	656-151-76	656-151-77
TELLIARD ENTERPRISES	WILLIAM S GOODGLICK	STUART KLABIN
1460 GILCROSS WAY	26 OAKMONT DR	626 N BEDFORD DR
RIVERSIDE CA 92506	LOS ANGELES CA 90049	BEVERLY HILLS CA 90210
656-151-78	656-151-79	656-151-80
JOHN HUMMER	DOUGLAS S & WENDI T DVORAK	2020 OCEAN
PO BOX 1768	PO BOX 683718	9730 S VIRGINIA ST
SUN VALLEY ID 83353	PARK CITY UT 84068	RENO NV 89511
656-151-81	656-151-82	656-151-89
TORI ELIZABETH MCGOUGH	CITY OF LAGUNA BEACH	RAUL A ESTRADA
PO BOX 151	505 FOREST AVE	2460 IRVINE COVE CRES
MOOSE WY 83012	LAGUNA BEACH CA 92651	LAGUNA BEACH CA 92651
656-151-90	656-152-19	656-153-14
STEVEN CARDOZA	JERALD P WALDMAN	PETER CLINCO
170 DUMOND DR	2694 VICTORIA DR	111 SUNSET TER
LAGUNA BEACH CA 92651	LAGUNA BEACH CA 92651	LAGUNA BEACH CA 92651
656-153-15	656-153-16	656-153-17
KJELL A BO	JOHN A ROWLAND	VARTKESS ARA APKARIAN
101 SUNSET TERRACE	16414 BLUE GRASS LN	8 LOCKE
LAGUNA BEACH CA 92651	CHINO HILLS CA 91709	IRVINE CA 92617
656-154-07	656-161-03	656-161-04
GARY J ZOROMSKI	HOLDINGS MORGAN	NYES PLACE PROPERTIES
119 MCAULAY PL	668 N COAST HWY 329	2130 YACHT JULIA
LAGUNA BEACH CA 92651	LAGUNA BEACH CA 92651	NEWPORT BEACH CA 92660
656-161-05	656-161-07	656-161-08
STEFANI T KAPPEL	JAMES HUNTER MERIWETHER	JACK ISAAC ABECASSIS
165 DUMOND DR	2776 MOUNTAIN VIEW DR	151 DUMOND DR
LAGUNA BEACH CA 92651	LA VERNE CA 91750	LAGUNA BEACH CA 92651
656-161-09	656-161-10	656-161-11
ROBERT F KELLY	ELEANOR H YOUMANS	SHARON ANITA WALTER
3530 EASTCLIFF DR	156 NYES PL	166 NYES PL
SALT LAKE CITY UT 84124	LAGUNA BEACH CA 92651	LAGUNA BEACH CA 92651

656-161-12 LALITA M SHENOI 1234 ROSALIND RD SAN MARINO CA 91108

656-162-02 ROBERT F KELLY 3530 EASTCLIFF DR SALT LAKE CITY UT 84124

656-171-10 HAMMEL ANDREW 3 LAGUNITA DR LAGUNA BEACH CA 92651

656-171-13 SUNG-TSEI CHEN 6 LAGUNITA DR LAGUNA BEACH CA 92651

656-171-16 DEBORAH DRUCKER 5950 CANOGA AVE 510 WOODLAND HILLS CA 91367

656-171-74 EDWARD J MYLETT 4195 CHINO HILLS PKWY E513 CHINO HILLS CA 91709

933-34-019 RAYMOND LEE CREBS 2110 N LAUREL AVE UPLAND CA 91784 656-161-19 STEVEN K FOWLKES 11661 SAN VICENTE BLVD 510 LOS ANGELES CA 90049

656-171-08 DAVID JAMES VENDLER 1972 OUTPOST CIR LOS ANGELES CA 90068

656-171-11 OCF REAL ESTATE HOLDINGS 427 N TATNALL ST 42510 WILMINGTON DE 19801

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

656-171-76 LUVANITA STANLEY 6420 S CAMERON ST 207 LAS VEGAS NV 89118 656-161-20 JAMES H CURTIS 163 DUMOND DR LAGUNA BEACH CA 92651

656-171-09 LAGUNITA INVESTORS 2 LAGUNITA DR LAGUNA BEACH CA 92651

656-171-12 ODELL FAMILY 3937 HARBOR WALK LN FORT COLLINS CO 80525

656-171-15 AMY L MIYAWAKI 3013 HILLSIDE TER SAN JUAN CAPISTRA CA 92765

656-171-68, 69, 70, 71, 72 LAGUNITA COMMUNITY ASSN PO BOX 4048 SANT ANA CA 92702

933-34-018 TORI ELIZABETH MCGOUGH PO BOX 151 MOOSE WY 83012

## AFFIDAVIT OF MAILING NOTICES

I, <u>Denise Kaspar</u>, 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 <u>18th</u> day of <u>October</u>, 2023, that I deposited <u>73 notices</u> 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: 656-151-56

Subject: 2769 VICTORIA DR LAGUNA BEACH CA92651

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

Denise Kaspar