



Date Filed:

5/31/2017

Application No.

VPP 17-1169

RECORD OF VIEWS (PER LBMC 12.16.040 "VIEW PRESERVATION")

Establishment of a Protected or Preserved View A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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 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 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 Please refer to the View Preservation flow chart for a further 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 Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property The noticing list must include a map of the affected and noticed parcels and stamped addressed envelopes for each parcel A separate set of mailing labels not affixed to envelopes, must also be submitted with the application The list must be compiled by a professional listing service, in the format described, and submitted directly to the City

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name Melinda Zoller

Address 21531 Ocean Vista Dr, Laguna Beach

Telephone N ✓

Email Address ✓

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach. I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

M Zoller Property Owner's Signature

5/31/17 Date

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 17-1169**

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Visit Date: **June 1, 2017**  
Applicant: **Melinda Zoller  
21531 Ocean Vista 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.***

Living room and Guest bedrooms

- 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 San Clemente island, Catalina Island and the ocean horizon.

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2. **RECORD OF VIEWS**

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

Date: 6/12/2017 By: T. Farr

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

Date: 6/12/2017 By: T. Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the Living room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: [Signature] Submitted to property file: 6/12/2017

Document

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**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the Living room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: *[Signature]* Submitted to property file: 6/12/2017

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**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the Living room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: *[Signature]* Submitted to property file: 6/12/2017

**Document**

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**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the Living room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: *[Signature]* Submitted to property file: 6/12/2017

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**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the Guest room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: W. Jones Submitted to property file: 6/12/2017

Document

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**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the Guest room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: Mare Submitted to property file: 6/12/2017

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**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the Guest room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: *W. Farr* Submitted to property file: *6/12/2017*

**Document**

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**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the second Guest room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: *[Signature]* Submitted to property file: 6/2/2017

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**RECORD OF VIEW**

**VPP 2017-1169**



**21531 Ocean Vista Dr.**

The photograph above was taken from the second Guest room on the ground level of the single story primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 6/1/17 Photographed by: W. J. [Signature] Submitted to property file: 6/12/2017

**Document  
9 of 9**



June 12, 2017

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 17-1169  
21531 OCEAN VISTA DR., 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 **21531 Ocean Vista 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.

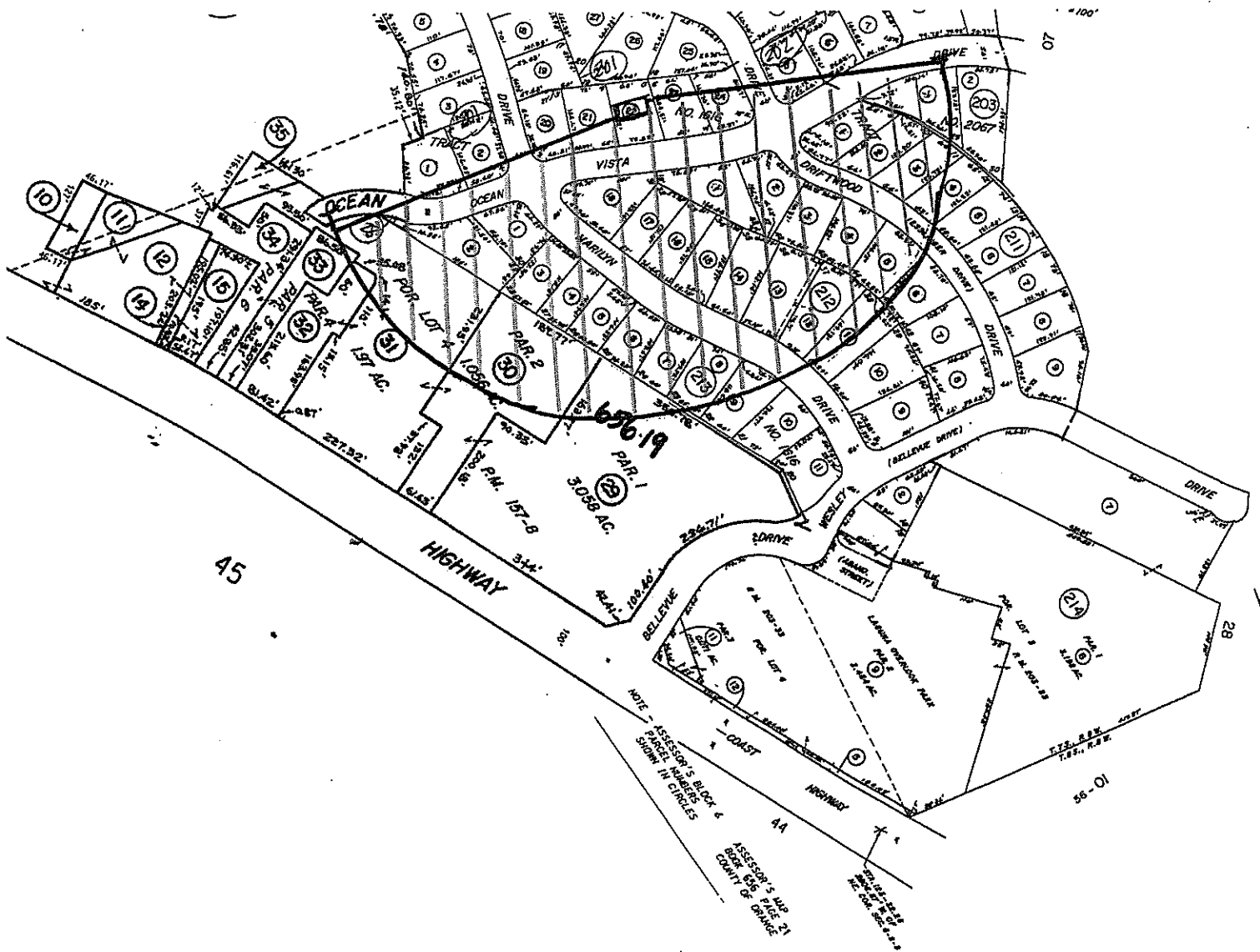
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an 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](http://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  
Department of Community Development  
tfarr@lagunabeachcity.net



File # 174524 – Prepared 06/08/2017

21531 Ocean Vista Dr  
 Laguna Beach CA  
 APN(s) 656 201 22  
 500' Owner Map  
 View Preservation



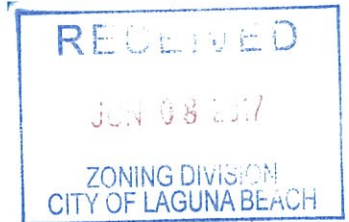
Map Preparer:  
 SUSAN W. CASE, INC.  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
[orders@susancaseinc.com](mailto:orders@susancaseinc.com)

*SUSAN W. CASE, INC.*

*orders@susancaseinc.com*

File# 174524  
21531 Ocean Vista Dr  
Laguna Beach CA  
APN(s) 656 201 22  
500' View Preservation  
June 8 2017

*917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105 • FAX (949) 494-7418*



656 191 28  
Laguna Terrace Hometown  
150 N Wacker Dr #2800  
Chicago IL 60606

656 191 29  
Spirit Spe Hg 2015-I LLC  
2020 S Central Ave  
Compton CA 90220

656 191 30  
Aliso Creek Shopping  
100 E Pratt St #20  
Baltimore MD 21202

656 191 31  
Aliso Creek Shopping  
100 E Pratt St  
Baltimore MD 21202

656 191 32  
Aliso Creek Shopping  
100 E Pratt St #20  
Baltimore MD 21202

656 191 33  
Aliso Creek Shopping  
100 E Pratt St #20  
Baltimore MD 21202

656 201 01  
Ziad El-Hajjaoui  
5737 Alvarado Pl  
Rancho Cucamonga CA 91739

656 201 02  
Sheri Beth Loewenstein  
21461 Ocean Vista Dr  
Laguna Beach CA 92651

656 201 20  
William Hatch  
4086 Sunnyhill Dr  
Carlsbad CA 92008

656 201 21  
Charles Jacks  
31921 E Nine Dr  
Laguna Niguel CA 92677

656 201 22  
Melinda Zoller  
21531 Ocean Vista Dr  
Laguna Beach CA 92651

656 201 23  
McKibben Trust  
21541 Ocean Vista Dr  
Laguna Beach CA 92651

656 201 24  
Harald Vogl  
55203 Firestone  
La Quinta CA 92253

656 202 05  
Lawrence Rink  
38 Rte Du Simplon 1094 Paudex  
Switzerland

656 202 06  
Mark Renault  
21601 Ocean Vista Dr  
Laguna Beach CA 92651

656 203 01  
Michael Childs  
21612 Ocean Vista Dr  
Laguna Beach CA 92651

656 211 01  
30782 Driftwood LLC  
2109 S Wright St #C  
Santa Ana CA 92705

656 211 02  
Armando Baez  
30792 Driftwood Dr  
Laguna Beach CA 92651

656 211 03  
Robin Lee  
30812 Driftwood Dr  
Laguna Beach CA 92651

656 211 04  
Lola Snyder  
30822 Driftwood Dr  
Laguna Beach CA 92651

656 211 05  
John & M L Cotter  
30842 Driftwood Dr  
Laguna Beach CA 92651

656 212 01  
Beatrice Anderson  
21542 Ocean Vista Dr  
Laguna Beach CA 92651

656 212 02  
Joyce Brodt  
21562 Ocean Vista Dr  
Laguna Beach CA 92651

656 212 03  
Suzanne Mae Short  
30801 Driftwood Dr  
Laguna Beach CA 92651

656 212 04  
Eris Jamison  
30811 Driftwood Dr  
Laguna Beach CA 92651

656 212 05  
Susan Alexander  
30831 Driftwood Dr  
Laguna Beach CA 92651

656 212 06  
Michael & Mary Oconnell  
30841 Driftwood Dr  
Laguna Beach CA 92651

656 212 11  
Franchetto Renato  
Po Box 365  
Laguna Beach CA 92652

656 212 12  
Kathleen Marlow  
30842 Marilyn Dr  
Laguna Beach CA 92651

656 212 13  
Robert Contorelli  
30832 Marilyn Dr  
Laguna Beach CA 92651

656 212 14  
Carlyle Cornell III  
30822 Marilyn Dr  
Laguna Beach CA 92651

656 212 15  
Michael Sadowski  
715 Silverwheel Pl  
Newbury Park CA 91320

656 212 16  
Roger Martinni  
30802 Marilyn Dr  
Laguna Beach CA 92651

656 212 17  
Gerald Zelko Sr.  
30792 Marilyn Dr  
Laguna Beach CA 92651

656 212 18  
Dylan Rigdon  
301 E 17th St #209  
Costa Mesa CA 92627

656 213 01  
Elimelech Goorevitch  
21462 Ocean Vista Dr  
Laguna Beach CA 92651

656 213 02  
John Trevino  
21452 Ocean Vista Dr  
Laguna Beach CA 92651

656 213 03  
Keith B K B Kenaston  
30781 Marilyn Dr  
Laguna Beach CA 92651

656 213 04  
Eugene Yen Shun Won  
30791 Marilyn Dr  
Laguna Beach CA 92651

656 213 05  
Greene & Duesberg  
30801 Marilyn Dr  
Laguna Beach CA 92651

656 213 06  
William Jameson  
30811 Marilyn Dr  
Laguna Beach CA 92651

656 213 07  
Timothy Gray  
30821 Marilyn Dr  
Laguna Beach CA 92651

656 213 08  
Michael V M Terzian  
30831 Marilyn Dr  
Laguna Beach CA 92651

656 213 09  
Deborah Miller  
30851 Marilyn Dr  
Laguna Beach CA 92651