

July 27, 2020

Michael Childs 21612 Ocean Vista Drive Laguna Beach, CA 92651

Dear Mr. Childs,

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 <a href="https://www.lagunabeachcity.net/viewpreservation">www.lagunabeachcity.net/viewpreservation</a>.

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,

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 20-6512

Visit Date:

July 27, 2020

Applicant:

Michael Childs

View Address:

21612 Ocean Vista Drive

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:

Kitchen, living room, 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 Catalina and San Clemente Islands 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.

End of Checklist



VPP 20-6512



#### 21612 Ocean Vista Drive

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

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

Date of photograph: 7/16/20 Photographed by: Warr Submitted to property file: 7/27/2020

**Document** 1 of 13





21612 Ocean Vista Drive

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

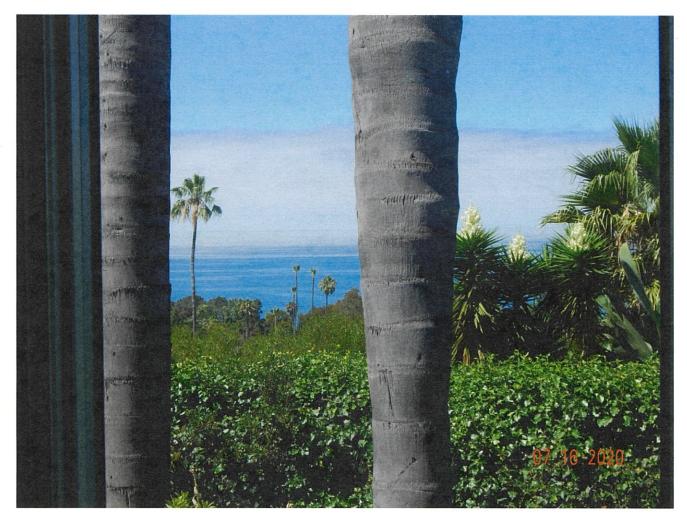
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by: \_\_\_\_\_\_\_

\_ Submitted to property file: \_\_\_\_\_

Document 2 of 13





21612 Ocean Vista Drive

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

Visual scene description: ocean horizon.

Date of photograph: 7/16/20 Photographed by: Marr

Submitted to property file:

Document 3 of 13





21612 Ocean Vista Drive

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by:

Submitted to property file: 2/2/2030

Document 4 of 13



VPP 20-6512



#### 21612 Ocean Vista Drive

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

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

Date of photograph: 7/16/20 Photographed by: Mar Submitted to property file: 7/2

Document 5 of 13

# CALIFORNIA CALIFORNIA

## **RECORD OF VIEW**

VPP 20-6512



21612 Ocean Vista Drive

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by:

Submitted to property file: 40

Document 6 of 13



VPP 20-6512



21612 Ocean Vista Drive

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by:

Document 7 of 13

VPP 20-6512



21612 Ocean Vista Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_\_

Document 8 of 13



VPP 20-6512



## 21612 Ocean Vista Drive

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

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

Date of photograph: 7/16/20 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_\_\_

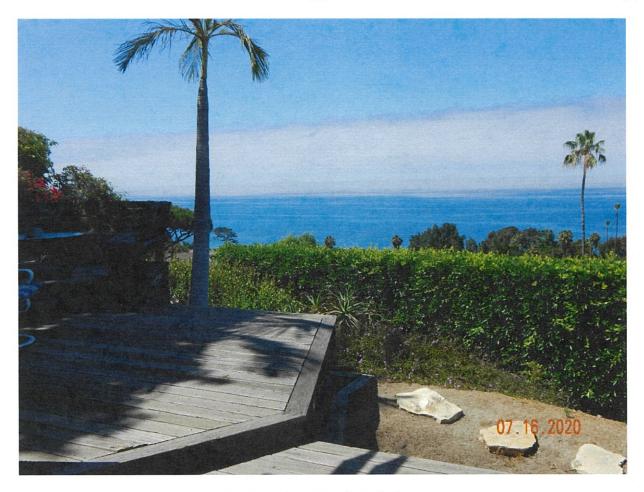
27/2020

Document 9 of 13

# LAGUNA DE LAGUNA

## **RECORD OF VIEW**

VPP 20-6512



21612 Ocean Vista Drive

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

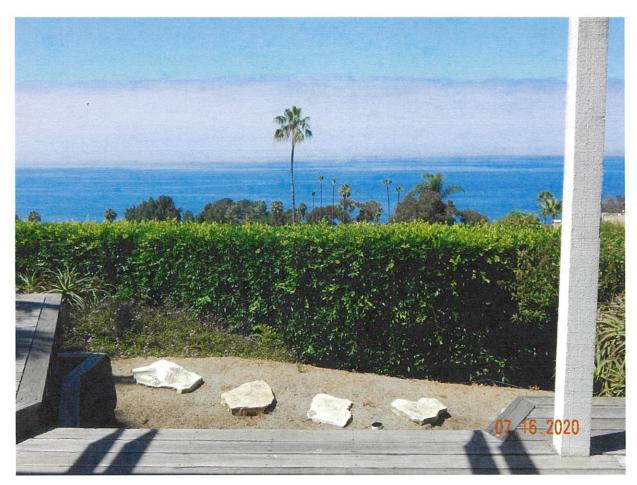
Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by:

Submitted to property file: \_\_\_\_\_\_\_

Document 10 of 13





#### 21612 Ocean Vista Drive

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by:

Submitted to property file: 7

Document 11 of 13

VPP 20-6512



21612 Ocean Vista Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by: Submitted to property file: 3/22

**Document** 12 of 13

VPP 20-6512



21612 Ocean Vista Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 7/16/20 Photographed by: Submitted to property file: 7/27

**Document** 13 of 13



July 27, 2020

SUBJECT: NOTICE - RECORD OF VIEW

**VIEW PRESERVATION CLAIM 20-6512** 

21612 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 **21612 Ocean Vista Drive**. 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,

Tony Farr, Associate Planner

View Preservation and Restoration

tfarr@lagunabeachcity.net



# SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 07242020-5 21612 Ocean Vista Dr Laguna Beach CA APN 656 203 01 500' Owner View Preservation

July 23 2020

656 212 08

James Sadler

30871 Driftwood Dr

Laguna Beach CA 92651

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

656 201 21	656 201 22	656 201 23
Charles Jacks	Melinda Zoller	Michael Edward McKibben
31921 E Nine Dr	21531 Ocean Vista Dr	21541 Ocean Vista Dr
Laguna Niguel CA 92677	Laguna Beach CA 92651	Laguna Beach CA 92651
•		
656 201 24	656 203 01	656 203 02
Harald Vogl	Michael Childs	Joel Kotin
21561 Ocean Vista Dr	21612 Ocean Vista Dr	21622 Ocean Vista Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
	<b>3</b>	9
656 211 01	656 211 02	656 211 03
Speranzo Trust	Armando Baez	Robin Lee
30782 Driftwood Dr	30792 Driftwood Dr	30812 Driftwood Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
9		
656 211 04	656 211 05	656 211 06
Lola Snyder	Jeanine Tropiano	Robert Torbjorn Millang
544 N Sycamore Ave	30802 Coast Hwy #K29	30842 Driftwood Dr
Los Angeles CA 90036	Laguna Beach CA 92651	Laguna Beach CA 92651
,	3	
656 211 07	656 211 08	656 211 09
William Larkin	Daniel Phillips	Ronald Wisecup
30852 Driftwood Dr	30872 Driftwood Dr	30882 Driftwood Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
	3	<b>3</b>
656 212 01	656 212 02	656 212 03
Timothy Red Welch	Joyce Brodt	Suzanne Mae Short
26592 Stetson Pl	21562 Ocean Vista Dr	30801 Driftwood Dr
Laguna Hills CA 92653	Laguna Beach CA 92651	Laguna Beach CA 92651
	Lagana Bodon O/ ( 0200 )	Lagaria Bodori O/ OZOO I
656 212 05	656 212 06	656 212 07
Susan Alexander	Michael Oconnell	Kazimir Walter Bilinski
30831 Driftwood Dr	30841 Driftwood Dr	30861 Driftwood Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
•		

656 212 09

Laura Uguccioni

31726 Rancho Viejo Rd #215

San Juan Capistrano CA 92675

656 212 10

Alfonso Avendano

24299 Paseo De Valencia #2112

Laguna Woods CA 92637

656 212 11 656 212 12 656 212 13 Gruba Trust James Galassi Jr. Robert Contorelli 30852 Marilyn Dr 30842 Marilyn Dr 30832 Marilyn Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 656 212 14 656 212 15 656 212 16 Carlyle Cornell III Michael Sadowski Roger Martinni 30802 Marilyn Dr 30822 Marilyn Dr 715 Silverwheel Pl Laguna Beach CA 92651 Newbury Park CA 91320 Laguna Beach CA 92651 933 340 01 656 212 17 656 212 18 Gerald Zelko Sr. Dylan Rigdon Jeannette Boshoff 30792 Marilyn Dr 301 E 17th St #209 21703 Ocean Vista Dr #101 Costa Mesa CA 92627 Laguna Beach CA 92651 Laguna Beach CA 92651 933 340 02 933 340 03 933 340 04 Martelli Ann Lue Stephen Parks Christian Bojorquez 21703 Ocean Vista Dr #103 2740 San Angelo Dr 21703 Ocean Vista Dr #102 Claremont CA 91711 Laguna Beach CA 92651 Laguna Beach CA 92651 933 340 06 933 340 07 933 340 05 Cynthia Clotzman Armenian Zanku Michelle Walker 21703 Ocean Vista Dr #203-A 939 E Mountain St 21703 Ocean Vista Dr #202-A Laguna Beach CA 92651 Glendale CA 91207 Laguna Beach CA 92651 933 340 08 933 340 09 933 340 10 Norman Berman Walter Henderson Cornell G Arman 21703 Ocean Vista Dr #204 Po Box 6985 55 Crest Ave Laguna Beach CA 92651 Big Bear Lake CA 92315 San Anselmo CA 94960 934 060 59 933 340 11 933 340 12 Silvia Hubbell George Keiter Shirish Patel 4711 E Copa De Oro Dr 21703 Ocean Vista Dr #304-A 31695 Crystal Sands Dr Laguna Niguel CA 92677 Anaheim CA 92807 Laguna Beach CA 92651 934 060 62 934 060 61 934 060 60 Raymond Fickling George Keiter George Keiter 655 Alvarado St Po Box 7547 27882 Camino Del Rio San Juan Capistrano CA 92675 San Francisco CA 94114 Siasconset MA 02564

George Keiter 21682 Ocean Vista Dr #A Laguna Beach CA 92651

934 060 66 George Keiter 4768 Annadel Heights Dr Santa Rosa CA 95405

934 060 63

934 060 64 George Keiter 21682 Ocean Vista Dr #B Laguna Beach CA 92651

934 060 67 George Keiter 3205 Brookside Ln Encinitas CA 92024 934 060 65 Maldonado Trust 10011 Pangborn Ave Downey CA 90240

934 060 68 George Keiter 21692 Ocean Vista Dr #B Laguna Beach CA 92651 934 060 69 George Keiter 21692 Ocean Vista Dr #C Laguna Beach CA 92651

934 060 72 George Keiter 3205 Brookside Ln Encinitas CA 92024

934 060 75 Randall Myers 860 Morningside Dr #C514 Fullerton CA 92835

934 060 78 Randall Myers 21702 Ocean Vista Dr #D Laguna Beach CA 92651

934 060 81 Randall Myers 21702 Ocean Vista Dr #G Laguna Beach CA 92651

934 060 84 Randall Myers 2637 N Mountain Ave Claremont CA 91711

934 060 87 Randall Myers 21722 Ocean Vista Dr #E Laguna Beach CA 92651

934 060 90 Randall Myers 21722 Ocean Vista Dr #H Laguna Beach CA 92651 934 060 70 George Keiter 11510 Elmhill Dr Whittier CA 90604

934 060 73 George Keiter 179 Monarch Bay Dr Monarch Beach CA 92629

934 060 76 Randall Myers 21702 Ocean Vista Dr #B Laguna Beach CA 92651

934 060 79 Randall Myers 21702 Ocean Vista Dr #E Laguna Beach CA 92651

934 060 82 Randall Myers 21702 Ocean Vista Dr #H Laguna Beach CA 92651

934 060 85 Natasha Cuda 21722 Ocean Vista Dr #C Laguna Beach CA 92651

934 060 88 Randall Myers 21722 Ocean Vista Dr #F Laguna Beach CA 92651 934 060 71 George Keiter Po Box 9327 Laguna Beach CA 92652

934 060 74 George Keiter 21692 Ocean Vista Dr #H Laguna Beach CA 92651

934 060 77 Randall Myers 21702 Ocean Vista Dr #C Laguna Beach CA 92651

934 060 80 Randall Myers 21702 Ocean Vista Dr #F Laguna Beach CA 92651

934 060 83 Randall Myers 3966 Ruskin St Las Vegas NV 89147

934 060 86 Randall Myers 21722 Ocean Vista Dr #D Laguna Beach CA 92651

934 060 89 Randall Myers 2901 Alexander Rd Laguna Beach CA 92651