



July 8, 2021

Steven K. Fowlkes
159 Dumond Dr.
Laguna Beach, CA 92651

Dear Mr. Fowlkes,

Attached are the documents for the View Preservation/Record of Views application 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 file path, Government > Community Development > Planning & Zoning > Views & Trees.

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 that reads "Tony Farr".

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 21-9484**

Visit Date: **7/1/21**
Applicant: **Steven K. Fowlkes**
View Address: **159 Dumond 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, kitchen
Upper level: Master bedroom, guest bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, whitewater and the 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: 7/8/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 7/1/21 Photographed by: M. J. [Signature] Submitted to property file: 7/8/21

Document
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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: whitewater and ocean horizon.

Date of photograph: 7/1/21 Photographed by: *M. J. [Signature]* Submitted to property file: 7/8/21

Document
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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: whitewater and ocean horizon.

Date of photograph: 7/1/21 Photographed by: *M. J. ...* Submitted to property file: *7/8/21*

Document
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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: whitewater and ocean horizon.

Date of photograph: 7/1/21 Photographed by: *M. Jarr* Submitted to property file: *7/8/21*

Document
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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: whitewater and ocean horizon.

Date of photograph: 7/1/21 Photographed by: M. J. [Signature] Submitted to property file: 7/8/21

Document
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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: whitewater and ocean horizon.

Date of photograph: date/21 Photographed by: *mfarr* Submitted to property file: *7/8/21*

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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: whitewater and ocean horizon.

Date of photograph: 7/1/21 Photographed by: M. J. [Signature] Submitted to property file: 7/8/21



RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 7/1/21 Photographed by: *W. J. [Signature]* Submitted to property file: *7/8/21*

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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 7/1/21 Photographed by: *M. J. [Signature]* Submitted to property file: *7/8/21*

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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 7/1/21 Photographed by: M. J. [Signature] Submitted to property file: 7/8/21

Document
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RECORD OF VIEW

VPP 21-9484



159 Dumond Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 7/1/21 Photographed by: *M. J. [Signature]* Submitted to property file: *7/8/21*

Document
11 of 11



July 8, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9484
159 Dumond Dr., Laguna Beach, CA

Dear Property Owner:

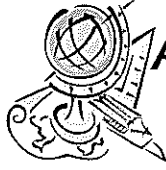
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **159 Dumond Dr.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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 a 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 file path, Government > Community Development > Planning & Zoning > Views & Trees. 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

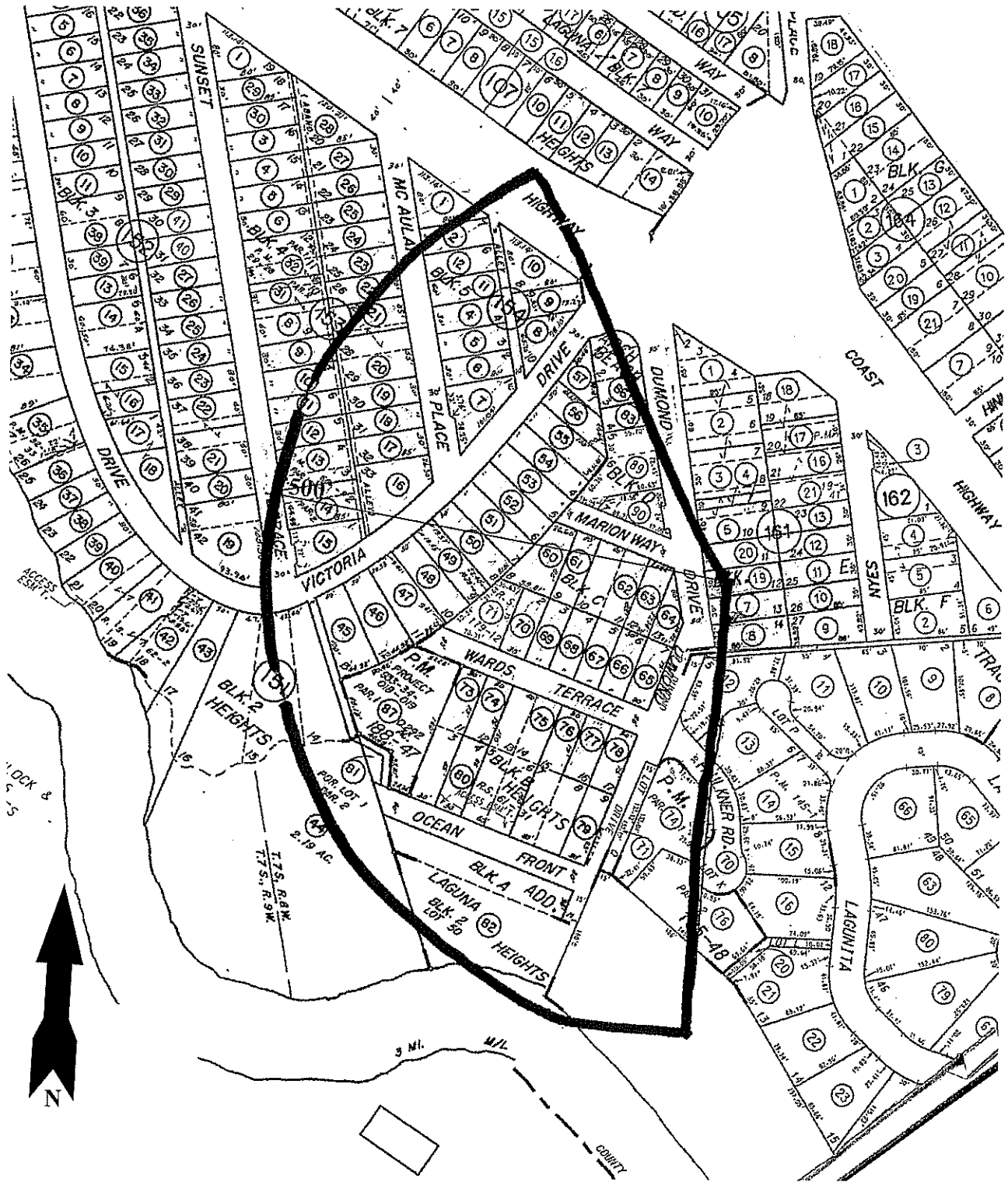
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-161-19
500' RADIUS for View Preservation

Address: 159 Dumond Drive
Laguna Beach CA 92651





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

#10721
7/8/2021

**500' Ownership Listing
for View Preservation
Prepared for:**

**656-161-19
STEVEN K FOWLKES
159 DUMOND DRIVE
LAGUNA BEACH CA 92651**

656-151-44
MND LLC
2703 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-45
ZACHARY SHUMAN
1585 KAPIOLANI BLVD 1110
HONOLULU HI 96814

656-151-46
WASHBURN INVESTMENTS BEACH PROPERTY
807 CENTER ST
RIVERSIDE CA 92507

656-151-47
DANIEL B & JILL B FUGAL FINANCIL
1005 S MAIN ST
PLEASANT GROVE UT 84062

656-151-48
SAMUEL & CHIAO-EN IP LIN
1955 MARENGO AVE
SOUTH PASADENA CA 91030

656-151-49
EUBULUS J KERR
370 GALLIER PL
SHREVEPORT LA 71106

656-151-50
JOHN ERIC HOUSDEN
2741 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-51
PATRICK & MAURA MC KILLEN
2745 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-52
ELIZABETH SMITH HOCKING
513 WYNDMOOR AVE
WYNDMOOR PA 19038

656-151-53
BROS WILLIAMS
2757 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-54
GRABLE B RONNING
PO BOX 7804
INCLINE VILLAGE NV 89450

656-151-55
FITZGERALD PATRICK JOSEPH
2767 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-56
MARY KATHERYN NEIL
PO BOX 510
LAGUNA BEACH CA 92651

656-151-57
KEVIN A CORDANO
1904 MONTEREY RD
SOUTH PASADENA CA 91030

656-151-60
DAMON MCINTOSH
2845 MARION WAY
LAGUNA BEACH CA 92651

656-151-61
TOONERS PROPERTIES
34145 PACIFIC COAST HIGHWAY 516
DANA POINT CA 92629

656-151-62
SUSAN S WELLER
2865 MARION WAY
LAGUNA BEACH CA 92651

656-151-63
CHINSUK KIM
2774 ATHENS RIDGE DR
HENDERSON NV 89052

656-151-64
HAZEL B RIBARICH
420 S BARRINGTON AVE 301
LOS ANGELES CA 90049

656-151-65
BRUCE D LERNER
734 SUNTREE DR
WESTERVILLE OH 43081

656-151-66
RICHARD W DAY
2880 WARDS TER
LAGUNA BEACH CA 92651

656-151-67, 68
SUSAN S WELLER
2865 MARION WAY
LAGUNA BEACH CA 92651

656-151-69
WARDS LLC
PO BOX 4623
LAGUNA BEACH CA 92652

656-151-70
RANDALL L TEGTMEIER
2836 WARDS TER
LAGUNA BEACH CA 92651

656-151-71
TERRACE WARDS
4900 EDISON AVE
CHINO CA 91710

656-151-73
ROBERT O HARKER
4319 HAYMAN AVE
LA CANADA CA 91011

656-151-74
JERMAINE BUSH
1540 W BASELINE ST 501
SAN BERNARDINO CA 92411

656-151-75
TELLIARD ENTERPRISES
1460 GILCROSS WAY
RIVERSIDE CA 92506

656-151-76
WILLIAM S GOODGLICK
26 OAKMONT DR
LOS ANGELES CA 90049

656-151-77
STUART KLABIN
626 N BEDFORD DR
BEVERLY HILLS CA 90210

656-151-78
HUMMER JOHN
PO BOX 1768
SUN VALLEY ID 83353

656-151-79
DOUGLAS S & WENDI T DVORAK
PO BOX 683718
PARK CITY UT 84068

656-151-80
2020 OCEAN
1155 S ROCK BLVD 400
RENO NV 89502

656-151-83
PETER D LIZOTTE
4601 WILLSHIRE BLVD 200
LOS ANGELES CA 90010

656-151-86
DONNA T WHITSON
9350 SW ROYAL WOODLANDS DR
BEAVERTON OR 97005

656-151-89
RAUL A ESTRADA
2460 IRVINE COVE CRES
LAGUNA BEACH CA 92651

656-151-90
STEVEN CARDOZA
170 DUMOND DR
LAGUNA BEACH CA 92651

656-152-19
JERALD P WALDMAN
2694 VICTORIA DR
LAGUNA BEACH CA 92651

656-153-08
JASON OPASTORE
143 SUNSET TERRACE
LAGUNA BEACH CA 92651

656-153-09
DARRELL A OPP
139 SUNSET TER
LAGUNA BEACH CA 92651

656-153-10
JAMIE FAY ALPER
440 S MOHLER DR
ANAHEIM CA 92808

656-153-11
ERIC PAPA
129 SUNSET TER
LAGUNA BEACH CA 92651

656-153-12
NICOLAS M STEVERLYNCK
4901 E ARROYO VERDE DR
PARADISE VLY AZ 85253

656-153-13
HOWARD J JELINEK
119 SUNSET TER
LAGUNA BEACH CA 92651

656-153-14
ROBERT E TOPP
2700 N MAIN ST 750
SANTA ANA CA 92705

656-153-15
KJELL A & JULIE BO
18710 NC HIGHWAY 48
ENFIELD NC 27823

656-153-16
JOHN A ROWLAND
16414 BLUE GRASS LN
CHINO HILLS CA 91709

656-153-17
VARTKESS ARA APKARIAN
8 LOCKE
IRVINE CA 92617

656-153-18
TINA VEATCH LAMBERT
124 MCAULAY PL
LAGUNA BEACH CA 92651

656-153-19
JOHN D & CORINNE I SUVEGES
128 MC AULAY PL
LAGUNA BEACH CA 92651

656-153-20
138 MCAULEY PLACE LLC
138 MCAULAY PL
LAGUNA BEACH CA 92651

656-153-21
LUKE REALTY LUKIE
84 ORCHARD ST RM 2
NEW YORK NY 10002

656-153-22
PLACE MCAULAY
550 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-153-23
KOH MANAGEMENT
515 OCEAN AVE S307
SANTA MONICA CA 90402

656-154-01
LILIANA INES PIENZI-JOSEAU
4837 INDIANOLA WAY
LA CANADA FLINTRI CA 91011

656-154-02
DAN R SUGG
173 MC AULAY PL
LAGUNA BEACH CA 92651

656-154-04
CHARLES B ROSELLI
145 MC AULAY PL
LAGUNA BEACH CA 92651

656-154-05
KENNETH G SHERWOOD
6666 DAKOTA AVE
ALTA LOMA CA 91737

656-154-06
PAUL LAYTON
4001 STANSBURY AVE
SHERMAN OAKS CA 91423

656-154-07
GARY & MYLENE N ZOROMSKI
119 MCAULAY PL
LAGUNA BEACH CA 92651

656-154-08
DAVID S GOLDSTEIN
2780 VICTORIA DR
LAGUNA BEACH CA 92651

656-154-09
JOHN H & JANICE ALABASTER
871 VAN DYKE DR
LAGUNA BEACH CA 92651

656-154-10
NICHOLAS M KORMELUK
2787 S COAST HWY A-D
LAGUNA BEACH CA 92651

656-154-11
FRED S KARGER
2745 WOODSTOCK RD
LOS ANGELES CA 90046

656-154-12
JEFFREY J KAPLAN
PO BOX 9576
LAGUNA BEACH CA 92652

656-161-05
TIMOTHY L ALGER
165 DUMOND DR
LAGUNA BEACH CA 92651

656-161-07
JAMES H MERIWETHER
2776 MOUNTAIN VIEW DR
LA VERNE CA 91750

656-161-08
JACK ISAAC ABECASSIS
151 DUMOND DR
LAGUNA BEACH CA 92651

656-161-19
STEVEN K FOWLKES
11661 SAN VICENTE BLVD 510
LOS ANGELES CA 90049

656-161-20
JAMES H & SONIA CURTIS
2615 VICTORIA DR
LAGUNA BEACH CA 92651

656-171-12
ODELL FAMILY
3937 HARBOR WALK LN
FORT COLLINS CO 80525

656-171-13
SUNG-TSEI CHEN
6 LAGUNITA DR
LAGUNA BEACH CA 92651

656-171-70, 71, 72
LAGUNITA COMMUNITY ASSN
PO BOX 4048
SANTA ANA CA 92702

656-171-74
MYLETT EDWARD J III
4195 CHINO HILLS PKWY E513
CHINO HILLS CA 91709

656-171-76
STANLEY LUVANITA LLC
6420 CAMERON ST 207
LAS VEGAS NV 89118

933-34-018
TINA A WEBER
PO BOX 151
MOOSE WY 83012

933-34-019
RAYMOND LEE CREBS
2110 N LAUREL AVE
UPLAND CA 91784