



December 9, 2021

Randall Black  
2621 Victoria Dr.  
Laguna Beach, CA 92651

Dear Mr. Black,

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 21-9884**

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Visit Date: **October 26, 2021**

Applicant: **Randall Black**  
View Address: **2621 Victoria Dr.**

Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Main level: Living room, Dining room  
Lower 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, Moss Point, Emerald Bay bluffs and the ocean horizon.

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**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: 12/3/21 By: 

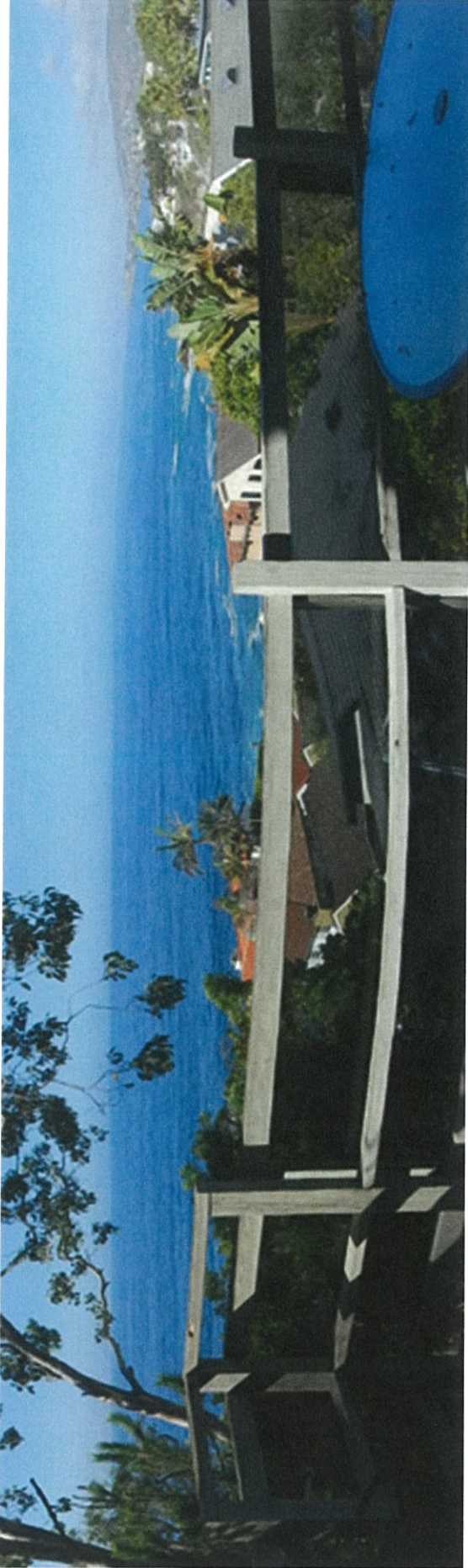
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End of Checklist



**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: *Myan* Submitted to property file: *10/28/21*





**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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, Moss Point, Emerald Bay bluffs and the ocean horizon.

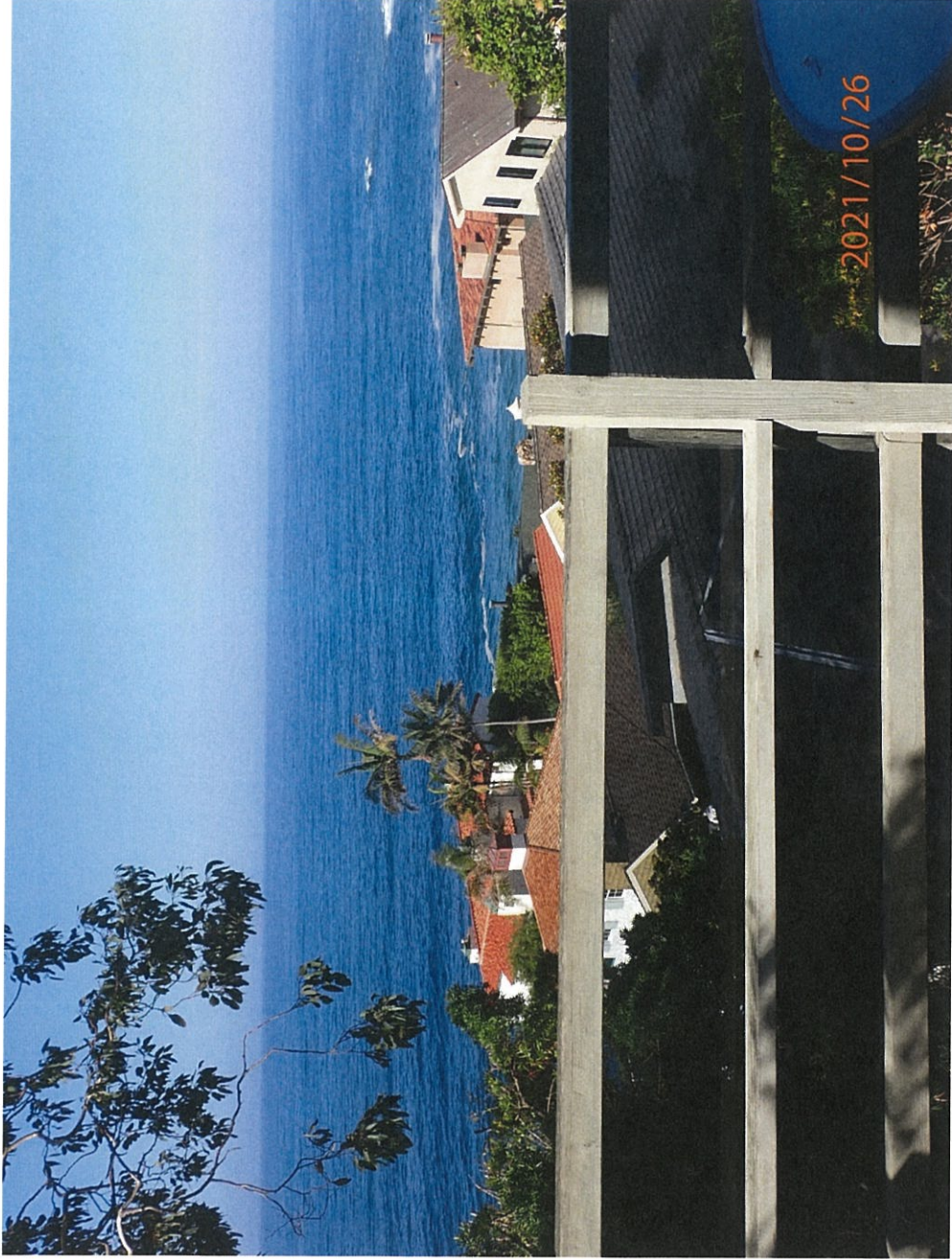
Date of photograph: 10/26/21 Photographed by: *myan* Submitted to property file: *10/25/21*





**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: *mfass* Submitted to property file: *12/8/21*





**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: MJasa Submitted to property file: 10/26/21





**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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

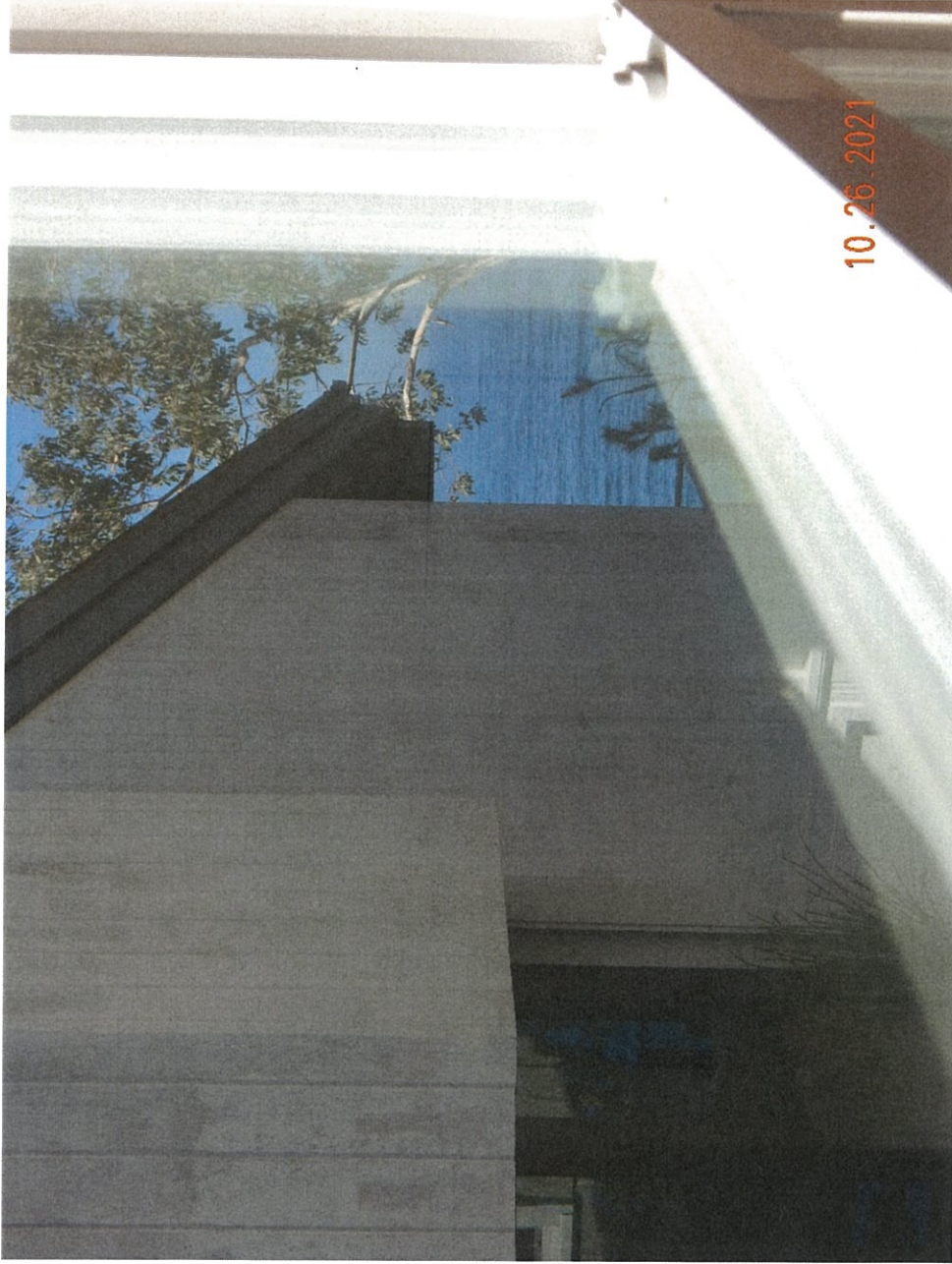
Visual scene description: Catalina Island, northerly coastline, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: [Signature] Submitted to property file: 12/9/21



**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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

Visual scene description: Catalina Island, northerly coastline, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *10/19/21*





**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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

Visual scene description: Catalina Island, northerly coastline, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: *MP* Submitted to property file: *10/26/21*





**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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

Visual scene description: Catalina Island, northerly coastline, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: [Signature] Submitted to property file: 10/26/21





**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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

Visual scene description: Catalina Island, northerly coastline, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: *mgp* Submitted to property file: *10/26/21*





**RECORD OF VIEW**

**VPP 21-9884**



**2621 Victoria Drive**

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

Visual scene description: Catalina Island, northerly coastline, Moss Point, Emerald Bay bluffs and the ocean horizon.

Date of photograph: 10/26/21 Photographed by: *[Signature]* Submitted to property file: *10/26/21*





December 9, 2021

SUBJECT:    **NOTICE - RECORD OF VIEW**  
              **View Preservation VPP 21-9884**  
              **2621 Victoria Dr., Laguna Beach, CA**

Dear Property Owner:

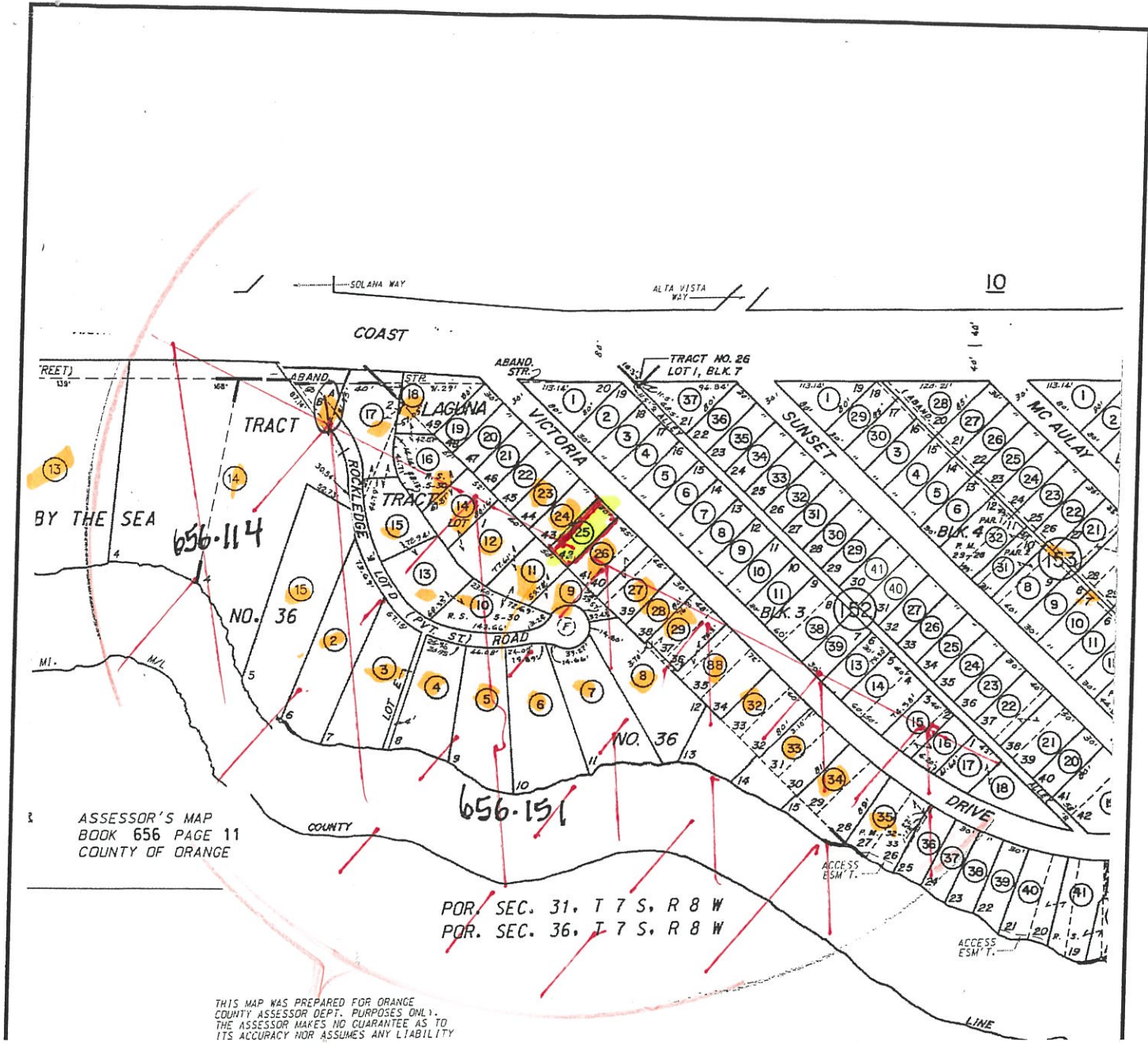
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2621 Victoria Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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 LPMC 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



**Map Preparer:**  
**SUSAN W. CASE, INC.**  
**4000 BARRANCA PKWY #250**  
**IRVINE CA 92604**  
**949 494 6105**  
[susan@susancaseinc.com](mailto:susan@susancaseinc.com)

**FILE # 218791**  
**2621 VICTORIA DR**  
**LALGUNA BEACH CA**  
**VIEW PRESERVATION**  
**DECEMBER 7 2021**  
**656 151 25**





*SUSAN W. CASE, INC.*

*orders@susancaseinc.com*

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*917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651*

*PHONE (949) 494-6105*

**FILE # 218791  
2621 VICTORIA DR  
LAGUNA BEACH CA  
VIEW PRESERVATION  
DECEMBER 7 2021  
656 151 25**

656-114-13  
Kelly Gwin  
14 Monarch Bay Plaza #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

656-151-01  
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  
Ward Properties  
2452 Bayshore Dr  
Newport Beach CA 92663

656-151-06  
Ward Properties  
2452 Bayshore Dr  
Newport Beach CA 92663

656-151-07  
Properties Llc Ward  
2452 Bayshores 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 Nathaniel Siegel  
150 Rockledge Ter  
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

656-151-18  
Dardantz Properties  
199 Rockledge Ter  
Laguna Beach CA 92651

656-151-23  
Kriz Scott Alan  
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  
Casablanca Holdings Llc  
2312 E Nottingham St  
Springfield MO 65804

656-151-27  
Thunder Epic  
25361 Commercentre Dr #150  
Lake Forest CA 92630

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  
James Terrile  
1425 Lombardy Rd  
Pasadena CA 91106

656-151-35  
Wave Ocean  
107 Timberwilde  
Houston TX 77024

656-151-36  
Lb West Llc  
25600 Franklin Park Dr  
Franklin MI 48025

656-151-37  
Mitchell Albom  
25600 Franklin Park Dr  
Franklin MI 48025

656-151-38  
Graue Diversified Llc  
9422 Se 33rd St  
Mercer Island WA 98040

656-151-88  
Eric Hankinson  
2645 Victoria Dr  
Laguna Beach CA 92651