



October 29, 2018

Jack Palmer  
31706 Scenic Dr.  
Laguna Beach, CA 92651

Dear Mr. Palmer,

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 they may be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

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

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-2062**

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Visit Date: **October 9, 2018**  
Applicant: **Jack Palmer**  
View Address: **31706 Scenic 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: Living room and 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 Island and ocean horizon.

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**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: 10/28/2018 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic 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: 10/09/2018 Photographed by: W. J. [Signature] Submitted to property file: 10/29/2018

Document

1 of 9





**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/09/2018 Photographed by: *M. Farr* Submitted to property file: 10/29/2018

Document  
2 of 9





**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic 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: 10/09/2018 Photographed by: *[Signature]* Submitted to property file: 10/29/2018





**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/09/2018 Photographed by: *[Signature]* Submitted to property file: 10/29/2018

Document  
4 of 9





**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic 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: 10/09/2018 Photographed by: *W. J. [Signature]* Submitted to property file: 10/29/2018

Document  
5 of 9





**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic Dr.**

The photograph above was taken from the Living room on the master bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/09/2018 Photographed by: *[Signature]* Submitted to property file: 10/29/2018

Document  
6 of 9





**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic Dr.**

The photograph above was taken from the Living room on the master bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/09/2018 Photographed by: *[Signature]* Submitted to property file: 10/29/2018

Document  
7 of 9





**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic Dr.**

The photograph above was taken from the Living room on the master bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/09/2018 Photographed by: *[Signature]* Submitted to property file: 10/29/2018

Document  
8 of 9





**RECORD OF VIEW**

**VPP 2018-2062**



**31706 Scenic Dr.**

The photograph above was taken from the Living room on the master bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/09/2018 Photographed by: *[Signature]* Submitted to property file: 10/29/2018

Document  
9 of 9



October 29, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-2062  
31706 SCENIC 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 **31706 Scenic Drive**. 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.

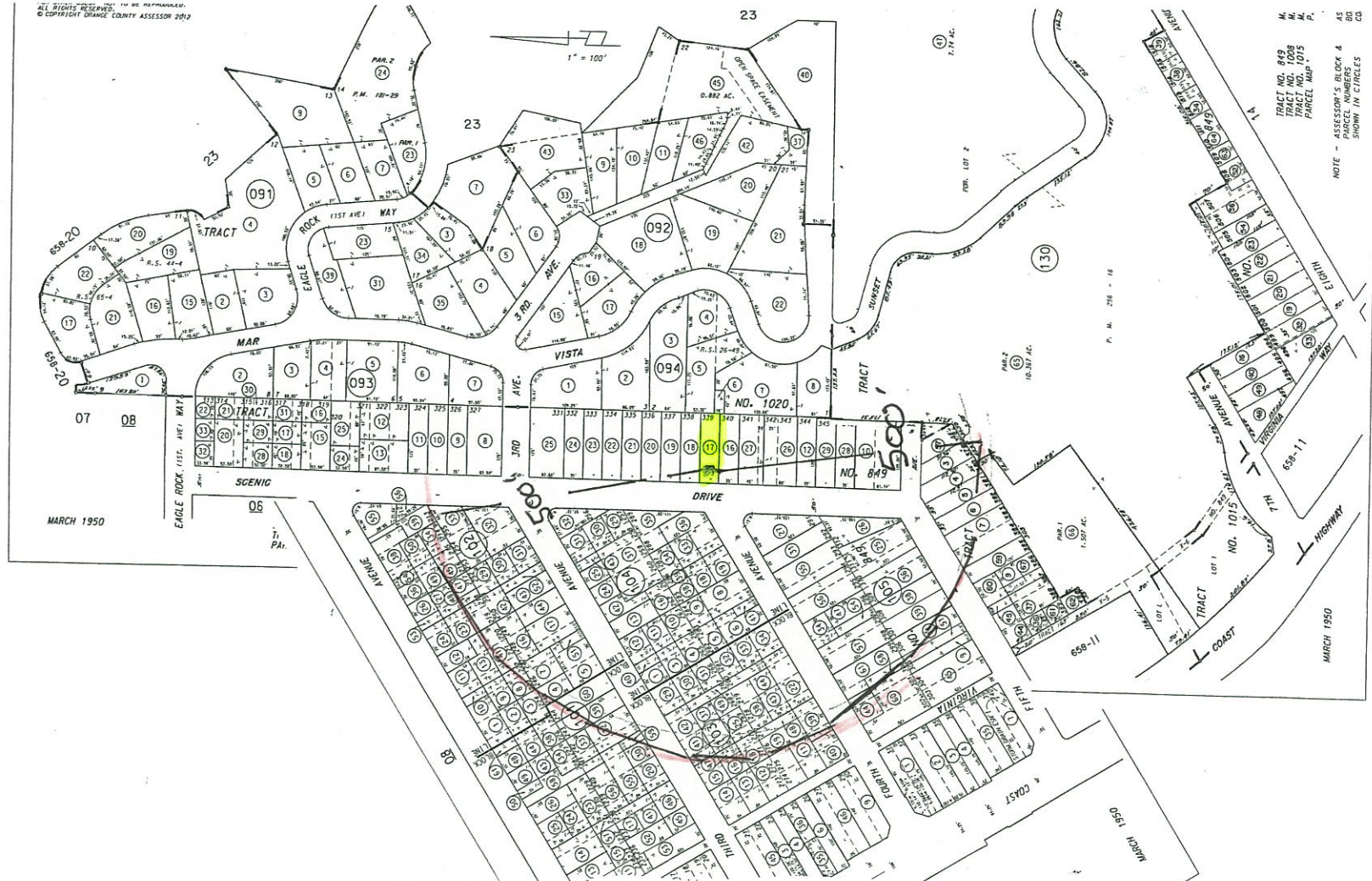
Regards,

A handwritten signature in black ink, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



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TRACT NO. 849  
TRACT NO. 1020  
PARCEL MAP  
NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

Map Preparer:  
SUSAN W. CASE, INC.  
917 GLENNEYRE ST #7  
LAGUNA BEACH CA 92651  
949 494 6105  
susancaseinc@yahoo.com

FILE #186524  
VIEW PRESERVATION  
31706 SCENIC DR  
LAGUNA BEACH CA  
500' OWNERS  
OCTOBER 25 2018  
056 094 17



*SUSAN W. CASE, INC.*  
*orders@susancaseinc.com*

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

FILE #186524  
VIEW PRESERVATION  
31706 SCENIC DR  
LAGUNA BEACH CA  
500' OWNERS  
OCTOBER 25 2018  
056 094 17

**RECEIVED**  
OCT 25 2018  
PLANNING DIVISION  
CITY OF LAGUNA BEACH

056 094 10  
Robert Alan Boyd  
Po Box 4319  
Laguna Beach CA 92652

056 094 12  
Wayne The Rosenkrantz  
31742 Scenic Dr  
Laguna Beach CA 92651

056 094 16  
Paul Naude  
31072 Brooks St  
Laguna Beach CA 92651

056 094 17  
Jack Allen Palmer  
31706 Scenic Dr  
Laguna Beach CA 92651

056 094 18  
Brian Zachmann  
31692 Scenic Dr  
Laguna Beach CA 92651

056 094 19  
Barry Seyster  
31686 Scenic Dr  
Laguna Beach CA 92651

056 094 20  
Ronald Stock  
31682 Scenic Dr  
Laguna Beach CA 92651

056 094 21  
Thomas Gray  
31672 Scenic Dr  
Laguna Beach CA 92651

056 094 26  
Ronald Lee Simonton  
31726 Scenic Dr  
Laguna Beach CA 92651

056 094 27  
Dalton Mangin  
31722 Scenic Dr  
Laguna Beach CA 92651

056 094 28  
Mark Hildebrand  
31746 Scenic Dr  
Laguna Beach CA 92651

056 094 29  
Christopher Allen Kinner  
Po Box 555  
Trabuco Canyon CA 92678

056 101 30  
Alan Joel Droste  
31685 3rd Ave  
Laguna Beach CA 92651

056 101 32  
Jennifer Sams Rihn  
1825 Limetree Ln  
Mountain View CA 94040

056 101 33  
Jeanne Terese Billhartz  
31662 Fairview Rd  
Laguna Beach CA 92651

056 101 39  
Jose Ventura  
Po Box 9056  
Laguna Beach CA 92652

056 101 59  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 101 60  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 102 03  
James Ward Henry II  
31646 Wildwood Rd  
Laguna Beach CA 92651

056 102 04  
R Craig Owens  
26 Midway Is  
Clearwater Beach FL 33767

056 102 05  
Ray Pierson  
31518 Egan Rd  
Laguna Beach CA 92651

056 102 07  
James Watson  
31651 Jewel Ave  
Laguna Beach CA 92651

056 102 08  
David Newton  
9832 Brier Ln  
Santa Ana CA 92705

056 102 13  
Melvin Brent Harwell  
31632 Jewel Ave  
Laguna Beach CA 92651



056 102 16  
Jon Lyles  
31652 Jewel Ave  
Laguna Beach CA 92651

056 102 17  
Ramin Pejan  
31668 Jewel Ave  
Laguna Beach CA 92651

056 102 23  
Jon Conti  
31621 Santa Rosa Dr  
Laguna Beach CA 92651

056 102 27  
Karen Moloney  
453 N Westcapitol St  
Salt Lake City UT 84103

056 102 29  
Andrew John Pelletier  
3549 17th St #4  
San Francisco CA 94110

056 102 30  
Vall Bruce Du  
7577 Cerrito Rojo Dr  
Rancho Cucamonga CA 91730

056 102 31  
Elizabeth Lee The Wu  
2114 Fox Hills Dr  
Los Angeles CA 90025

056 102 32  
Dane D P Pflueger  
31641 3rd Ave  
Laguna Beach CA 92651

056 102 33  
Lois J L J Hefty  
31613 Scenic Dr  
Laguna Beach CA 92651

056 102 34  
Ricardo Ocampo  
4021 Dauntless Dr  
Rancho Palos Verdes CA 90275

056 102 39  
Brian Orr  
31645 Scenic Dr  
Laguna Beach CA 92651

056 102 41  
Charles Reimer  
31732 Mar Vista Ave  
Laguna Beach CA 92651

056 102 42  
Sharon Stone McNair  
31631 Santa Rosa Dr  
Laguna Beach CA 92651

056 102 43  
Thomas Joe Osborne  
31651 Santa Rosa Dr  
Laguna Beach CA 92651

056 102 44  
Joseph & Suzanne Castner  
31667 3rd Ave  
Laguna Beach CA 92651

056 102 45  
Gerald Marx  
31621 Summit Rd  
Laguna Beach CA 92651

056 102 47  
Patricia White-Sawyer  
31632 Santa Rosa Dr  
Laguna Beach CA 92651

056 102 48  
George Elmore  
Po Box 102  
Koloa HI 96756

056 102 51  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 102 52  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 103 11  
Shirley Dixon  
2620 Cove Cay Dr #903  
Clearwater FL 33760

056 103 15  
Christopher Talley  
160 Via Verde #250  
San Dimas CA 91773

056 103 16  
Carolyn Keatinge  
31701 Florence Ave  
Laguna Beach CA 92651

056 103 18  
David Kutscher  
31711 Florence Ave  
Laguna Beach CA 92651

056 103 19  
Carl F C F Goodwin  
31735 Florence Ave  
Laguna Beach CA 92651

056 103 22  
Daha Randall  
24685 Via Buena Suerte  
Yorba Linda CA 92887

056 103 25  
Jeffrey The Truskey  
31712 Florence Ave  
Laguna Beach CA 92651

056 103 29  
David Milton  
31682 Fairview Rd  
Laguna Beach CA 92651

056 103 30  
Steven Ryan  
31684 Fairview Rd  
Laguna Beach CA 92651

056 103 31  
John Michael Frank  
27122 Lost Colt Dr  
Laguna Hills CA 92653

056 103 32  
Ilene Castro  
31712 Fairview Rd  
Laguna Beach CA 92651

056 103 33  
Heather Hanson  
31722 Fairview Rd  
Laguna Beach CA 92651

056 103 34  
W Kent Ramos  
1641 10th Ave  
Sacramento CA 95818

056 103 37  
Zechariah B Z Francis  
949 Van Dyke Dr  
Laguna Beach CA 92651

056 103 38  
Daniel & Marla McKeown  
24342 Caracas St  
Dana Point CA 92629

056 103 39  
Lee I L C Cambria  
24512 Jeremiah Dr  
Dana Point CA 92629

056 103 40  
Steve A S A Malterud  
31745 4th Ave  
Laguna Beach CA 92651

056 103 41  
Margery Essex  
12030 Valleyheart Dr #302  
Studio City CA 91604

056 103 42  
Alan Adam  
31681 Fairview Rd  
Laguna Beach CA 92651

056 103 43  
Tarek Berri  
21 Del Mar  
Newport Coast CA 92657

056 103 44  
Marie Zondler  
201 N Orange Grove Blvd #536  
Pasadena CA 91103

056 103 46  
31742 South Coast Highway  
218 Monarch Bay Dr  
Monarch Beach CA 92629

056 103 47  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 103 48  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 103 49  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 104 01  
Farzad Mohammadi  
31680 3rd Ave  
Laguna Beach CA 92651

056 104 03  
Jo Ann The Folsom  
4024 Chapman Pl  
Riverside CA 92506

056 104 04  
David S D & C Palmer  
805 Terraine Ave  
Long Beach CA 90804

056 104 05  
Tsz Ying Lee  
31693 Wildwood Rd  
Laguna Beach CA 92651

056 104 06  
James Hancock  
237 S Citrus Ave  
Los Angeles CA 90036

056 104 08  
James Hancock  
237 S Citrus Ave  
Los Angeles CA 90036

056 104 09  
Darrell Opp  
139 Sunset Ter  
Laguna Beach CA 92651

056 104 10  
Therese Degroot  
31692 Wildwood Rd  
Laguna Beach CA 92651

056 104 11  
Brian Christopher Billow  
31684 Wildwood Rd  
Laguna Beach CA 92651

056 104 12  
Gary Davis  
31676 3rd Ave  
Laguna Beach CA 92651

056 104 13  
Krista Krach  
31674 3rd Ave  
Laguna Beach CA 92651

056 104 16  
Gregory Sheets  
31681 Jewel Ave  
Laguna Beach CA 92651

056 104 18  
Viszolay  
31691 Jewel Ave  
Laguna Beach CA 92651

056 104 19  
Thomas Lee  
31723 4th Ave  
Laguna Beach CA 92651

056 104 24  
Farrokh Shokooh  
31191 Ceanothus Dr  
Laguna Beach CA 92651



056 104 25  
Michael Davis  
31668 3rd Ave  
Laguna Beach CA 92651

056 104 29  
Tanya Thomas  
31673 Coast Hwy  
Laguna Beach CA 92651

056 104 30  
Sean Sauers  
31668 Santa Rosa Dr  
Laguna Beach CA 92651

056 104 31  
George Riad Nimeh  
18970 Mesa Dr  
Villa Park CA 92861

056 104 32  
Daryl Steris  
31664 3rd Ave  
Laguna Beach CA 92651

056 104 33  
Christopher Taylor  
31692 Jewel Ave  
Laguna Beach CA 92651

056 104 34  
Marilyn Kumer  
31688 Jewel Ave  
Laguna Beach CA 92651

056 104 35  
Timothy Arnold Spangler  
257 Emerald Bay  
Laguna Beach CA 92651

056 104 36  
William Duffy  
31712 Jewel Ave  
Laguna Beach CA 92651

056 104 37  
Robert Vargo  
31676 Jewel Ave  
Laguna Beach CA 92651

056 104 38  
Christine Lins  
31687 Jewel Ave  
Laguna Beach CA 92651

056 104 39  
Janet Lena  
19640 Cobblestone Cir  
Venice FL 34292

056 104 40  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 104 41  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 104 42  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 104 43  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 105 09  
Lisa The Duamarell  
32091 Point Pl  
Laguna Beach CA 92651

056 105 11  
Donald Douglas Jolley  
31785 5th Ave  
Laguna Beach CA 92651

056 105 25  
Brian Oconnor  
31777 5th Ave  
Laguna Beach CA 92651

056 105 26  
Eric Smith  
31751 Scenic Dr  
Laguna Beach CA 92651

056 105 27  
Cimbire Darling  
31711 Scenic Dr  
Laguna Beach CA 92651

056 105 31  
Kevin Murphy  
624 Arch St  
Laguna Beach CA 92651

056 105 34  
Rose Marie Harrold  
31736 4th Ave  
Laguna Beach CA 92651

056 105 36  
A Newth Iv Morris  
31781 5th Ave  
Laguna Beach CA 92651

056 105 38  
Andrew Taylor Greene  
31783 5th Ave  
Laguna Beach CA 92651

056 105 39  
Julianne Grace Jolley  
31785 5th Ave  
Laguna Beach CA 92651

056 105 44  
Van Dyke  
937 Vista Del Valle Rd  
La Canada CA 91011

056 105 47  
Rose Marie Harrold  
31736 4th Ave  
Laguna Beach CA 92651

056 105 51  
Ali Ehsan  
2 Pacific Vis  
Laguna Beach CA 92651

056 105 54  
Rose Marie Harrold  
31736 4th Ave  
Laguna Beach CA 92651

056 105 55  
William Corral  
4216 Goodland Ave  
Studio City CA 91604

056 105 56  
Spiridon Koulouris  
447 Aster St  
Laguna Beach CA 92651

056 105 57  
Carmen Power Gullo  
17220 Newhope St #224  
Fountain Valley CA 92708

056 105 58  
Van Dyke  
937 Vista Del Valle Rd  
La Canada CA 91011

056 105 60  
Tod Henrichsen  
306 W Avenida De Los  
San Clemente CA 92672

056 105 61  
Van Dyke  
937 Vista Del Valle Rd  
La Canada CA 91011

056 130 03  
Sharon Girdner  
842 E Villa St #345  
Pasadena CA 91101

056 130 04  
Mark Cansdale  
31776 5th Ave  
Laguna Beach CA 92651

056 130 05  
David M D M & C Moran  
4195 Chino Hills Pkwy #106  
Chino Hills CA 91709

056 130 06  
Mark Forsyth  
31780 5th Ave  
Laguna Beach CA 92651

056 130 07  
David Burch  
31784 5th Ave  
Laguna Beach CA 92651

056 130 57  
Lynne Bernard  
31182 Brooks St  
Laguna Beach CA 92651

056 130 65  
Hospial Regional Mission  
Po Box 25666  
Anaheim CA 92825

056 130 66  
Hospial Regional Mission  
27800 Medical Center Rd #354  
Mission Viejo CA 92691