



October 6, 2016

Marnie Shewry
30872 Driftwood Dr.
Laguna Beach, CA 92651

Dear Ms. Shewry,

Attached are the documents for the View Preservation/Record of Views claim filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website should any of the noticed affected property owners like to view the documented Record of Views.

As we discussed, 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
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net



Date Filed: 8/29/2016
Application No. VPP 16-1928

RECORD OF VIEWS

(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. 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 LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves 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.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS. Applicant's must provide a certified mailing list, from an approved ownership listing service of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: MARNIE STEWART
Address: 30872 DRIFTWOOD DRIVE L.B.

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-1928**

Visit Date: **September 26, 2016**

Applicant: **Marnie Shewry
30872 Driftwood Dr.**

Visit Conducted by: **Tony Farr, Associate Planner**

1. **VIEW LOCATION / VISUAL SCENE**

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

Main floor area: Family room, Kitchen, Gallery
Upper level: Child's bedroom, Master bedroom

- b. *Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina Island, ocean horizon, city lights and hillside terrain.

2. **RECORD OF VIEWS**

- a. *Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)***

Date: 10/6/2016 By: [Signature]

- b. *Record of View documents prepared and attachedd to property file.***

Date: 10/6/2016 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/26/16 Photographed by: *[Signature]* Submitted to property file: 10/6/2016

Document
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RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

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

Visual scene description: Catalina Island ocean horizon.

Date of photograph: 9/26/16 Photographed by: *myan* Submitted to property file: *10/6/2016*

Document

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RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

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

Visual scene description: Catalina Island and ocean horizon.

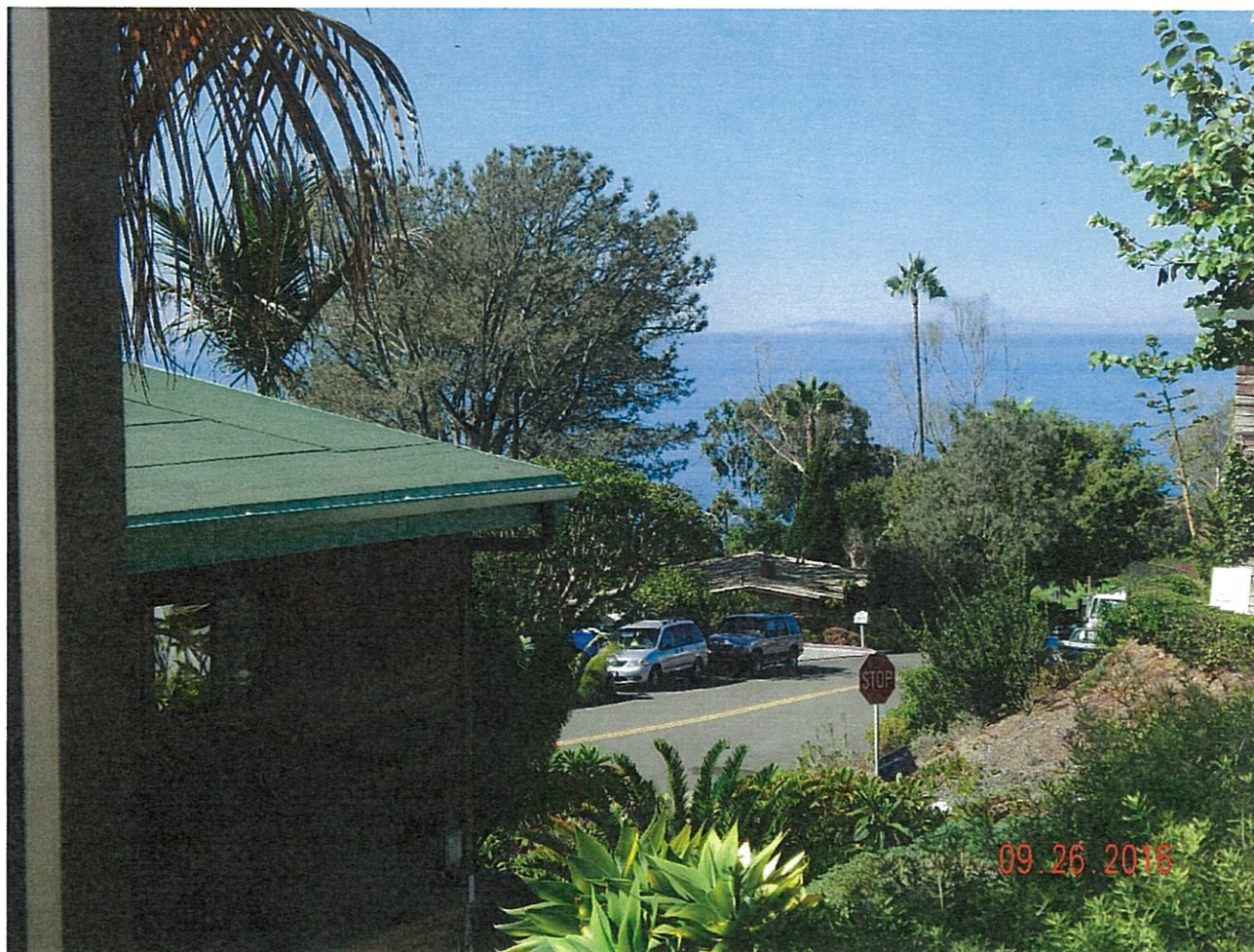
Date of photograph: 9/26/16 Photographed by: *[Signature]* Submitted to property file: 10/6/2016

Document
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RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

The photograph above was taken from the Kitchen on the main floor living area of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/26/16 Photographed by: *W. J. [Signature]* Submitted to property file: *10/6/2016*

Document

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RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

The photograph above was taken from the Gallery on the main floor living area of the primary residential structure.

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 9/26/16 Photographed by: *[signature]* Submitted to property file: 10/6/2016

Document

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RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

The photograph above was taken from the Gallery on the main floor living area of the primary residential structure.

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 9/26/16 Photographed by: *[signature]* Submitted to property file: 10/6/2016

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RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

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

Visual scene description: Catalina Island and ocean horizon.

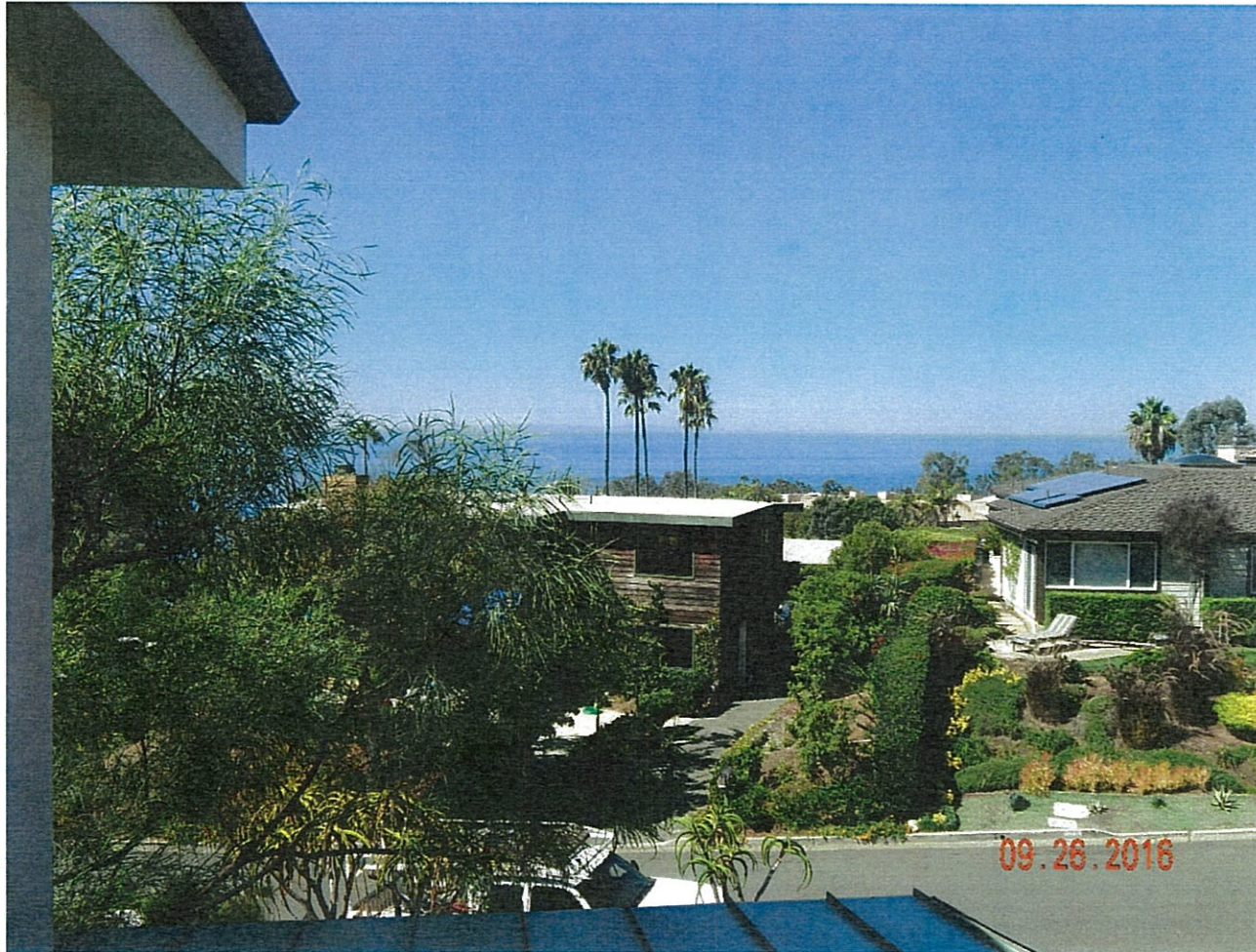
Date of photograph: 9/26/16 Photographed by: *[signature]* Submitted to property file: *10/6/2016*

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RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/26/16 Photographed by: *[Signature]* Submitted to property file: 10/6/2016



RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/26/16 Photographed by: *mfar* Submitted to property file: *10/6/2016*



RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

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

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 9/26/16 Photographed by: [signature] Submitted to property file: 10/6/2016

Document
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RECORD OF VIEW

VPP 2016-1928



30872 Driftwood Drive

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

Visual scene description: Catalina Island, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/26/16 Photographed by: *mfar* Submitted to property file: *10/6/2016*

Document

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October 6, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1928
30872 DRIFTWOOD DRIVE, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **30872 Driftwood Dr.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

As an affected 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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

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
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

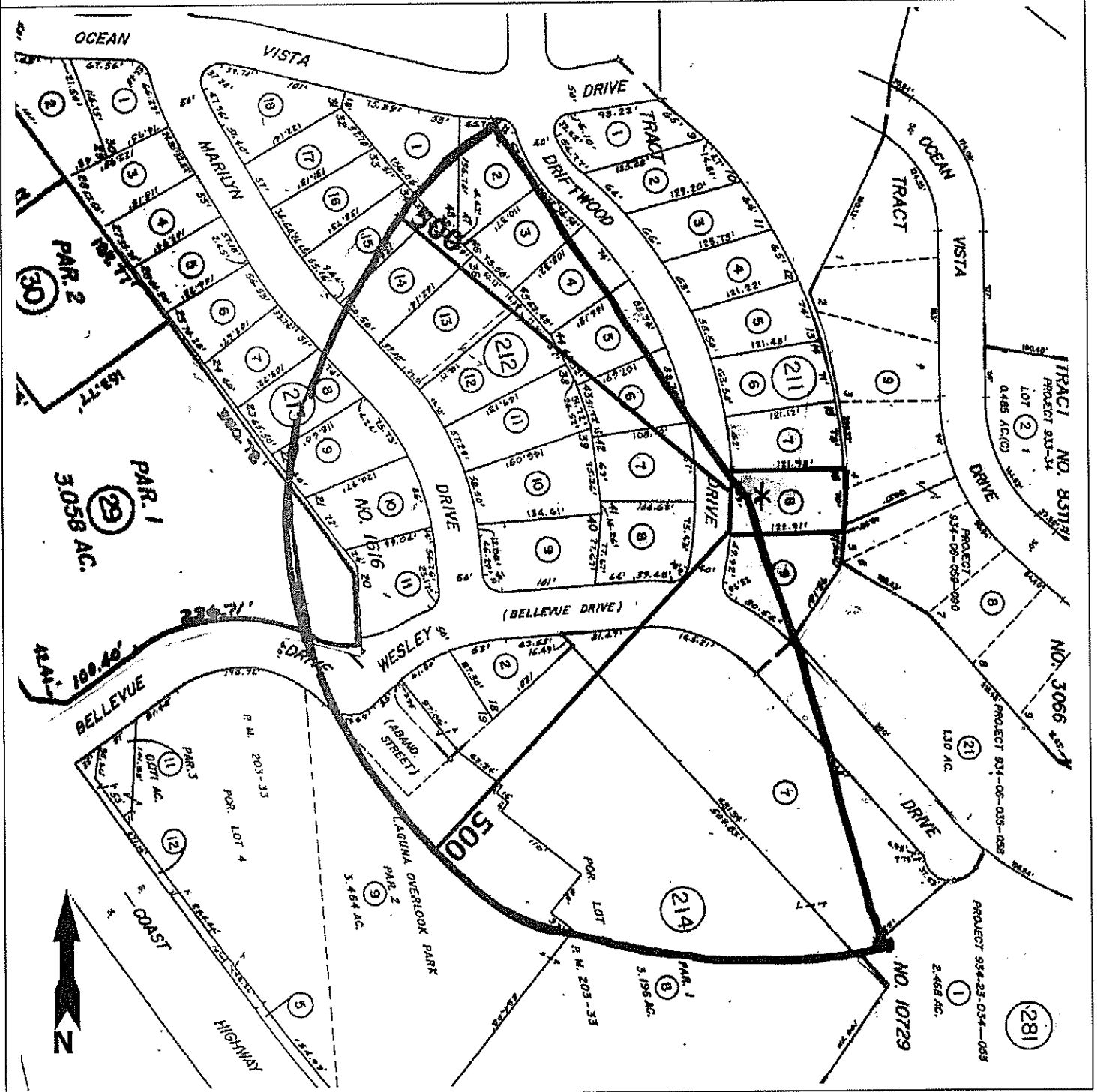
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

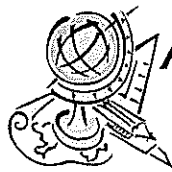
www.AdvancedListing.com denise@advancedlisting.com

Subject APN: 656-211-08
500' Radius for View Preservation

Address: 30872 DRIFTWOOD DR
LAGUNA BEACH CA 92651



#7667
29-Sep-16



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

500' Ownership Listing
(for View Preservation)
Prepared for:

656-211-08
DANIEL M PHILLIPS
30872 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-191-29
LAGUNA ALMONT LLC
30922 COAST HWY
LAGUNA BEACH CA 92651

656-211-09
RONALD E & LYNDA WISECUP
30882 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-03
SUZANNE SHORT
30801 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-06
MICHAEL & MARY OCONNELL
30841 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-09
LAURA UGUCCIONI
31726 RANCHO VIEJO RD 215
SAN JUAN CAPISTRANO CA 92675

656-212-12
KATHLEEN M MARLOW
30842 MARILYN DR
LAGUNA BEACH CA 92651

656-212-15
MICHAEL A SADOWSKI
715 SILVERWHEEL PL
NEWBURY PARK CA 91320

656-213-10
MARTIN & KATHY DAWSON
30861 MARILYN DR
LAGUNA BEACH CA 92651

656-211-07
WILLIAM A LARKIN
30852 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-01
BEATRICE M ANDERSON
21542 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-212-04
ERIS H JAMISON
30811 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-07
KAZIMIR BILINSKI
30861 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-10
ALFONSO B AVENDANO
25755 MAPLE VIEW DR
LAGUNA HILLS CA 92653

656-212-13
ROBERT A & PERSINGER-
CONTORELLI
30832 MARILYN DR
LAGUNA BEACH CA 92651

656-213-08
MICHAEL V TERZIAN
30831 MARILYN DR
LAGUNA BEACH CA 92651

656-213-11
BRENT E JAMISON
30871 MARILYN DR
LAGUNA BEACH CA 92651

656-211-08
DANIEL M PHILLIPS
30872 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-02
JOYCE J BRODT
21562 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-212-05
SUSAN P ALEXANDER
30831 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-08
SADLER FAMILY TRUST
30871 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-11
RENATO FRANCHETTO
PO BOX 365
LAGUNA BEACH CA 92652

656-212-14
CARLYLE CORNELL
30822 MARILYN DR
LAGUNA BEACH CA 92651

656-213-09
DEBORAH L MILLER
30851 MARILYN DR
LAGUNA BEACH CA 92651

656-214-02
JOSEPH P & TANIS PIKE
21572 WESLEY DR
LAGUNA BEACH CA 92651

656-214-07
CHURCH LAGUNA BEACH
METHODIST
21632 WESLEY DR
LAGUNA BEACH CA 92651

656-214-08
NATIONAL CHURCH RESIDENCES
OF LA
2335 N BANK DR
COLUMBUS OH 43220

656-214-09
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

934-06-035
JOSEPH LEIES
30902 CLUBHOUSE DR
LAGUNA NIGUEL CA 92677

934-06-036
LESLEY M & DAVID MIDKIFF
26616 N 52ND DR
PHOENIX AZ 85083

934-06-037
GEORGE E KEITER
21641 WESLEY DR C
LAGUNA BEACH CA 92651

934-06-038
GEORGE E KEITER
1175 GAVIOTA DR 1
LAGUNA BEACH CA 92651

934-06-039
GEORGE E KEITER
985 TIA JUANA ST
LAGUNA BEACH CA 92651

934-06-040
GEORGE E KEITER
431 PINE RIDGE DR
SAN RAMON CA 94582

934-06-041
GEORGE E KEITER
6810 ALTAMOR DR
LOS ANGELES CA 90045

934-06-042
CARLI GARGANO
21651 WESLEY DR D
LAGUNA BEACH CA 92651

934-06-043
GEORGE E KEITER
21671 WESLEY DR A
LAGUNA BEACH CA 92651

934-06-044
RONNIE R ROBINSON
949 ALA NANALA ST 1403
HONOLULU HI 96818

934-06-045
GEORGE E KEITER
21671 WESLEY DR C
LAGUNA BEACH CA 92651

934-06-046
GEORGE E KEITER
31687 CRYSTAL SANDS DR
LAGUNA NIGUEL CA 92677

934-06-047
GEORGE E KEITER
975 MEADOWLARK LN
LAGUNA BEACH CA 92651

934-06-048
GEORGE E KEITER
2271 CHEREMOYA AVE
LOS ANGELES CA 90068

934-06-049
GEORGE E KEITER
5058 CANTERBURY DR
SAN DIEGO CA 92116

934-06-050
GEORGE E KEITER
21681 WESLEY DR D
LAGUNA BEACH CA 92651

934-06-051
GEORGE E KEITER
21701 WESLEY DR A
LAGUNA BEACH CA 92651

934-06-052
GEORGE E KEITER
3440 NE 192ND ST 3B
AVENTURA FL 33180

934-06-053
GEORGE E KEITER
21701 WESLEY DR C
LAGUNA BEACH CA 92651

934-06-054
GEORGE E KEITER
21701 WESLEY DR D
LAGUNA BEACH CA 92651

934-06-055
GEORGE E KEITER
PO BOX 113
LAGUNA BEACH CA 92652

934-06-056
GEORGE E KEITER
21711 WESLEY DR B
LAGUNA BEACH CA 92651

934-06-057
GEORGE E KEITER
3841 EUREKA DR
STUDIO CITY CA 91604

934-06-058
GEORGE E KEITER
21711 WESLEY DR D
LAGUNA BEACH CA 92651

934-23-034
MYNL LLC
18605 GALE AVE 205
CITY OF INDUSTRY CA 91748

934-23-035
RAFAEL ALFARO
21712 WESLEY DR 2
LAGUNA BEACH CA 92651

934-23-036
BEVERLY B PALMER
29978 KNOLL VIEW DR
RANCHO PALOS VERDES CA 90275

934-23-037
MAARTEN H KYLSTRA
28471 RANCHO DE JUANA
LAGUNA NIGUEL CA 92677

934-23-038
ANDREE A KURTZ
2616 QUEDA WAY
LAGUNA BEACH CA 92651

934-23-039
IVONNE ABUSLEME
12602 BYRON AVE
GRANADA HILLS CA 91344

934-23-040
GREGORY J GOGGIN
21712 WESLEY DR 7
LAGUNA BEACH CA 92651

934-23-041
ALBERT A BARRIOS
1805 BEECH HILL AVE
HACIENDA HEIGHTS CA 91745

934-23-042
LOC TRAN
1015 WAVERLY RD
GLADWYNE PA 19035

934-23-043
SANJAY TAILOR
21746 WESLEY DR 1
LAGUNA BEACH CA 92651

934-23-044
BOHN CALIFORNIA
21744 WESLEY DR 2
LAGUNA BEACH CA 92651

934-23-045
MARIA RUEDA
21742 WESLEY DR 3
LAGUNA BEACH CA 92651

934-23-046
MICHAEL A & MONA SOLIMAN
1421 LINDA WAY
ARCADIA CA 91006

934-23-047
JOHN A & GINA CARNEY
21734 WESLEY DR 5
LAGUNA BEACH CA 92651

934-23-048
TIMOTHY D DOWLING
4434 RADFORD AVE
STUDIO CITY CA 91607

934-23-049
KURT L & SYLVIA ALLEN
31912 SUNSET AVE
LAGUNA BEACH CA 92651

934-23-050
LAURA MARKARIAN
21726 WESLEY DR 8
LAGUNA BEACH CA 92651

934-23-051
ALAN H GERSON
4256 VALLEY MEADOW RD
ENCINO CA 91436

934-23-052
VERONICA ABUSLEME
11948 ANDASOL AVE
GRANADA HILLS CA 91344

934-23-053
SITIKANTHA MAHAPATRA
PO BOX 2407
PALM SPRINGS CA 92263