

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,

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.

End of Checklist

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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.

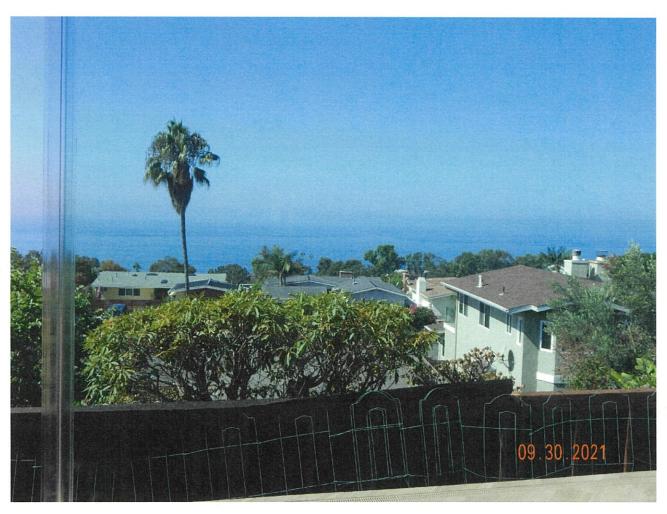
Visual scene description: San Clemente and Catalina Islands, and ocean horizon.

Date of photograph: 9/30/21 Photographed by: ______ Submitted to property file:

Document 1 of 20

CALIFORNIA CALIFORNIA

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: ______ Submitted to property file: _

Document 2 of 20

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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: ______ Submitted to property file:

Document 3 of 20





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: ______ Submitted to property file:

Document 4 of 20

CALIFORNIA

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: ______Submitted to property file: _

Document 5 of 20





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: ______ Submitted to property file: _____

Document 6 of 20





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.

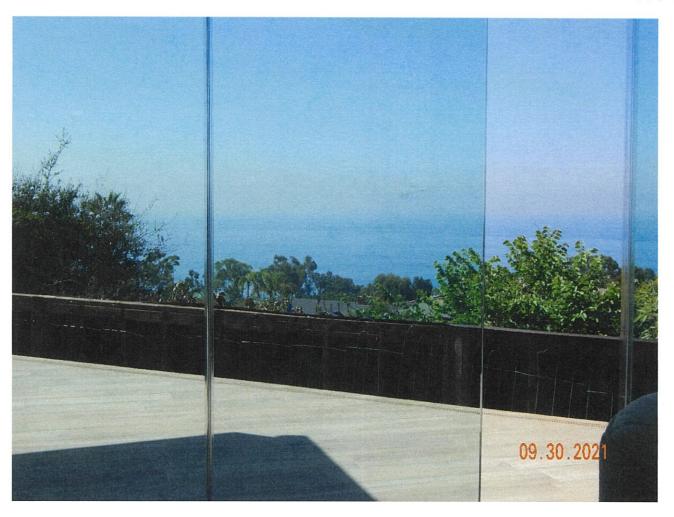
Date of photograph: 9/30/21 Photographed by: ______ Submitted to property file: ______

Document 7 of 20

CALIFORNIA CALIFORNIA

RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

 $\label{thm:composition} \textbf{The photograph above was taken from sitting in living room on the main level of the primary residential structure.}$

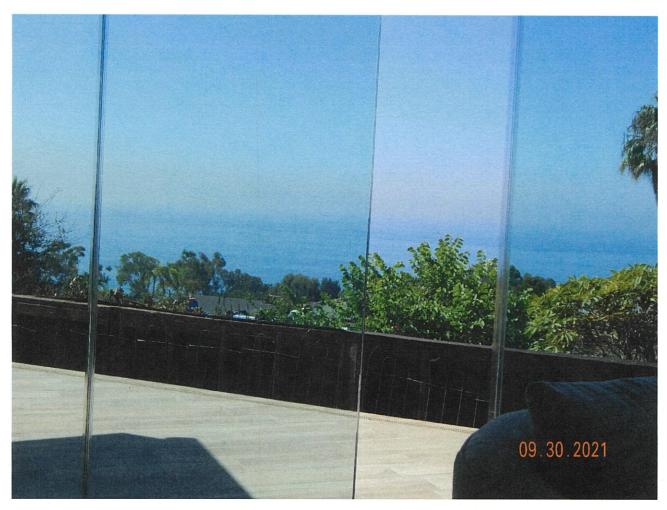
Visual scene description: San Clemente and Catalina Islands, and ocean horizon.

Date of photograph: 9/30/21 Photographed by: ______ Submitted to property file:

Document 8 of 20

CALIFORNIA

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.

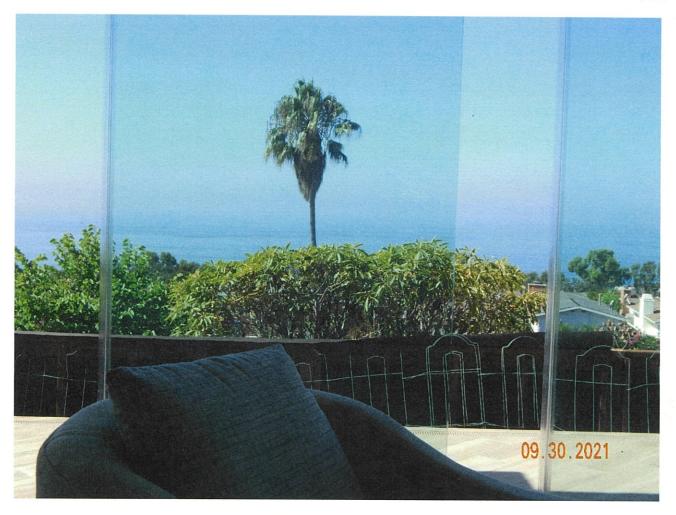
Date of photograph: 9/30/21 Photographed by: Marr Submitted to property file:

Document 9 of 20

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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: Marr Submitted to property file: _

Document 10 of 20





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: Marr Submitted to property file:

Document 11 of 20





21542 Ocean Vista Drive

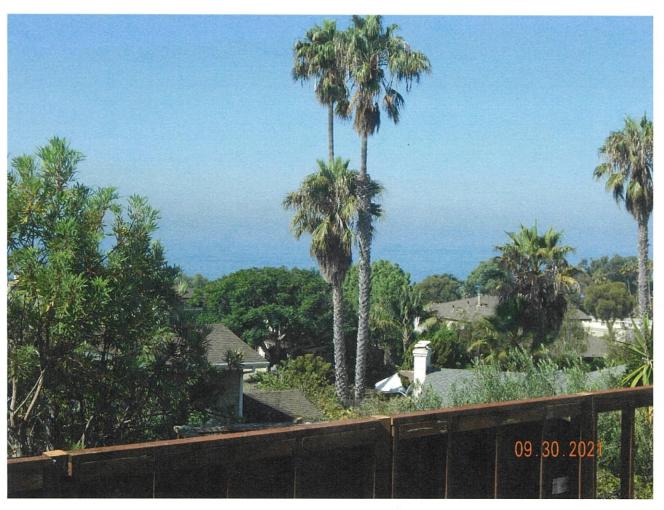
The photograph above was taken from master bedroom on the main level of the primary residential structure.

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

Date of photograph: 9/30/21 Photographed by: Man Submitted to property file:

Document 12 of 20





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.

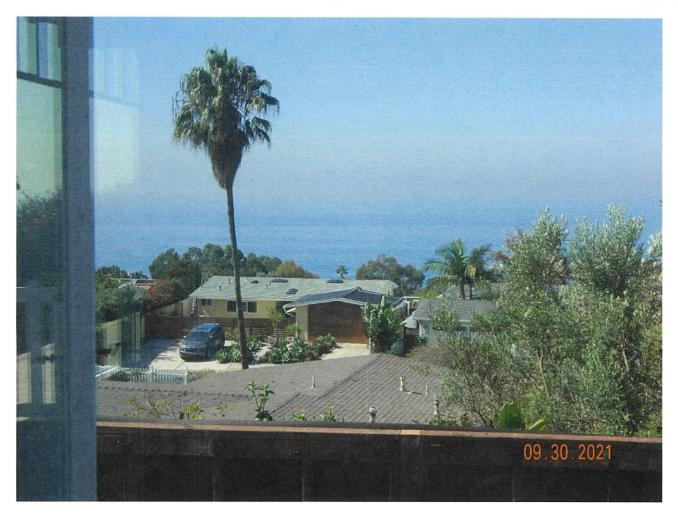
Date of photograph: 9/30/21 Photographed by: ______ Submitted to property file: ______

Document 13 of 20

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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: Submitted to property file: _

Document 14 of 20

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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:

_ Submitted to property file: _

Document 15 of 20





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: Man Submitted to property file: ______

Document 16 of 20





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.

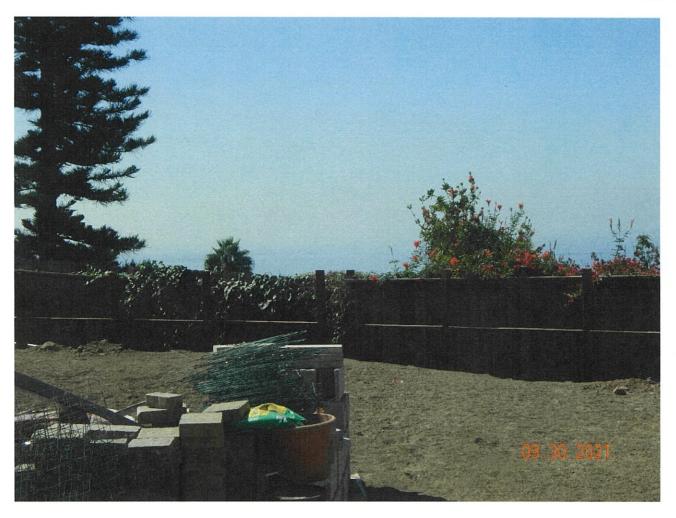
Date of photograph: 9/30/21 Photographed by: Mar Submitted to property file: 1/15

Document 17 of 20

CALIFORNIA

RECORD OF VIEW

VPP 21-10329



21542 Ocean Vista Drive

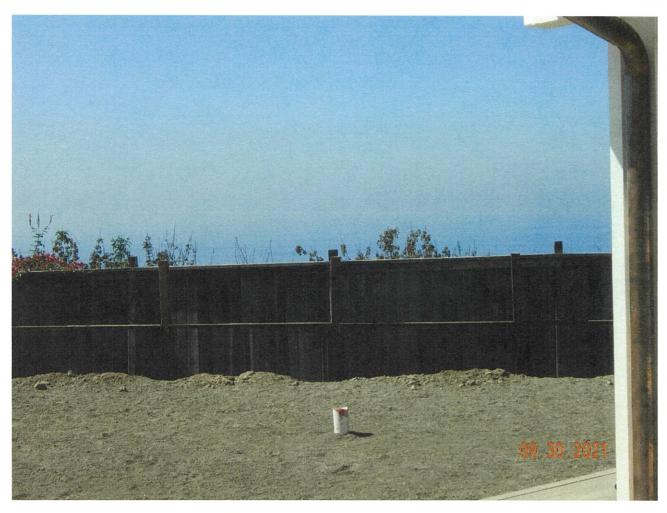
The photograph above was taken from bedroom 3 on the main level of the primary residential structure.

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

Date of photograph: 9/30/21 Photographed by: ______ Submitted to property file: ______

Document 18 of 20





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.

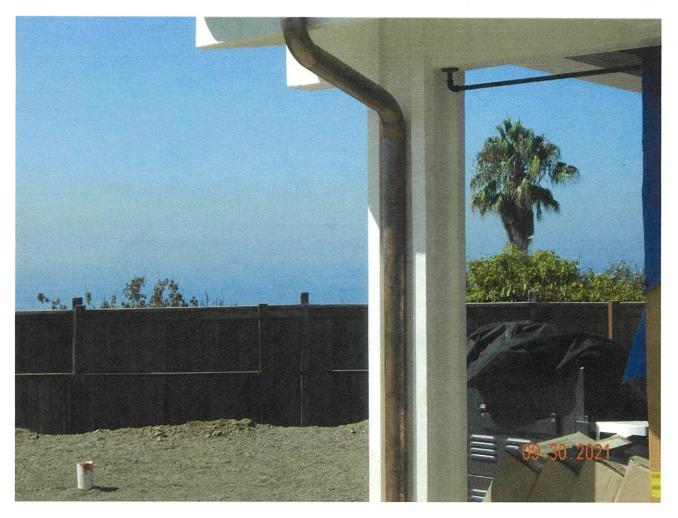
Date of photograph: 9/30/21 Photographed by: ______ Submitted to property file: ___

Document 19 of 20

CALIFORNIA CALIFORNIA

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: ______Submitted to property file: _

Document 20 of 20



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



656 191 29 656 191 30 656 191 31 Aliso Creek Center LLC Aliso Creek Center LLC Laguna Almont LLC 13833 Freeway Dr 660 Newport Center Dr #200 660 Newport Center Dr #200 Santa Fe Springs CA 90670 Newport Beach CA 92660 Newport Beach CA 92660 656 191 32 656 191 33 656 191 38 Aliso Creek Center LLC Aliso Creek Center LLC Laguna Terrace Hometown 660 Newport Center Dr #200 660 Newport Center Dr #200 150 N Wacker Dr #2800 Newport Beach CA 92660 Newport Beach CA 92660 Chicago IL 60606 656 201 01 656 201 02 656 201 03 Sheri Beth Loewenstein Susan D'Accardo Brennan Mt Galaxy LLC 5737 Alvarado Pl 21461 Ocean Vista Dr 30731 Marilyn Dr Rancho Cucamonga CA 91739 Laguna Beach CA 92651 Laguna Beach CA 92651 656 201 04 656 201 05 656 201 06 Mohsen Abdolsalehi Jeffrey Dybas Jefferson Knauer 1597 Tahiti Ave 30701 Marilyn Dr 7830 Crescent Ave Laguna Beach CA 92651 Laguna Beach CA 92651 Buena Park CA 90620 656 201 20 656 201 18 656 201 19 Hansjorg Rey Gromet Stevan 214 William Hatch 30722 Marilyn Dr 114 Pacifica #250 4086 Sunnyhill Dr Carlsbad CA 92008 Laguna Beach CA 92651 Irvine CA 92618 656 201 22 656 201 21 656 212 01 Charles Jacks Melinda Zoller Timothy Red Welch 31921 E Nine Dr 21531 Ocean Vista Dr 26592 Stetson Pl Laguna Beach CA 92651 Laguna Hills CA 92653 Laguna Niguel CA 92677 656 212 03 656 212 06 656 212 02 Joyce Brodt Suzanne Mae Short Michael Oconnell 21562 Ocean Vista Dr 30801 Driftwood Dr 30841 Driftwood Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 656 212 07 656 212 08 656 212 09 Kazimir Walter Bilinski James Sadler Laura Uguccioni 30861 Driftwood Dr 30871 Driftwood Dr 31726 Rancho Viejo Rd #215 Laguna Beach CA 92651 Laguna Beach CA 92651 San Juan Capistrano CA 92675 656 212 10 656 212 12 656 212 11 Michael Joseph Gruba James Galassi Jr. Alfonso Avendano 24299 Paseo De Valencia #2112 30852 Marilyn Dr 30842 Marilyn Dr Laguna Woods CA 92637 Laguna Beach CA 92651 Laguna Beach CA 92651

 656 212 13
 656 212 14

 Robert Contorelli
 Carlyle Cornell III

 30832 Marilyn Dr
 30822 Marilyn Dr

 Laguna Beach CA 92651
 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

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

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

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

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

656 214 07 Church Laguna Beach 21632 Wesley Dr Laguna Beach CA 92651 656 212 17 Gerald Zelko Sr. 30792 Marilyn Dr Laguna Beach CA 92651

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

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

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

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

656 214 08 National Church 2335 N Bank Dr Columbus OH 43220 656 212 18 Dylan Rigdon 301 E 17th St #209 Costa Mesa CA 92627

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

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

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

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

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