



11/15/21

Tim Welch
21542 Ocean Vista Drive
Laguna Beach, CA 92651

Dear Mr. Welch,

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 21-10329**

Visit Date: **September 30, 2021**
Applicant: **Tim Welch**
View Address: **21542 Ocean Vista 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, master bedroom, bedroom 2 (street side), bedroom 3 (side yard)

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, Main Beach, Emerald Bay 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: 11/15/21 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista 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: 9/30/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/15/21*



RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista 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: 9/30/21 Photographed by: M. J. [Signature] Submitted to property file: 11/15/21

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista 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: 9/30/21 Photographed by: *M. Spar* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista 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: 9/30/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista 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: 9/30/21 Photographed by: *[Signature]* Submitted to property file: 11/15/21

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista 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: 9/30/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista 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: 9/30/21 Photographed by: *[Signature]* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

The photograph above was taken from sitting in 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: 9/30/21 Photographed by: *[Signature]* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

The photograph above was taken from sitting in 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: 9/30/21 Photographed by: *[Signature]* Submitted to property file: 11/15/21

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

The photograph above was taken from sitting in 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: 9/30/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

The photograph above was taken from sitting in 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: 9/30/21 Photographed by: *mfarr* Submitted to property file: *4/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

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

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

Date of photograph: 9/30/21 Photographed by: *[Signature]* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

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

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

Date of photograph: 9/30/21 Photographed by: *M. J. [Signature]* Submitted to property file: 11/15/21

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

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

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

Date of photograph: 9/30/21 Photographed by: *[Signature]* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

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

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

Date of photograph: 9/30/21 Photographed by: Mason Submitted to property file: 10/15/21

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

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

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

Date of photograph: 9/30/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

The photograph above was taken from bedroom 2 on the main level of the primary residential structure.

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

Date of photograph: 9/30/21 Photographed by: M. J. [Signature] Submitted to property file: 11/15/21



RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

The photograph above was taken from bedroom 3 on the main level of the primary residential structure.

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

Date of photograph: 9/30/21 Photographed by: *M. J. [Signature]* Submitted to property file: 11/15/21

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

The photograph above was taken from bedroom 3 on the main level of the primary residential structure.

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

Date of photograph: 9/30/21 Photographed by: *mfarr* Submitted to property file: *11/15/21*

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RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

The photograph above was taken from bedroom 3 on the main level of the primary residential structure.

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

Date of photograph: 9/30/21 Photographed by: suparr Submitted to property file: 11/15/21

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11/15/21

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10329
21542 Ocean Vista 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 **21542 Ocean Vista 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 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



500' Radius Map
21542 Ocean Vista Dr
Laguna Beach CA
APN(s) 656-212-01
Prepared 11/8/2021
by Express Mapping
1 inch = 200 feet



656 191 29
Laguna Almont LLC
13833 Freeway Dr
Santa Fe Springs CA 90670

656 191 32
Aliso Creek Center LLC
660 Newport Center Dr #200
Newport Beach CA 92660

656 201 01
Mt Galaxy LLC
5737 Alvarado Pl
Rancho Cucamonga CA 91739

656 201 04
Jeffrey Dybas
1597 Tahiti Ave
Laguna Beach CA 92651

656 201 18
Hansjorg Rey
30722 Marilyn Dr
Laguna Beach CA 92651

656 201 21
Charles Jacks
31921 E Nine Dr
Laguna Niguel CA 92677

656 212 02
Joyce Brodt
21562 Ocean Vista Dr
Laguna Beach CA 92651

656 212 07
Kazimir Walter Bilinski
30861 Driftwood Dr
Laguna Beach CA 92651

656 212 10
Alfonso Avendano
24299 Paseo De Valencia #2112
Laguna Woods CA 92637

656 212 13
Robert Contorelli
30832 Marilyn Dr
Laguna Beach CA 92651

656 191 30
Aliso Creek Center LLC
660 Newport Center Dr #200
Newport Beach CA 92660

656 191 33
Aliso Creek Center LLC
660 Newport Center Dr #200
Newport Beach CA 92660

656 201 02
Sheri Beth Loewenstein
21461 Ocean Vista Dr
Laguna Beach CA 92651

656 201 05
Jefferson Knauer
30701 Marilyn Dr
Laguna Beach CA 92651

656 201 19
Gromet Stevan 214
114 Pacifica #250
Irvine CA 92618

656 201 22
Melinda Zoller
21531 Ocean Vista Dr
Laguna Beach CA 92651

656 212 03
Suzanne Mae Short
30801 Driftwood Dr
Laguna Beach CA 92651

656 212 08
James Sadler
30871 Driftwood Dr
Laguna Beach CA 92651

656 212 11
Michael Joseph Gruba
30852 Marilyn Dr
Laguna Beach CA 92651

656 212 14
Carlyle Cornell III
30822 Marilyn Dr
Laguna Beach CA 92651

656 191 31
Aliso Creek Center LLC
660 Newport Center Dr #200
Newport Beach CA 92660

656 191 38
Laguna Terrace Hometown
150 N Wacker Dr #2800
Chicago IL 60606

656 201 03
Susan D'Accardo Brennan
30731 Marilyn Dr
Laguna Beach CA 92651

656 201 06
Mohsen Abdolsalehi
7830 Crescent Ave
Buena Park CA 90620

656 201 20
William Hatch
4086 Sunnyhill Dr
Carlsbad CA 92008

656 212 01
Timothy Red Welch
26592 Stetson Pl
Laguna Hills CA 92653

656 212 06
Michael Oconnell
30841 Driftwood Dr
Laguna Beach CA 92651

656 212 09
Laura Uguccioni
31726 Rancho Viejo Rd #215
San Juan Capistrano CA 92675

656 212 12
James Galassi Jr.
30842 Marilyn Dr
Laguna Beach CA 92651

656 212 15
Michael Sadowski
715 Silverwheel Pl
Newbury Park CA 91320

656 212 16
Roger Martinni
30802 Marilyn Dr
Laguna Beach CA 92651

656 212 17
Gerald Zelko Sr.
30792 Marilyn Dr
Laguna Beach CA 92651

656 212 18
Dylan Rigdon
301 E 17th St #209
Costa Mesa CA 92627

656 213 01
Elimelech Goorevitch
21462 Ocean Vista Dr
Laguna Beach CA 92651

656 213 02
John Trevino
21452 Ocean Vista Dr
Laguna Beach CA 92651

656 213 03
K & A Kenaston
30781 Marilyn Dr
Laguna Beach CA 92651

656 213 04
Eugene Yen Shun Won
30791 Marilyn Dr
Laguna Beach CA 92651

656 213 05
Andrew Taylor Greene
30801 Marilyn Dr
Laguna Beach CA 92651

656 213 06
William Hallmark Jameson
30811 Marilyn Dr
Laguna Beach CA 92651

656 213 07
Timothy J T J Gray
30821 Marilyn Dr
Laguna Beach CA 92651

656 213 08
Michael Terzian
30831 Marilyn Dr
Laguna Beach CA 92651

656 213 09
Deborah The Miller
30851 Marilyn Dr
Laguna Beach CA 92651

656 213 10
Martin Dawson
30861 Marilyn Dr
Laguna Beach CA 92651

656 213 11
Brent Jamison
30871 Marilyn Dr
Laguna Beach CA 92651

656 214 02
David & D Linder
21572 Wesley Dr
Laguna Beach CA 92651

656 214 07
Church Laguna Beach
21632 Wesley Dr
Laguna Beach CA 92651

656 214 08
National Church
2335 N Bank Dr
Columbus OH 43220

656 214 09
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651