



July 8, 2021

Steve K. Fowlkes
2636 Victoria 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 21-9483**

Visit Date: **7/1/21**

Applicant: **Steven K. Fowlkes**
View Address: **2636 Victoria 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: Dining room, kitchen
Upper level: Exercise room

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, northerly coastline, 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 21-9483



2636 Victoria Dr.

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

Visual scene description: Catalina Island, northerly coastline and ocean horizon.

Date of photograph: 7/1/21 Photographed by: Marr Submitted to property file: 7/8/21

Document
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RECORD OF VIEW

VPP 21-9483



2636 Victoria Dr.

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

Visual scene description: ocean horizon.

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

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RECORD OF VIEW

VPP 21-9483



2636 Victoria Dr.

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

Visual scene description: ocean horizon.

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

Document
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RECORD OF VIEW

VPP 21-9483



2636 Victoria Dr.

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

Visual scene description: Catalina Island, northerly coastline and ocean horizon.

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

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RECORD OF VIEW

VPP 21-9483



2636 Victoria Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 7/1/21 Photographed by: Marr Submitted to property file: 7/8/21

Document
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RECORD OF VIEW

VPP 21-9483



2636 Victoria Dr.

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

Visual scene description: ocean horizon.

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

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RECORD OF VIEW

VPP 21-9483



2636 Victoria Dr.

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

Visual scene description: ocean horizon.

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

Document

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RECORD OF VIEW

VPP 21-9483



2636 Victoria Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 7/1/21 Photographed by: Myan Submitted to property file: 7/8/21

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RECORD OF VIEW

VPP 21-9483



2636 Victoria Dr.

The photograph above was taken from the exercise room 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 21-9483



2636 Victoria Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 7/1/21 Photographed by: Yara Submitted to property file: 7/8/21

Document
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July 8, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9483
2636 Victoria 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 **2636 Victoria 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.

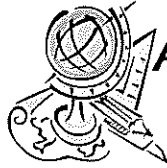
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

A handwritten signature in blue ink that reads "Tony Farr".

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

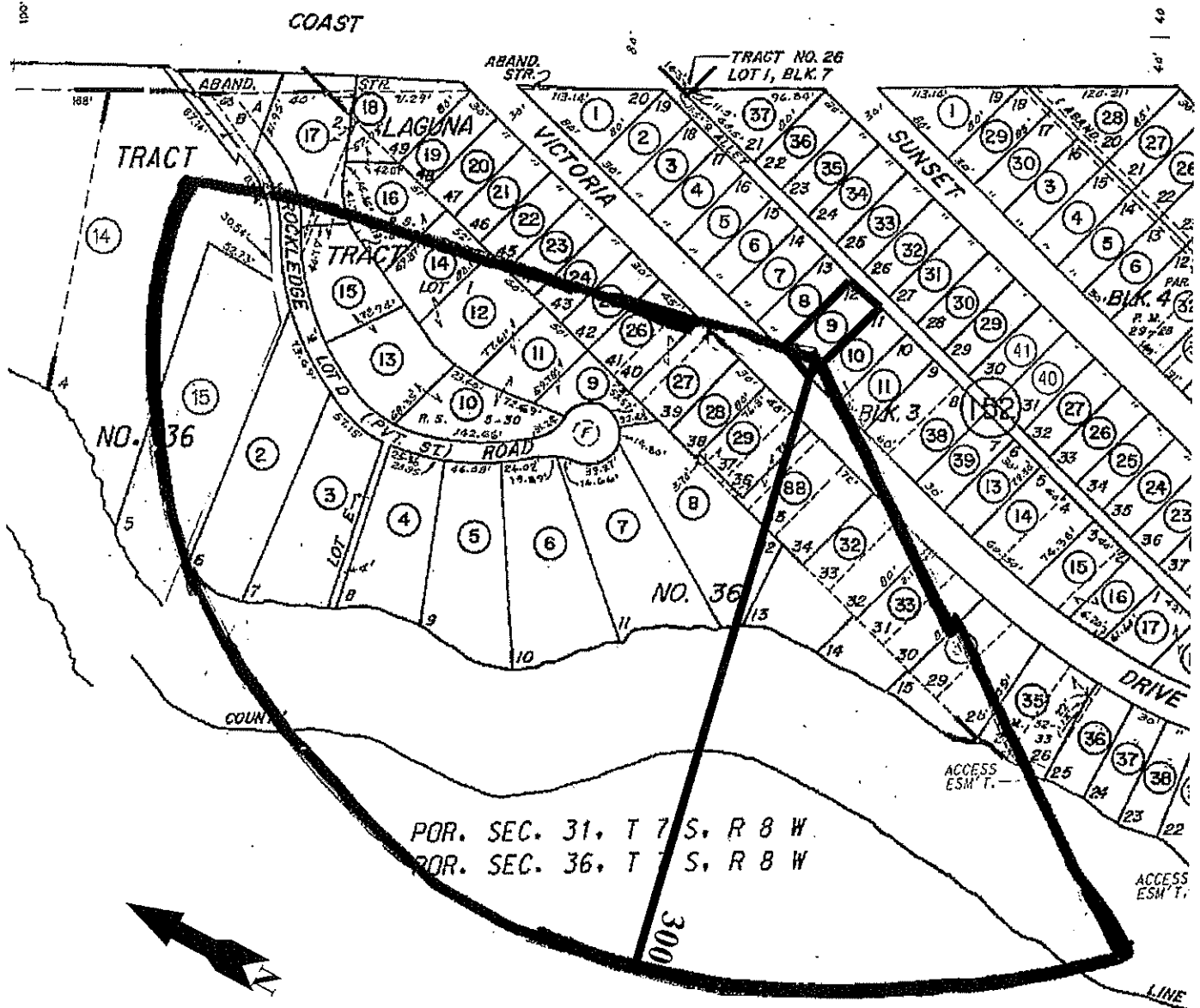
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-152-09
500' RADIUS for View Preservation

Address: 2636 Victoria 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
7/7/2021

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

**656-152-09
STEVEN K FOWLKES
2636 VICTORIA DR
LAGUNA BEACH CA 92651**

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

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

656-151-02
BRUCE R BATES
2 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-151-03
MARY E RUTKOWSKI
3 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-151-04
ALICE R ASHWILL
4 ROCKLEDGE
LAGUNA BEACH CA 92651

656-151-05, 06
WARD PROPS LLC
1100 NEWPORT CENTER DR 200
NEWPORT BEACH CA 92660

656-151-07
WARD PROPERTIES LLC
2452 BAYSHORE DR
NEWPORT BEACH CA 92663

656-151-08
TRUDY A MIURA
8 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-151-09
BARBARA A WICK
6601 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

656-151-10
GEMMA & CHARLES ROSEN
120 ROCKLEDGE RD
LAGUNA BEACH CA 92651

656-151-11
THOMAS A BAK
131 ROCKLEDGE TER
LAGUNA BEACH CA 92651

656-151-12
HARLEY J NEUMAN
16255 VENTURA BLVD 900
ENCINO CA 91436

656-151-13
BENJAMIN SIEGEL
150 ROCKLEDGE RD
LAGUNA BEACH CA 92651

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

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

656-151-23
MELISSA ALONZO & SCOTT ALAN KRIZ
2615 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-24
BRUCE R TEGET
6 SADDLE CREEK RD
FALLBROOK CA 92028

656-151-25
RANDALL W BLACK
309 E EDGEWATER AVE
NEWPORT BEACH CA 92661

656-151-26
DAVID A LEVINE
1590 S COAST HWY 17
LAGUNA BEACH CA 92651

656-151-27
THUNDER EPIC
24422 AVENIDA DE LA CARLOT 400
LAGUNA HILLS CA 92653

656-151-28
DAVID A & KATHLEEN DI CESARIS
5 WHITE PINE CANYON RD
PARK CITY UT 84060

656-151-29
PAUL C JILLSON
2637 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-32
RICHARD C BRACAMONTE
23330 MILL CREEK DR 100
LAGUNA HILLS CA 92653

656-151-33
STEVEN K FOWLKES
11661 SAN VICENTE BLVD 510
LOS ANGELES CA 90049

656-151-34
TERRILE FAMILY TRUST
1425 LOMBARDY RD
PASADENA CA 91106

656-151-35
WAVE OCEAN
107 TIMBERWILDE
HOUSTON TX 77024

656-151-88
HANKINSON ERIC
2645 VICTORIA DR
LAGUNA BEACH CA 92651

656-152-07
PETER W SCHINELLER
2628 VICTORIA DR
LAGUNA BEACH CA 92651

656-152-08
GARY K SNIDECOR
18869 BERNARDO TRAILS DR
SAN DIEGO CA 92128

656-152-09
STEVEN K FOWLKES
11661 SAN VICENTE BLVD 510
LOS ANGELES CA 90049

656-152-10, 11
OCEAN VIEW BWS
200 HOOVER AVE 2111
LAS VEGAS NV 89101

656-152-38
BRENT R LILJESTROM
2646 VICTORIA DR
LAGUNA BEACH CA 92651