



July 30, 2020

Ronald and Lynda Wisecup
30882 Driftwood Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Wisecup,

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,

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VGP 20-19**

Visit Date: **July 24, 2020**
Applicant: **Ronald and Lynda Wisecup**
View Address: **30882 Driftwood 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, dining room, office
Upper level: Master bedroom, Den and Spa

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 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: 7/30/2020 By: M. Farr

End of Checklist



RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/30/2020*

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: M. J. [Signature] Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: *7/30/2020*



RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: W. Farr Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *m.fern* Submitted to property file: *7/30/2020*

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *mfare* Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *W. J. [Signature]* Submitted to property file: *7/30/2020*



RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: *7/30/2020*

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020



RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020



RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020



RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *M. J. [Signature]* Submitted to property file: 7/30/2020



RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *[Signature]* Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/30/2020*



RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: Mason Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

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

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

Date of photograph: 07/24/20 Photographed by: *M. J. [Signature]* Submitted to property file: *7/30/2020*

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

The photograph above was taken from the spa in the den on the upper level of the primary residential structure.

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

Date of photograph: 07/24/20 Photographed by: M. J. [Signature] Submitted to property file: 7/30/2020

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RECORD OF VIEW

VGP 20-19



30882 Driftwood Drive

The photograph above was taken from the spa in the den on the upper level of the primary residential structure.

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

Date of photograph: 07/24/20 Photographed by: Marc Submitted to property file: 7/30/2020



July 30, 2020

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM VGP-20-19
30882 DRIFTWOOD DRIVE, LAGUNA BEACH, CA**

Dear Property Owner:

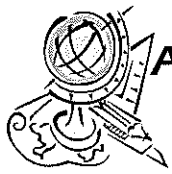
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **30882 Driftwood Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve 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
Planning Division, Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

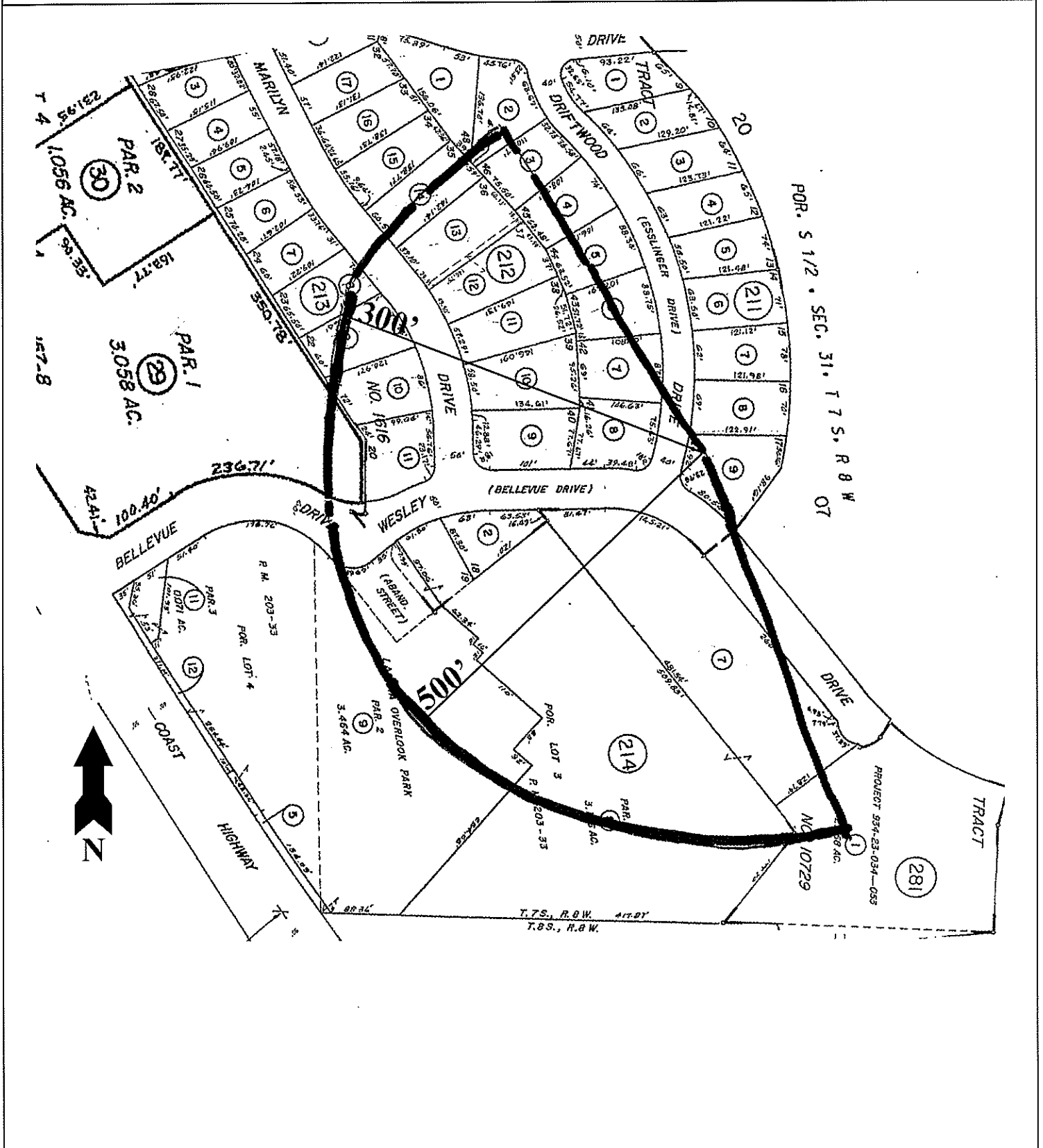
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-211-09
500' RADIUS

Address: 30882 DRIFTWOOD DR
LAGUNA BEACH CA 92651



#10201
7/29/2020



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:

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

JUL 30 2020

RECEIVED

ZONING DIVISION
CITY OF LAGUNA BEACH

656-191-29
ALMONT LAGUNA
13833 FREEWAY DR
SANTA FE SPRINGS CA 90670

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

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

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

656-212-02
JOYCE J 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 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

656-212-08
JAMES R SADLER
30871 DRIFTWOOD DR
LAGUNA BEACH CA 92651

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

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 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

656-213-08
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

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

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

656-214-02
LINDER CANDICE & DAVID L TRUST
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
LAGUNA
2335 N BANK DR
COLUMBUS OH 43220

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

934-23-034
MYNL LLC
18605 GALE AVE 205
CITY OF INDUSTRY CA 91789

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

934-23-036
BEVERLY B PALMER
29978 KNOLLVIEW DR
RANCHO PALOS VERD 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
PO BOX 426
SUMMERLAND CA 93067

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

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

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

934-23-044
SHERRY BOHN
977 WEST 8TH AVENUE UNIT
WEST VANCOUVER, B C 0

934-23-045
MARIA DEL PILAR RUEDA
21742 WESLEY DR 3
LAGUNA BEACH CA 95651

934-23-046
TAD A & MONIQUE BOGDAN
333 1ST ST 404
SAN FRANCISCO CA 94105

934-23-047
JOHN A & GINA A 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 C 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
AMEAE M WALKER
7217 LENOX AVE
RIVERSIDE CA 92504