



April 26, 2022

Stephen & Jennifer Roop
6 Bay Dr.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Roop,

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 > click on the green box to the right "Record of Views by Address".

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 22-0708**

Visit Date: **4/20/22**
Applicant: **Stephen & Jennifer Roop**
View Address: **6 Bay 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, kitchen, office
Upper level: Loft, primary 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, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

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: 4/26/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22

Document
1 of 17



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
3 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

The photograph above was taken from the living room, dining room on the main level of the primary residential structure.
Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
4 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

The photograph above was taken from the living room, dining room on the main level of the primary residential structure.
Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
5 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: *[Signature]*



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
6 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
7 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: *4/26/22*



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

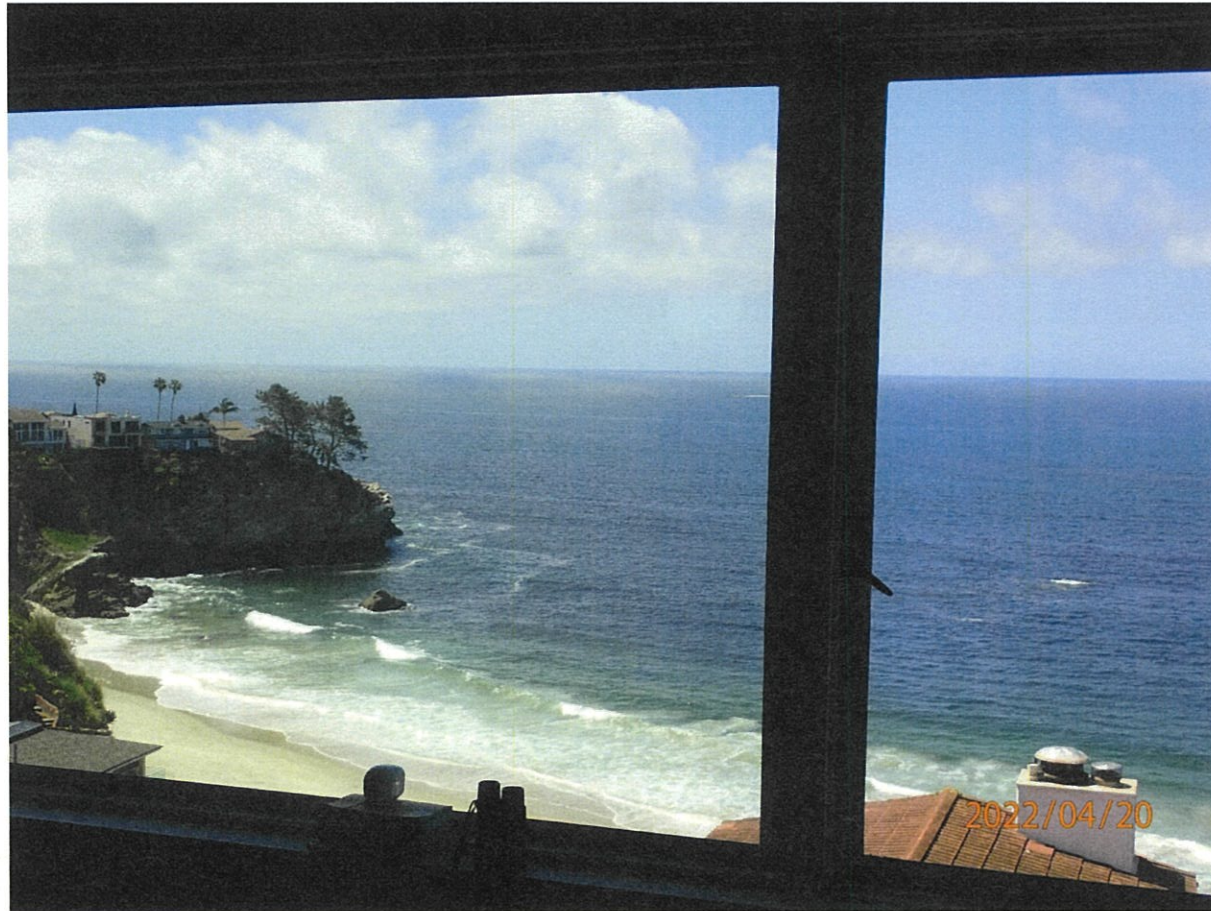
Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: *[Signature]*

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RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
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Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: *4/26/22*



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
10 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
11 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/20/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
12 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
13 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

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Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

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Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: *4/26/22*



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

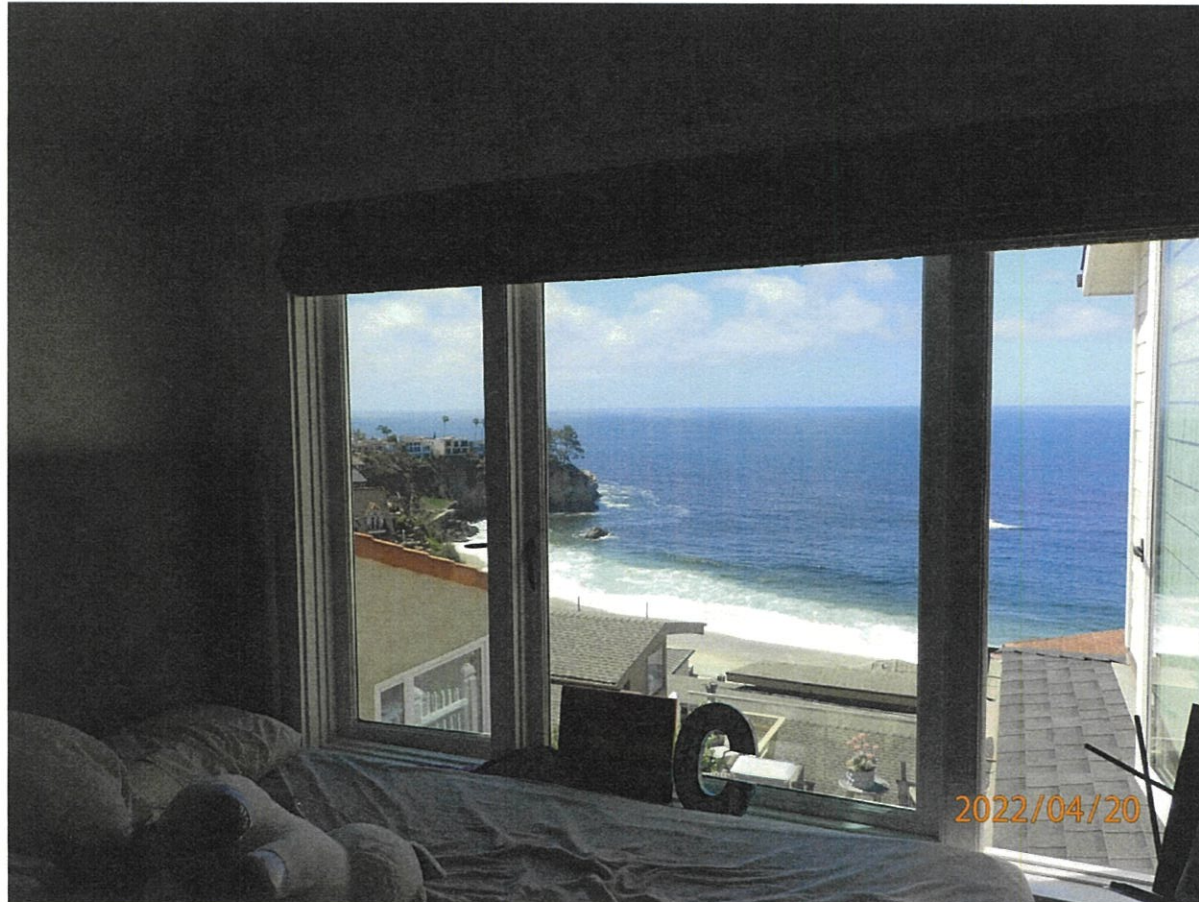
Document
16 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: *4/20/22*



RECORD OF VIEW

VPP 22-0708



6 Bay Dr.

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

Visual scene description: Catalina Island, San Clemente Island, Whale Rock, whitewater, Three Arch Bay Beach, ocean horizon and hillside terrain.

Document
17 of 17

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 4/26/22



April 26, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0708
6 Bay Drive, 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 **6 Bay 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.

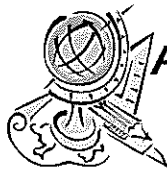
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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 > click on green box to the right "Record of Views by Address". 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
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: 056-204-27
500' RADIUS

Address: 6 BAY DR
LAGUNA BEACH CA 92651



#11185
4/24/2022

500' Ownership Listing
For View Preservation

Prepared for:

056-204-27
JENNIFER ROOP
6 BAY DR
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

RECEIVED

APR 25 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

056-180-21
JOHN KELLY & NANCY A WEBB
46 BOULDER VIEW
IRVINE CA 92603

056-180-22
GLENN A WILSON
8 MAR VISTA LN
LAGUNA BEACH CA 92651

056-180-23
RED CURB INVESTMENTS
PO BOX 995
TORRANCE CA 90508

056-180-24, 55 056-193-60, 64
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651

056-180-25
DONALD M REDFERN
20362 WINDROW DR
LAKE FOREST CA 92630

056-180-29
NEIL R ANENBERG
23 BAY DR
LAGUNA BEACH CA 92651

056-180-30
YOSSI YOSEF COHEN
5 UPPER VINTAGE RD
LAGUNA NIGUEL CA 92677

056-180-31
19 BAY DRIVE
180 S LAKE AVE 405
PASADENA CA 91706

056-180-33
THOMAS E & M A REYNOLDS
17 BAY DR
LAGUNA BEACH CA 92651

056-180-36
BURNIE A CRAIG
34 S LA SENDA DR
LAGUNA BEACH CA 92651

056-180-38
JOSEPH A LEROY
6270 LAGUNA CT
GRANITE BAY CA 95746

056-180-48
CHARLES R DENHAM
25 BAY DR
LAGUNA BEACH CA 92651

056-180-56
THOMAS E REYNOLDS
17 BAY DR
LAGUNA BEACH CA 92651

056-180-57
LOTHENBACH PROPERTIES IV
328 BARRY AVE SO 100
WAYZATA MN 55391

056-180-59
GEORGE D KARCAZES
31 BAY DR
LAGUNA BEACH CA 92651

056-180-60
29 BAY DRIVE
29 BAY DR
LAGUNA BEACH CA 92651

056-180-61
JEFFREY JOHN & JULIETA VADILLO
BENNETT
230 HILLSIDE RD
SOUTH PASADENA CA 91030

056-193-56
HOLDING NICHOLS
PO BOX 1196
OKLAHOMA CITY OK 73101

056-193-57
KAREN MARGARET MAGNUSON MAURO
32641 BARRANCA WAY
LAGUNA BEACH CA 92651

056-193-58, 59
REALTY WESTVIEW
32565 B GOLDEN LANTERN 224
DANA POINT CA 92629

056-193-61
JAMES A CUSHING
70 S LA SENDA DR
LAGUNA BEACH CA 92651

056-193-62
SUSAN OUTCAULT
72 S LA SENDA DR
LAGUNA BEACH CA 92651

056-200-04, 05,64, 65
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651

056-203-16
JAKE K HIEMSTRA
44 S PORTOLA
LAGUNA BEACH CA 92651

056-203-17
PRISCILLA S OGRADY
2077 N GRAND OAKS AVE
ALTADENA CA 91001

056-203-18, 57
ROBERT J OCALLAGHAN
52 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-19
IRENE R OCALLAGHAN
52 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-23
SUSAN BUSBY BARLETT
58 S PORTOLA
LAGUNA BEACH CA 92651

056-203-24
PETER A LABAHN
93 MONARCH BAY DR
DANA POINT CA 92629

056-203-25
WILLIAM J BOWERS
45 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-26
CHARLES R BENSON
43 S LA SENDA DR
LAGUNA BEACH CA 92652

056-203-27
GRETCHEN M MANOOGIAN
39 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-28
JEFFREY T BLUE
29 BUTRICK LN
CARLISLE ME 1741

056-203-29
DAVID JAMES VERMILYA
35 S LA SENDA DR
LAGUNA BEACH CA 92651

056-204-06
MICHAEL & MARCIE HOCH
44 S LA SENDA DR
LAGUNA BEACH CA 92651

056-204-07
KATHERINE KNOWLES STRASBURG
3 STICKLEY DR
LAGUNA BEACH CA 92651

056-204-10
WYATT H PEABODY
54 S LA SENDA DR
LAGUNA BEACH CA 92651

056-204-19
DOMINIC CANCELLIERI
15 BAY DR
LAGUNA BEACH CA 92651

056-204-24
SCOTT D HINKLE
1 BAY DR
LAGUNA BEACH CA 92651

056-204-26
ROBERT A SANCHIS
4 BAY DR
LAGUNA BEACH CA 92651

056-204-27
JENNIFER ROOP
6 BAY DR
LAGUNA BEACH CA 92651

056-204-28
PENNIE WALLEY
11 TRANQUILITY PL
LADERA RANCH CA 92694

056-204-30, 33
JOHN J PEYTON
PO BOX 6134
SAN DIEGO CA 92166

056-204-31
A H STUDENMUND
850 SAINT KATHERINE DR
LA CANADA FLT CA 91011

056-204-32
STEPHEN A BAUMAN
309 S WESTGATE AVE
LOS ANGELES CA 90049

056-204-37
EDWIN A STONEY
26 BAY DR
LAGUNA BEACH CA 92651

056-204-44
KENNETH SCOTT DAVIS
10 BAY DR
LAGUNA BEACH CA 92651

056-204-45
DAVID & LUCIA WARDEN
121 N POST OAK LN 2006
HOUSTON TX 77024

056-204-50
LINDA MCADAMS & TOM ANDREW
BUDAY
9185 ALICIA CT
PARK CITY UT 84098

056-204-51
SID C DANENHAUER
5930 BANDINI BLVD
LOS ANGELES CA 90040

056-204-58
BETTY L KINARD
2096 CLEARWATER LAKE DR
HENDERSON NV 89044

056-204-61
ROBERT SCOTT SAMUELIAN
3 BAY DR
LAGUNA BEACH CA 92651

056-204-62
MARK W GOUDY
1 LA SENDA PL
LAGUNA BEACH CA 92651

056-204-67
DAVID M & CELESTE M BABCOCK
2017 HERBERT AVE
SALT LAKE CITY UT 84108

056-205-06
JOHN MANSOUR
15 CABRILLO WAY
LAGUNA BEACH CA 92651