



July 23, 2019

Mark and Irene Renault
21601 Ocean Vista Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Renault,

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. The documented Record of Views they may be located on the city's website via the link www.lagunabeachcity.net/viewpreservation.

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, appearing to read "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 19-3932**

Visit Date: **July 9, 2019**

Applicant: **Mark & Irene Renault**
View Address: **21601 Ocean Vista 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.

Main level: Living room, dining room, guest bedrooms
Second level: Master bedroom

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 and Catalina Islands, whitewater and 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: 7/23/2019 By: 

End of Checklist



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

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

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

Date of photograph: 7/9/19 Photographed by: *W. J. Van* Submitted to property file: 7/23/2019

Document
1 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

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

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

Date of photograph: 7/9/19 Photographed by: *[Signature]* Submitted to property file: 7/23/2019

Document

2 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

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

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

Date of photograph: 7/9/19 Photographed by: W. J. [Signature] Submitted to property file: 7/23/2019



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

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

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

Date of photograph: 7/9/19 Photographed by: [Signature] Submitted to property file: 7/23/2019

Document
4 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the middle guest bedroom on the main floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: *mfarr* Submitted to property file: *7/23/2019*



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the end guest bedroom on the main floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: *mfarr* Submitted to property file: 7/23/2019

Document
6 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the end guest bedroom on the main floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: M. Farr Submitted to property file: 7/23/2019

Document
7 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the end guest bedroom on the main floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: *W. J. ...* Submitted to property file: 7/23/2019



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the end guest bedroom on the main floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: M. Farr Submitted to property file: 7/23/2019

Document
9 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: *[Signature]* Submitted to property file: 7/23/2019

Document
10 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: *W. Farr* Submitted to property file: *7/23/2019*

Document
11 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: *M. J. [Signature]* Submitted to property file: 7/23/2019



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: *mfarr* Submitted to property file: 7/23/24

Document
13 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: *myan* Submitted to property file: *7/23/19*

Document

14 of 15



RECORD OF VIEW

VPP 19-3932



21601 Ocean Vista Dr.

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/9/19 Photographed by: M. J. [Signature] Submitted to property file: 7/23/2019

Document
15 of 15



July 23, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-3932
21601 OCEAN VISTA 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 **21601 Ocean Vista Dr.** 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.

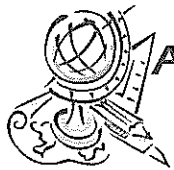
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. 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 cursive script, appearing to read "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

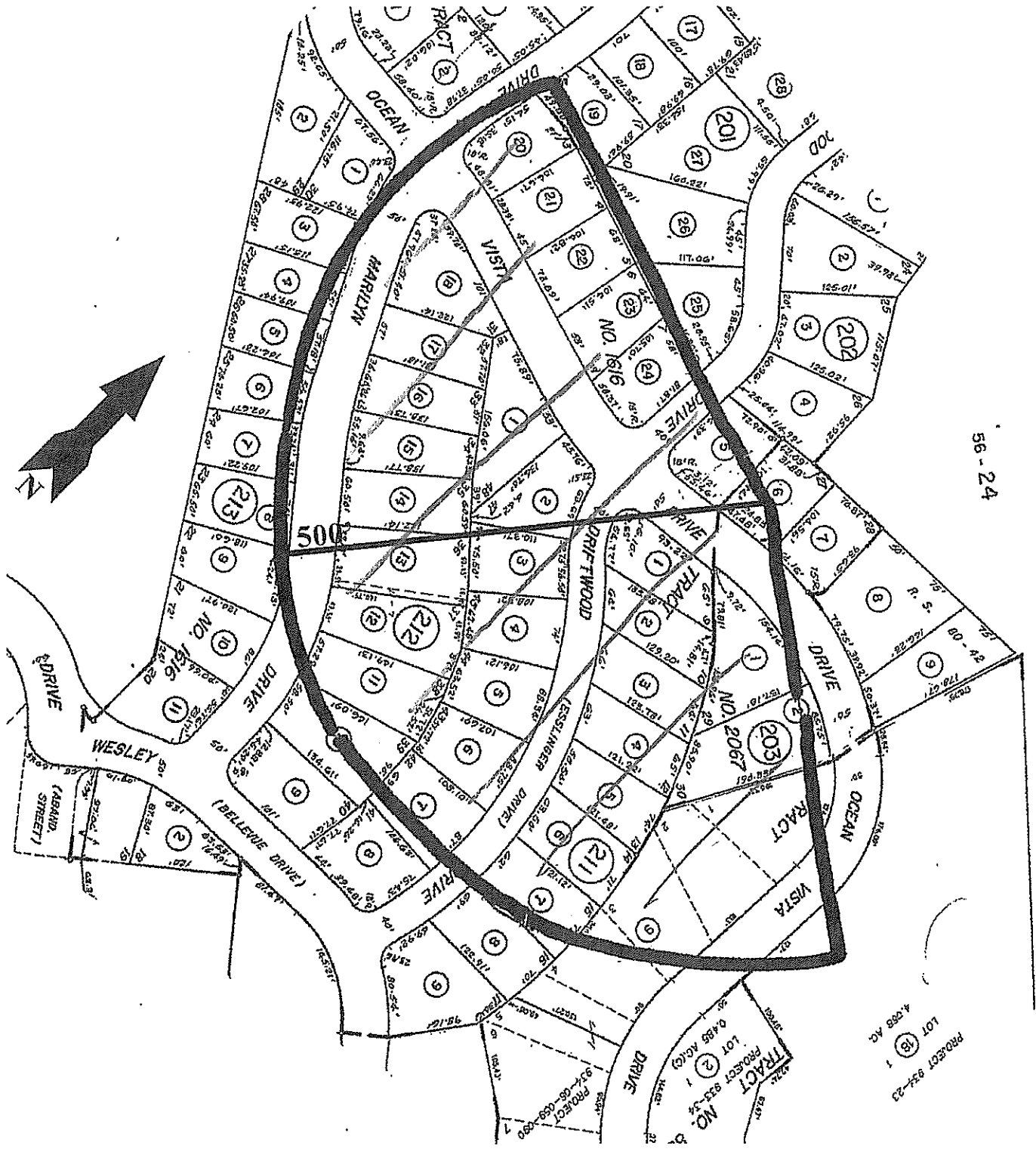
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-202-06
300' RADIUS

Address: 21601 OCEAN VISTA DR
LAGUNA BEACH CA 92651



#9629
7/22/2019



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
Prepared for:

656-202-06
MARK RENAULT
21601 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-201-19
STEVAN J GROMET
114 PACIFICA 250
IRVINE CA 92618

656-201-22
MELINDA ZOLLER
21531 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-201-25
JAMES W DYE
30731 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-202-06
MARK RENAULT
21601 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-203-02
JOEL KOTIN
21622 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-211-03
ROBIN LEE
30812 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-211-06
ANN COTTER & ROBERT TORBJORN MILLANG
30842 DRIFTWOODDR
LAGUNA BEACH CA 92651

656-212-01
TIMOTHY M WELCH
26592 STETSON PL
LAGUNA HILLS CA 92653

656-201-20
WILLIAM L HATCH
4086 SUNNYHILL DR
CARLSBAD CA 92008

656-201-23
MICHAEL EDWARD MCKIBBEN
21541 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-201-26
CECILIA L MORRIS
30721 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-202-07
RICHARD EMIL RIESS
21611 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-211-01
SPERANZO LIVING TRUST
30782 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-211-04
LOLA A SNYDER
544 N SYCAMORE AVE
LOS ANGELES CA 90036

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

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

RECEIVED

JUL 23 2019

ZONING DIVISION
CITY OF LAGUNA BEACH
656-201-21
CHARLES A JACKS
31921 E NINE DR
LAGUNA NIGUEL CA 92677

656-201-24
HARALD M VOGL
55203 FIRESTONE
LA QUINTA CA 92253

656-202-05
LAWRENCE W RINK
38 RTE DU SIMPTON
PAUDEX, SWITZERLA ND 0

656-203-01
MICHAEL B CHILDS
21612 OCEAN VIS
LAGUNA BEACH CA 92651

656-211-02
ARMANDO L BAEZ
30792 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-211-05
FRESHSTART HOME SOLUTIONS LLC
7872 SANTA GERTRUDES AVE
STANTON CA 90680

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

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

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

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

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

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

656-212-10
ALFONSO B AVENDANO
24299 PASEO DE VALENCIA 2112
LAGUNA WOODS CA 92637

656-212-11
GRUBA FAMILY TRUST
30852 MARILYN DR
LAGUNA BEACH CA 92651

656-212-12
JAMES JR GALASSI
30842 MARILYN DR
LAGUNA BEACH CA 92651

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

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

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

656-212-16
ROGER E MARTINNI
30802 MARILYN DR
LAGUNA BEACH CA 92651

656-212-17
GERALD W & BLANCHE E ZELKO
30792 MARILYN DR
LAGUNA BEACH CA 92651

656-212-18
DYLAN M RIGDON
301 E 17TH ST 209
COSTA MESA CA 92627

656-213-01
ELIMELECH GOOREVITCH
21462 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-213-03
KEITH 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
ANDREW TAYLOR GREENE
30801 MARILYN DR
LAGUNA BEACH CA 92651

656-213-06
WILLIAM H JAMESON
30811 MARILYN DR
LAGUNA BEACH CA 92651

656-213-07
TIMOTHY J GRAY
30821 MARILYN DR
LAGUNA BEACH CA 92651

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

656-213-09
DEBORAH L MILLER
812 CAMINO DE LOS MARES
SAN CLEMENTE CA 92673

934-06-059
GEORGE E KEITER
31695 CRYSTAL SANDS DR
LAGUNA NIGUEL CA 92677

934-06-060
GEORGE E KEITER
655 ALVARADO ST
SAN FRANCISCO CA 94114

934-06-061
GEORGE E KEITER
PO BOX 7547
SIASCONSET MA 2564

934-06-062
RAYMOND L FICKLING
27882 CAMINO DEL RIO
SAN JUAN CAPISTRA CA 92675

934-06-063
GEORGE E KEITER
21682 OCEAN VISTA DR A
LAGUNA BEACH CA 92651

934-06-064
GEORGE E KEITER
21682 OCEAN VISTA DR B
LAGUNA BEACH CA 92651

934-06-065
GEORGE E KEITER
10011 PANGBORN AVE
DOWNEY CA 90240

934-06-066
GEORGE E KEITER
4768 ANNADEL HEIGHTS DR
SANTA ROSA CA 95405

934-06-067
GEORGE E KEITER
1220 LOUDEN ST
CINCINNATI OH 45202

934-06-068
GEORGE E KEITER
21692 B OCEAN VISTA DR
LAGUNA BEACH CA 92651

934-06-069
JANICE C WILLIAMS
21692 OCEAN VISTA DR #C
LAGUNA BEACH CA 92651

934-06-070
GEORGE E KEITER
11510 ELMHILL DR
WHITTIER CA 90604

934-06-071
GEORGE E KEITER
PO BOX 9327
LAGUNA BEACH CA 92652

934-06-072
GEORGE E KEITER
3205 BROOKSIDE LN
ENCINITAS CA 92024

934-06-073
GEORGE E KEITER
179 MONARCH BAY
MONARCH BEACH CA 92629

934-06-074
GEORGE E KEITER
21692 OCEAN VISTA DR H
LAGUNA BEACH CA 92651

934-06-075
RANDALL A MYERS
860 MORNINGSIDE DR C514
FULLERTON CA 92835

934-06-076
RANDALL A MYERS
21702 OCEAN VISTA DR B
LAGUNA BEACH CA 92651

934-06-077
RANDALL A MYERS
21702 OCEAN VISTA DR C
LAGUNA BEACH CA 92651

934-06-078
RANDALL A MYERS
21702 OCEAN VISTA DR D
LAGUNA BEACH CA 92651

934-06-079
RANDALL A MYERS
21702 OCEAN VISTA DR E
LAGUNA BEACH CA 92651

934-06-080
RANDALL A MYERS
21702 OCEAN VISTA DR F
LAGUNA BEACH CA 92651

934-06-081
RANDALL A MYERS
21702 OCEAN VISTA DR G
LAGUNA BEACH CA 92651

934-06-082
RANDALL A MYERS
21702 OCEAN VISTA DR H
LAGUNA BEACH CA 92651

934-06-083
RANDALL A MYERS
3966 RUSKIN ST
LAS VEGAS NV 89147

934-06-084
RANDALL A MYERS
2637 N MOUNTAIN AVE
CLAREMONT CA 91711

934-06-085
RANDALL A MYERS
124 N 1ST AVE 200
ARCADIA CA 91006

934-06-086
RANDALL A MYERS
21722 OCEAN VISTA DR D
LAGUNA BEACH CA 92651

934-06-087
RANDALL A MYERS
21722 OCEAN VISTA DR E
LAGUNA BEACH CA 92603

934-06-088
RANDALL A MYERS
21722 OCEAN VISTA DR F
LAGUNA BEACH CA 92651

934-06-089
RANDALL A MYERS
848 N RAINBOW BLVD BLDG 33 04
LAS VEGAS NV 89107

934-06-090
RANDALL A MYERS
21722 OCEAN VISTA DR
LAGUNA BEACH CA 92651

934-23-001
ALISON KING
21621 OCEAN VISTA DR I
LAGUNA BEACH CA 92651

934-23-002
CAROL CARL MATTE
21623 OCEAN VISTA DR 2
LAGUNA BEACH CA 92651

934-23-003
KOVACICH FAMILY TRUST
2404 N SAN MIGUEL DR
ORANGE CA 92867

934-23-004
ARI BERENSON
2021 ROXBURY DR
LOS ANGELES CA 90035

934-23-005
PRABHJOT SINGH AHUJA
1865 PEACEFUL HILLS RD
WALNUT CA 91789

934-23-006
MIMI DORDONI
21641 OCEAN VISTA DR 6
LAGUNA BEACH CA 92651

934-23-007
BARBARA L GAUGHAN
5 RUE CHATEAU ROYAL
NEWPORT BEACH CA 92660

934-23-008
JOHN J PARKINGTON
38291 MARACAIBO CIR E
PALM SPRINGS CA 92264

934-23-009
DALE HAMILTON
21647 OCEAN VISTA DR
LAGUNA BEACH CA 92651

934-23-010
ANIL MOHIN
11453 DONA TERESA DR
STUDIO CITY CA 91604

934-23-011
RICHARD E MCCAIN
1172 SMOKETREE LN
SANTA ANA CA 92705

934-23-012
MICHAEL JAMES LEECH
21653 OCEAN VISTA DR
LAGUNA BEACH CA 92653

934-23-013
DOUGLAS JOHN OLDS BRUCKNER
2934 N BEVERLY GLN 1
LOS ANGELES CA 90077

934-23-014
JAMES MC DONALD
21820 BALANTREE CIR
YORBA LINDA CA 92887

934-23-015
VIKEN MELKONIAN
23 NEWCASTLE LN
LAGUNA NIGUEL CA 92677

934-23-016
MARILYN CLARK
PO BOX 39891
LOS ANGELES CA 90039

934-23-017
GEORGE A WEBBER
1436 SERPENTINE DR
REDLANDS CA 92373

934-23-018
KUI CHEN
21637 OCEAN VISTA DR 18
LAGUNA BEACH CA 92651

934-23-019
RICHARD M BABCOCK
21657 OCEAN VISTA DR 19
LAGUNA BEACH CA 92651

934-23-020
DENNIS L RANDALL
21659 OCEAN VISTA DR #20
LAGUNA BEACH CA 92651

934-23-021
GARY D STEVENS
21661 OCEAN VISTA DR
LAGUNA BEACH CA 92651

934-23-022
JEANIE K MACKRELL
21663 OCEAN VISTA DR 22
LAGUNA BEACH CA 92651

934-23-023
RINALDI ENTERPRISES
1635 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

934-23-024
JOHN C VERHOEVEN
20805 PASEO DE LA RAMBLA
YORBA LINDA CA 92887

934-23-025
FRANK & KIMBERLY ZEBOT
21669 OCEAN VISTA DR
LAGUNA BEACH CA 92651

934-23-026
ABUSLEME MONICA DEL PILAR
22212 CRAGGY VIEW ST
CHATSWORTH CA 91311

934-23-027
VACATION RESORT PROPERTIES
21673 OCEAN VISTA DR
LAGUNA BEACH CA 92651

934-23-028
LARGE INVESTMENT GROUP INC
21675 OCEAH VISTA DR 28
LAGUNA BEACH CA 92651