



November 10, 2020

Richard Simeone
2570 Glenneyre St.
Laguna Beach, CA 92651

Dear Mr. Simeone,

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: **VPP 20-6741**

Visit Date: **October 1, 2020**

Applicant: **Richard Simeone**
View Address: **2570 Glenneyre**

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 upper level: Living room, dining room, kitchen

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: 10/10/2020 By: [Signature]

End of Checklist



RECORD OF VIEW

VRP 20-6741



2570 Glenneyre St.

The photograph above was taken from the main, upper level living room, dining room and kitchen of the primary residential structure.

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

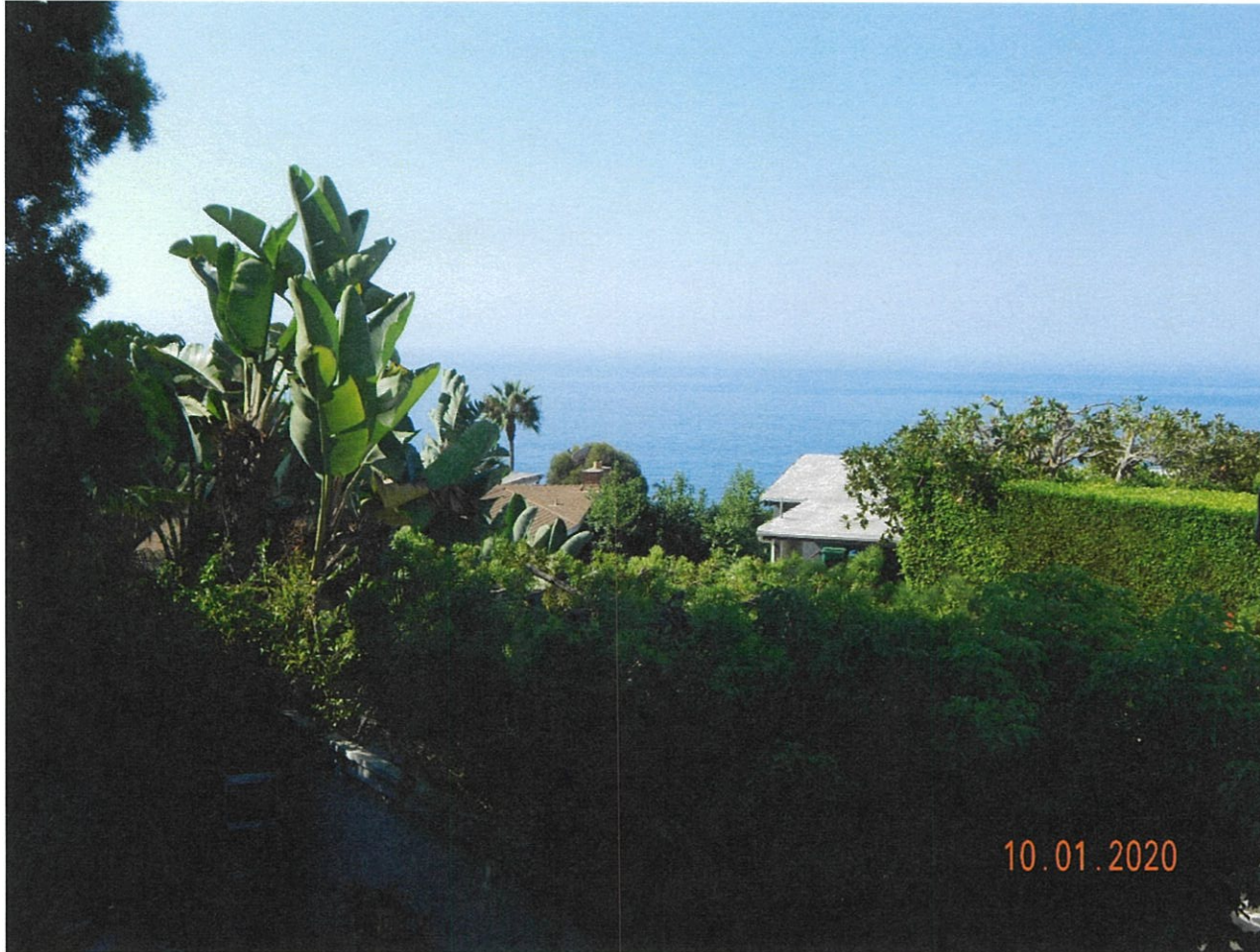
Date of photograph: 10/01/20 Photographed by: M. J. J. J. Submitted to property file: 10/10/2020

Document
1 of 7



RECORD OF VIEW

VRP 20-6741



2570 Glenneyre St.

The photograph above was taken from the main, upper level living room, dining room and kitchen of the primary residential structure.

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

Date of photograph: 10/01/20 Photographed by: *M. Fair* Submitted to property file: *u/10/2020*

Document
2 of 7



RECORD OF VIEW

VRP 20-6741



2570 Glenneyre St.

The photograph above was taken from the main, upper level living room, dining room and kitchen of the primary residential structure.

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

Date of photograph: 10/01/20 Photographed by: *M. J. [Signature]* Submitted to property file: *11/10/2020*

Document
3 of 7



RECORD OF VIEW

VRP 20-6741



2570 Glenneyre St.

The photograph above was taken from the main, upper level living room, dining room and kitchen of the primary residential structure.

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

Date of photograph: 10/01/20 Photographed by: *M. J. [Signature]* Submitted to property file: *11/16/2020*

Document
4 of 7



RECORD OF VIEW

VRP 20-6741



2570 Glenneyre St.

The photograph above was taken from the main, upper level living room, dining room and kitchen of the primary residential structure.

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

Date of photograph: 10/01/20 Photographed by: *W. Farr* Submitted to property file: *10/10/2020*

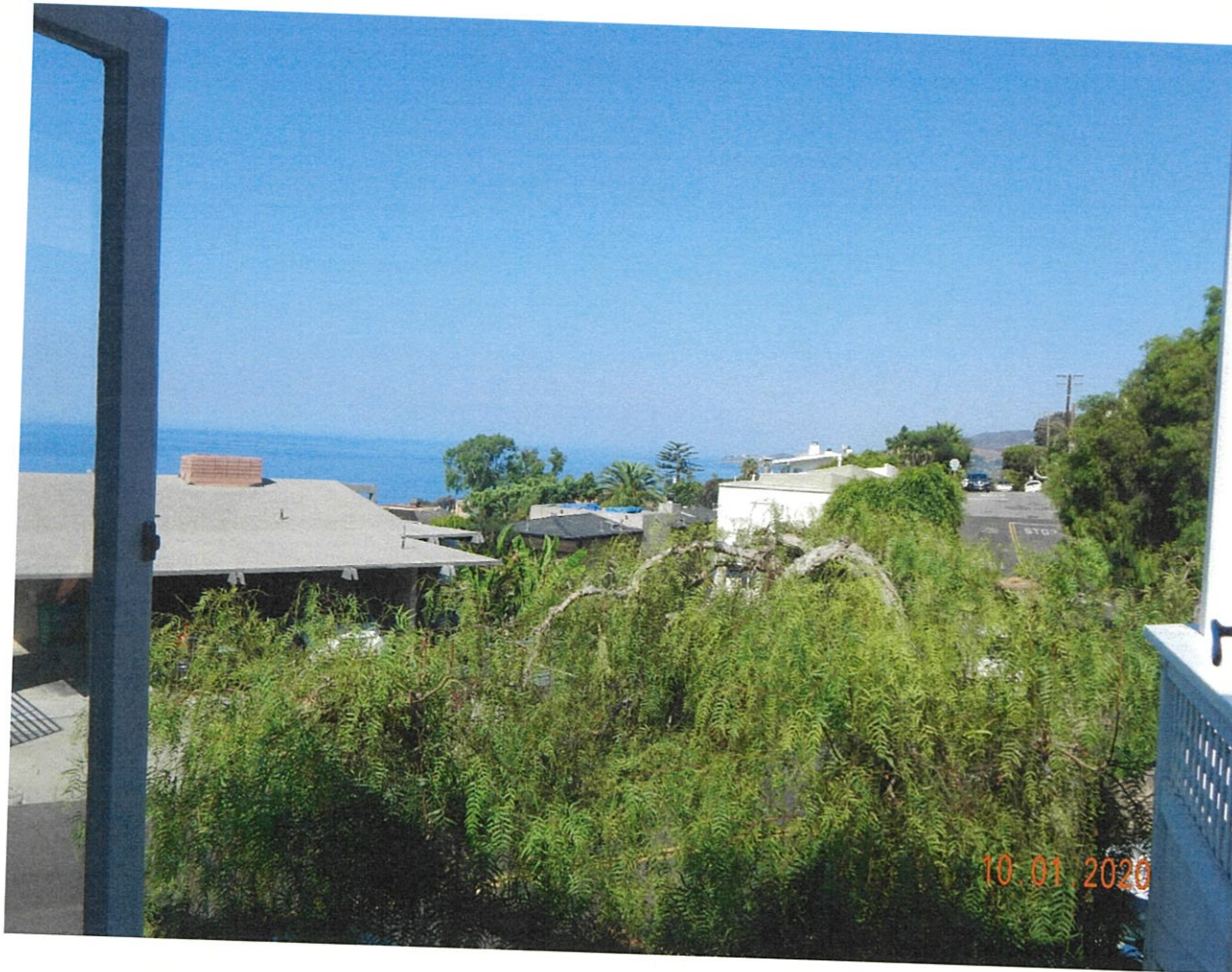
Document

5 of 7



RECORD OF VIEW

VRP 20-6741



2570 Glenneyre St.

The photograph above was taken from the main, upper level living room, dining room and kitchen of the primary residential structure.
Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 10/01/20 Photographed by: *[Signature]* Submitted to property file: *11/10/2020*

Document
6 of 7



RECORD OF VIEW

VRP 20-6741



2570 Glenneyre St.

The photograph above was taken from the main, upper level living room, dining room and kitchen of the primary residential structure.
Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 10/01/20 Photographed by: *[Signature]* Submitted to property file: *11/10/2020*

Document
7 of 7



November 10, 2020

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 20-6741
2570 Glenneyre St., Laguna Beach, CA

Dear Property Owner:

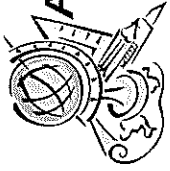
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **2570 Glenneyre St.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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

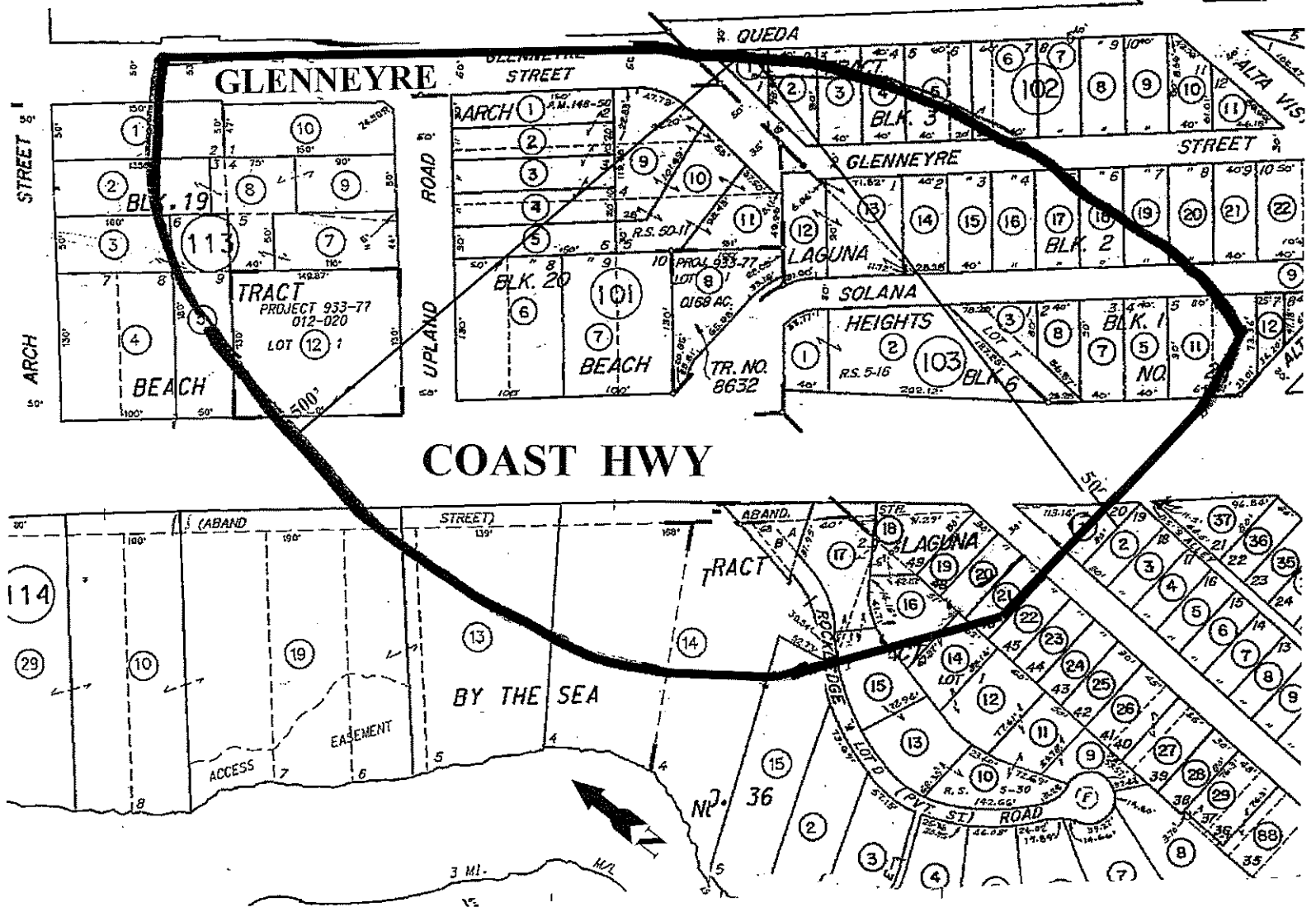
Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869
www.advancedlisting.com denise@advancedlisting.com

Subject APN: 656-102-01

500' RADIUS for View Preservation

Address:

2570 GLENNEYRE ST
LAGUNA BEACH CA 92651



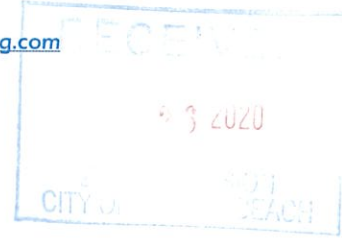
#10320
10/23/2020



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 Prepared for:

656-102-01
SIMEONE RICHARD A & RACHEL A
2570 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-102-01
SIMEONE RICHARD A & RACHEL A
2570 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-101-01
ROBERT L & RITA L QUINN
293 UPLAND RD
LAGUNA BEACH CA 92631

656-101-02
283 UPLAND ROAD LB
12574 INDANAPOLIS ST
LOS ANGELES CA 90066

656-101-03
OFELIA JOVERO IGASAKI
2164 AVENIDA SOLEDAD
FULLERTON CA 92683

656-101-04
LAURA ELIZABETH GRANT
263 UPLAND RD
LAGUNA BEACH CA 92651

656-101-05
LAWRENCE R ANDERSON
3313 CALLE DE DEBESA
CAMARILLO CA 93010

656-101-06, 07
2510 SOUTH COAST HIGHWAY 2
1750 14TH ST E
SANTA MONICA CA 90404

656-101-09
BROS WILLIAMS
2757 VICTORIA DR
LAGUNA BEACH CA 92651

656-101-10
DONALD W A SMITH
1047 VAN DYKE DR
LAGUNA BEACH CA 92651

656-101-11
JEFFREY O BUTCHER
2585 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-101-12
CRUZ LAGUNA
2599 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-101-13
GULLEDGE KARL
2611 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-101-14
ERNEST P HUDDLESON
3931 MAYFIELD AVE
GLENDALE CA 91214

656-101-15
JOAN ELIZABETH LOOS
2612 SOLANA WAY
LAGUNA BEACH CA 92651

656-101-16
DANH VAN LE
6022 PAXTON CT
SAN JOSE CA 95123

656-101-17
EVE WONG FIGGE
350 FOREST AVE 47E
LAGUNA BEACH CA 92652

656-101-18
JOHANN NICOLAS CLAPP
1321 MARIAN LN
NEWPORT BEACH CA 92660

656-101-19
JACK A STEVENS
2656 SOLANA WAY
LAGUNA BEACH CA 92651

656-102-02
MICHAEL S MAGNUSON
9411 LA SERNA DR
WHITTIER CA 90605

656-102-03, 04
BONNIE KAY MAC DONALD
2612 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-102-05
SAMUEL BERWICK
2626 GLENNEYRE
LAGUNA BEACH CA 92651

656-102-06
JAMES ROBERT SOUZA
2640 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-103-01
RICHARD G & ELEANOR A DUNLAP
1130 DEL MAR
LAGUNA BEACH CA 92651

656-103-02
MILES L STERLING
PO BOX 1558
LAKE FOREST CA 92609

656-103-03
PATRICIA E PERRIN
2611 261 SOLANA WAY
LAGUNA BEACH CA 92651

656-103-05
CHAD BRUNOCHELLI
108 AVORA ST
MONROVIA CA 91016

656-103-07
ROBERT A YOUNG
2731 PONTE GALLERIA CT
HENDERSON NV 89044

656-103-08
DALE E PERRIN
32371 ALIPAZ ST 106
SAN JUAN CAPISTRA CA 92675

656-103-11
NINE TREE HILL ORGANICS INC
8096 W COUNTRY VW
LA HABRA CA 90631

656-103-12
GLENN E & BETTE R MCINTIRE
2677 SOLANA WAY
LAGUNA BEACH CA 92651

656-113-01
KAZIMIR W BILINSKI
30861 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-113-02
JULIE SOUTHWELL
265 ARCH ST
LAGUNA BEACH CA 92651

656-113-05
LESLIE THORTON
PO BOX 292
TIBURON CA 94920

656-113-07
SARKIS T & TAMARA FAULKNER
AREVIAN
260 UPLAND ST
LAGUNA BEACH CA 92651

656-113-08
DMB FAMILY TRUST
274 UPLAND RD
LAGUNA BEACH CA 92651

656-113-09
KIAN KHALOOGHLI
276 UPLAND RD
LAGUNA BEACH CA 92651

656-113-10
LARRY ALAN AUSTIN
2465 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-114-13
GWIN KELLY
14 MONARCH BAY PLZ 212
MONARCH BEACH CA 92629

656-114-14
DAVID W WILSON
1400 N TUSTIN AVE
ORANGE CA 92867

656-114-15
CATHLEEN H VICKERS
1 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-114-19
WILLIAM H GROSS
520 NEWPORT CENTER DR 1420
NEWPORT BEACH CA 92660

656-151-01
AGNES O HALL
1400 N TUSTIN
ORANGE CA 92867

656-151-14
FELIX & KRISTEN MARTIN
1278 GLENNEYRE ST 247
LAGUNA BEACH CA 92651

656-151-15
TIMOTHY A BLACK
170 ROCKLEDGE TER
LAGUNA BEACH CA 92651

656-151-16
THOMAS J DE VORE
2283 CORAL RIDGE AVE
HENDERSON NV 89052

656-151-17
DENNIS C SMITH
17611 CHAMPION FOREST DR
SPRING TX 77379

656-151-18
DARDANTZ PROPERTIES
199 ROCKLEDGE TER
LAGUNA BEACH CA 92651

656-151-19
LARRY DOYLE
2601 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-20
TARI BERGLUND
2605 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-21
SHAKERIN KAYVON
2609 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-22
CHARLES W UNSWORTH
3419 VIA LIDO 166
NEWPORT BEACH CA 92663

656-152-01
ROBERT I BLAU
2604 VICTORIA DR
LAGUNA BEACH CA 92651

933-77-001
2560 SOLANA WAY
1208 W SUNSET DR
REDLANDS CA 92373

933-77-002
STEPHEN JOHN GROTH
554 DIAMOND ST
LAGUNA BEACH CA 92651

933-77-003
ISAAC ABUSLEME
11948 ANDASOL AVE
GRANADA HILLS CA 91344

933-77-004
JOHN DAMRON
PO BOX 18247
DENVER CO 80218

933-77-005
TERRILL F FOLSLAND
21617 443RD AVE
OLDHAM SD 57051

933-77-006
ROBERT W ZIELINSKI
456 S ARROWHEAD AVE
SAN BERNARDINO CA 92408

933-77-007
ANTHONY P & CAMILLE M
TOMMARELLO
25921 CEDARBLUFF TERRACE
LAGUNA HILLS CA 92653

933-77-012 - 020
GREG A MAC GILLIVRAY
P O BOX 205
LAGUNA BEACH CA 92652