



August 3, 2022

Glen R. Bell  
18 S. Stonington Rd.  
Laguna Beach, CA 92651

Dear Mr. Bell,

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,

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

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 22-1389**

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Visit Date: **July 21, 2022**  
Applicant: **Glenn R. Bell**  
View Address: **18 S. Stonington Rd.**

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: Kitchen

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily 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: 8/3/22 By: *Tony Farr*

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End of Checklist



**RECORD OF VIEW**

**VPP 22-1389**



**18 S. Stonington Rd.**

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

Visual scene description: ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/3/20

Document  
1 of 4





**RECORD OF VIEW**

**VPP 22-1389**



**18 S. Stonington Rd.**

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

Visual scene description: ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: 8/3/22

Document  
2 of 4





**RECORD OF VIEW**

**VPP 22-1389**



**18 S. Stonington Rd.**

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

Visual scene description: ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: *8/3/22*

Document

3 of 4





**RECORD OF VIEW**

**VPP 22-1389**



**18 S. Stonington Rd.**

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

Visual scene description: ocean horizon.

Date of photograph: 07/21/22 Photographed by: *Tony Farr* Submitted to property file: *8/3/22*

Document  
4 of 4



August 3, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-1389**  
**18 S. Stonington Rd., Laguna Beach, CA**

Dear Property Owner:

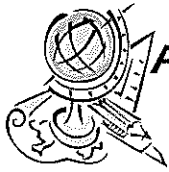
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **18 S. Stonington Rd.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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,

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



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

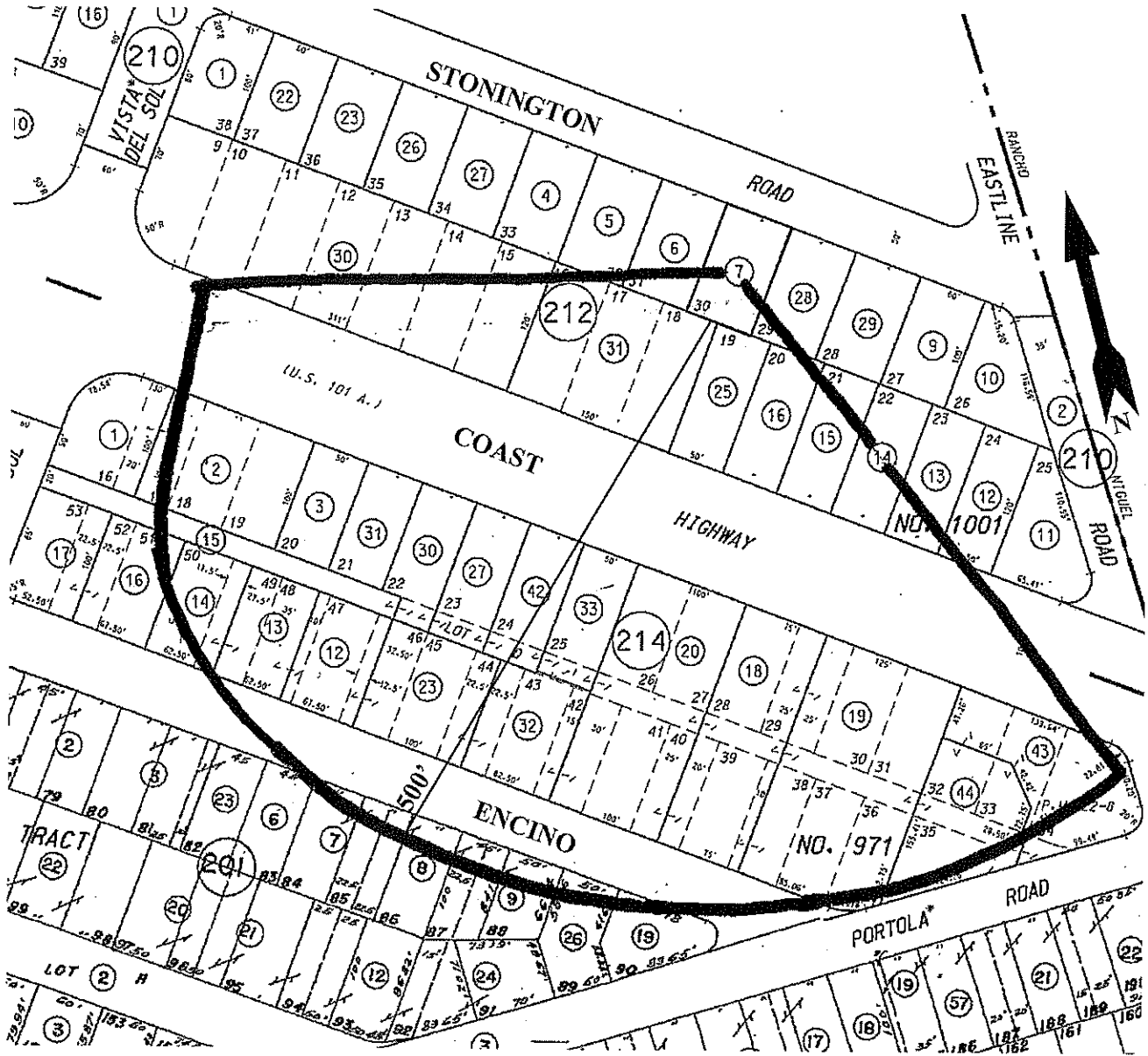
P.O. Box 2593 • Dana Point, CA • 92624

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

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 056-212-07  
500' RADIUS (for View Preservation)

Address: 18 S STONGINGTON RD  
LAGUNA BEACH CA 92651





#11343  
July 31, 2022  
500' Ownership Listing  
For View Preservation  
Prepared for:



## 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

**RECEIVED**

**AUG 02 2022**

**CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT**

056-212-07  
GLEN RANDALL BELL  
18 S STONGINGTON RD  
LAGUNA BEACH CA 92651

056-201-06  
BRYAN T & SUMMER L THACKER  
14 S ENCINO RD  
LAGUNA NIGUEL CA 92651

056-201-09  
MELISSA WIGHAM  
4308 BRITANNIA DR S W  
CALGARY AB T2S 1J 5 0

056-210-03  
THREE ARCH BAY ASSN  
5 BAY DR  
LAGUNA BEACH CA 92651

056-212-07  
GLEN RANDALL BELL  
18 S STONGINGTON RD  
LAGUNA BEACH CA 92651

056-212-14  
GEORGE K SHAHINIAN  
25467 NELLIE GAIL RD  
LAGUNA HILLS CA 92653

056-212-25  
HOLDINGS RYVAN  
28602 SEA POINT  
LAGUNA NIGUEL CA 92677

056-212-31  
MONACO PARC  
PO BOX 7099  
NEWPORT BEACH CA 92658

056-214-13  
RICHARD L UPCHURCH  
11 S ENCINO RD  
LAGUNA BEACH CA 92651

056-201-07  
JOHN G & WILMIRA A SEYMOUR  
16 S ENCINO  
LAGUNA BEACH CA 92651

056-201-19  
EDWARD RAY & SUSAN MARTIN  
JUSTICE  
80 MONTEVISTA LN  
SIERRA MADRE CA 91024

056-212-05  
HOLDINGS CCRE  
907 SPRINGWOOD LN  
ENCINITAS CA 92024

056-212-12  
KEYS S KEEL  
28 S STONINGTON RD  
LAGUNA BEACH CA 92651

056-212-15  
CHARLES R YOUNG  
8961 KRAMERWOOD PL  
LOS ANGELES CA 90034

056-212-28  
CD ASSET COMPANY  
23 BAY DR  
LAGUNA BEACH CA 92651

056-214-02, 03  
MICHAEL D KINSMAN  
32355 S COAST HWY  
LAGUNA BEACH CA 92651

056-214-14  
SARAH G & SAMUEL R PETERSON  
7 S ENCINO  
LAGUNA BEACH CA 92651

056-201-08  
ELIZABETH LEE DURFEE  
6678 MONTERRA TRL  
SAN DIEGO CA 92130

056-201-26  
MARILYN GEFFENEY  
2211 CENTURY HL  
LOS ANGELES CA 90067

056-212-06  
BROWER FAMILY  
28560 MARTINGALE DR  
SAN JUAN CAPISTRA CA 92675

056-212-13  
MICHAEL PATRICK & PATRICIA  
LYNN ROCHA  
32422 COAST HWY  
LAGUNA BEACH CA 92651

056-212-16  
COSMETIC PLASTIC SURGERY  
INSTITUTE  
32406 S COAST HWY  
LAGUNA BEACH CA 92651

056-212-30  
THREE BAY LAGUNA  
30270 RANCHO VIEJO RD A  
SAN JUAN CAPISTRA CA 92675

056-214-12  
ROBERT K OLSEN  
1050 WESTRIDGE AVE  
DANVILLE CA 94526

056-214-15  
THREE ARCH BAY ASSN  
5 BAY DR  
LAGUNA BEACH CA 92651

056-214-16  
MICHAEL D KINSMAN  
32355 COAST HWY  
LAGUNA BEACH CA 92651

056-214-18  
MICHAEL G YODER  
31 S ENCINO  
LAGUNA BEACH CA 92651

056-214-19  
JOHN B SGANGA  
35 S ENCINO  
LAGUNA BEACH CA 92651

056-214-20  
ASHLEY ELIZABETH SAMUELIAN  
27 S ENCINO  
LAGUNA BEACH CA 92651

056-214-23  
PETER F MUSIELSKI  
17 S ENCINO RD  
LAGUNA BEACH CA 92651

056-214-27  
KENTON S & KATIE S VAN HARTEN  
1900 SW CENTRAL AVE 204  
ALBUQUERQUE NM 87104

056-214-30  
STEPHEN P NIEDNAGEL  
1590 S COAST HWY #8  
LAGUNA BEACH CA 92651

056-214-31  
PAUL B MEYERHOF  
329 RAMONA AVE  
EL CERRITO CA 94530

056-214-32  
RICHARD J MARCELLIN  
21 S ENCINO RD  
LAGUNA BEACH CA 92651

056-214-33  
DAVID J VERMILYA  
19 S CALLE CITA  
LAGUNA BEACH CA 92651

056-214-42  
DAVID JAMES VERMILYA  
35 S LA SENDA DR  
LAGUNA BEACH CA 92651

056-214-43  
LUTE MALEKI  
1230 GLEN OAKS BLVD  
PASADENA CA 91020

056-214-44  
JOHN J & STACY E GAVIN  
49 S PORTOLA ST  
LAGUNA BEACH CA 92651