



July 25, 2023

Charles Gedge
747 Bayview Place
Laguna Beach, CA 92651
VPP 23-0780

Dear Charles Gedge,

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 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". Please allow 5-7 days for the record to be uploaded to the website.

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach". The signature is stylized and fluid.

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. (949) 497-0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-0780**

Visit Date: **6/21/2023**
Applicant: **Charles Gedge**
View Address: **747 Bayview PI**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level: Kitchen, living room, dining room, primary bedroom
Lower level: Bedroom 2-4, den/family

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists of Main Beach, Hotel Laguna, Catalina Island, city and 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: *7/25/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0780



747 Bayview Place

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

Visual scene description: Ocean horizon

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0780



747 Bayview Place

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

Visual scene description: Ocean horizon

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

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747 Bayview Place

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Visual scene description: Ocean horizon

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

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747 Bayview Place

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

Visual scene description: Mountain vista

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0780



747 Bayview Place

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

Visual scene description: Ocean horizon

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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747 Bayview Place

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Visual scene description: Ocean horizon

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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Visual scene description: Ocean horizon

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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Visual scene description: Ocean horizon

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RECORD OF VIEW

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

Visual scene description: Ocean horizon

Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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RECORD OF VIEW

VPP 23-0780



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Visual scene description: Ocean horizon

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RECORD OF VIEW

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Visual scene description: Ocean horizon

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RECORD OF VIEW

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Date of photograph: 6/21/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 7/25/2023

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**Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651**

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

**A Record of View has been documented with the City of Laguna Beach
by the property owner(s) at 747 Bayview Pl.**

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

TO:

**There is no action required from you at
this time.**

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.

July 25th 2023

View Preservation VPP Number: VPP 23-0780
Address: 747 Bayview Pl | APN: 644-134-14

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **747 Bayview Pl.**

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

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 staff directly at (949) 497-0322 or at the email address listed below.

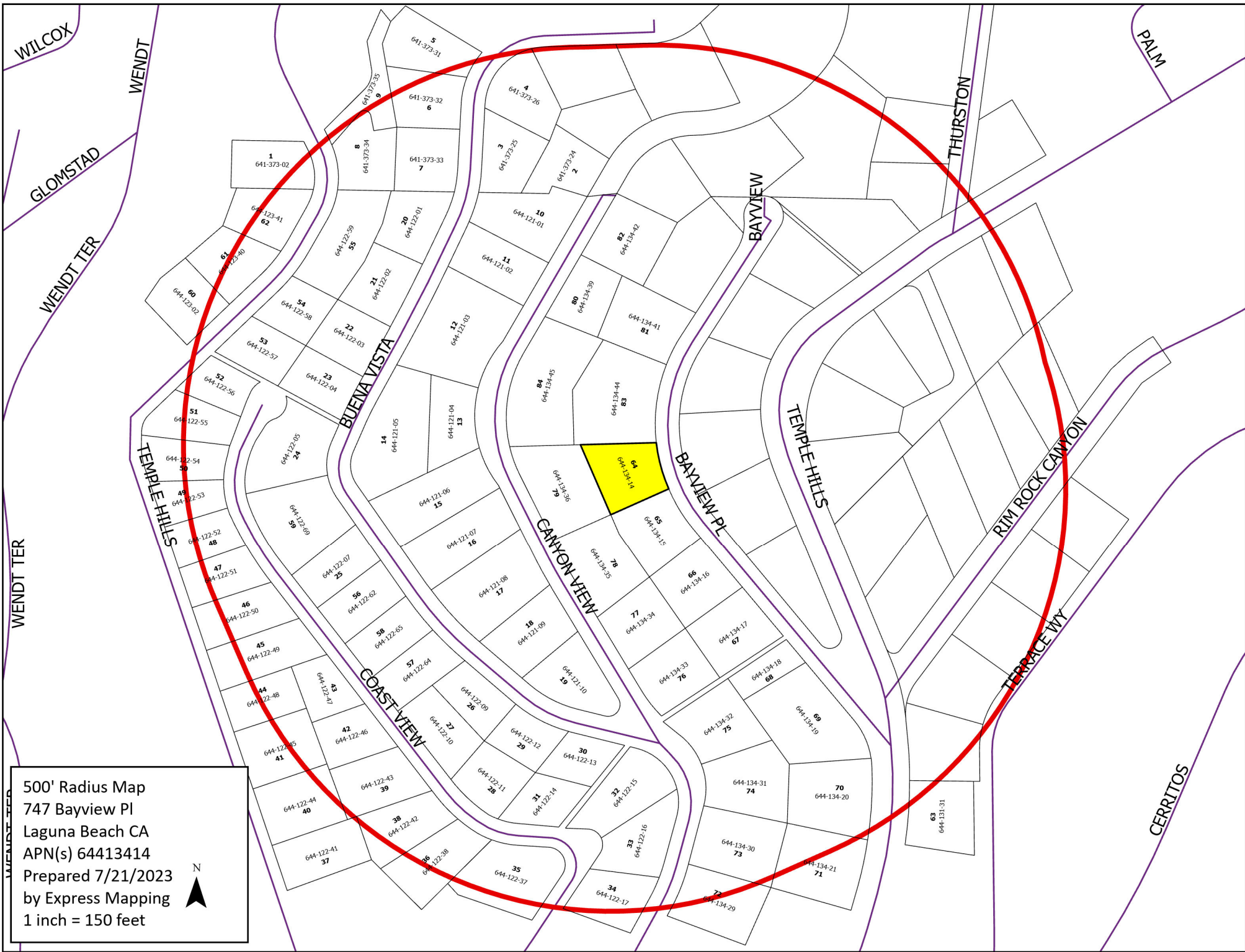
Warm Regards,

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
jdeloach@lagunabeachcity.net



VPP 23-0780
747 Bayview Pl

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.



500' Radius Map
747 Bayview Pl
Laguna Beach CA
APN(s) 64413414
Prepared 7/21/2023
by Express Mapping
1 inch = 150 feet



641-373-02 (1)
THOMAS JAMES RIBARICH
591 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-24 (2)
CRAIG LEONARD FELBERG
681 CANYON VIEW DR
LAGUNA BEACH CA 92651

641-373-25 (3)
DANIEL KRAVITZ
668 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-26 (4)
JAMES C DICKERMAN
650 BUENA VISTA WAY
LAGUNA BEACH CA 93652

641-373-31 (5)
MICHAEL S & KRISTEN L SIMMONS
657 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-32 (6)
3D ADDA PTE.
18 TECHNOLOGY DR 110
IRVINE CA 92618

641-373-33 (7)
LAURENCE BLACK
665 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-34 (8)
ROBYN SUE RAKOV
590 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-35 (9)
ROBYN SUE RAKOV
590 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-121-01 (10)
STEPHANIE CHRISTINE CEMO
709 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-02 (11)
NEIL OLSON
725 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-03 (12)
CYNTHIA J COHN
700 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-121-04 (13)
CHRISTOPHER YOUNT
10188 OVERHILL DR
NORTH TUSTIN CA 92705

644-121-05 (14)
DIANA COTR BUI
1426 9TH ST
MANHATTAN BEACH CA 90266

644-121-06 (15)
CHRISTOPHER STOKES WRIGHT
825 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-07 (16)
DOROTHEA G YELLOTT
839 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-08 (17)
LORI M BLOCK
855 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-09 (18)
JOHN BULLARD
21592 TREE TOP LN
LAGUNA BEACH CA 92651

644-121-10 (19)
SUZANNE WILLHOIT
898 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-01 (20)
NATHAN OWEN ROSENBERG
675 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-02 (21)
JONATHAN ALEN WOLIN
685 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-03 (22)
JOHN F & JULIE E HIGHT
711 BUENA VISTA
LAGUNA BEACH CA 92651

644-122-04 (23)
ANDREW TOTTEN
745 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-05 (24)
SUSAN SANDLER
718 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-07 (25)
KELLY HO
11 TAGGERT
IRVINE CA 92603

644-122-09 (26)
JOHN R COUTS
825 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-10 (27)
JOHN R COUTS
825 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-11 (28)
BEACH REAL ESTATE HOLDINGS
1420 DAVIES DR
BEVERLY HILLS CA 90210

644-122-12 (29)
IGOR & MARINA GREENBERG
1420 DAVIES DR
BEVERLY HILLS CA 90210

644-122-13 (30)
MICHAEL JOHN FELLMAN
155 LANING DR
WOODSIDE CA 94062

644-122-14 (31)
MATTHEW & KATIE DWIGHT
880 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-15 (32)
MILT & LORRAINE BEST
905 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-16 (33)
CRAIG R BERGQUIST
909 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-17 (34)
BEN A FRYDMAN
915 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-37 (35)
JOE C BAKER
901 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-38 (36)
NICOLAS A RADISAY
875 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-41 (37)
GREGORY R BARRAGAR
844 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-42 (38)
WENDY B OFFIELD
861 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-43 (39)
SHAMEEM PATEL & RUSSELL
4703 TIMBERLINE DR
AUSTIN TX 78746

644-122-44 (40)
RICHARD L LINTING
830 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-45 (41)
CHRISTOPHER LEE TOPIK
2423 WINCHESTER CIR
VIENNA VA 22180

644-122-46 (42)
BLAS ELVIA ORRILLO
433 W SANTA CLARA AVE
SANTA ANA CA 92706

644-122-47 (43)
STEVEN SOBOL
811 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-48 (44)
DAVID S WALKER
806 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-49 (45)
MICHAEL G BRUMBAUGH
795 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-50 (46)
DOUGLAS F & KRISTINE J
777 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-51 (47)
ALICIA CARRILLO ROWE
7324 WHITEGATE AVE
RIVERSIDE CA 92506

644-122-52 (48)
AMBERWICK LLC SMOLDERING
20351 IRVINE AVE #C6
NEWPORT BEACH CA 92660

644-122-53 (49)
VIJAY G & MANJULA V MISTRY
10 LAUREL CT
MORELAND HILLS OH 44022

644-122-54 (50)
STEVEN R TITUS
740 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-55 (51)
SHIRLEY A BOWEN
700 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-56 (52)
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TAMPA FL 33629

644-122-59 (55)
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JOHN R MORCOS
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644-122-69 (59)
DANIEL LEE ROBINSON
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LAGUNA BEACH CA 92651

644-123-02 (60)
TERRY CRANDALL ROBINSON
665 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-40 (61)
TERRY CRANDALL ROBINSON
645 TEMPLE HILLS DR
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644-123-41 (62)
KENT P PLANK
625 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-31 (63)
VIRGINIA A PRESTON
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644-134-14 (64)
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CHICAGO IL 60611

644-134-15 (65)
MARION J FEDORUK
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644-134-16 (66)
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SCOTTSDALE AZ 85262

644-134-17 (67)
DOUGLAS H CORTEZ
789 BAYVIEW PL
LAGUNA BEACH CA 92651

644-134-18 (68)
DOUGLAS H CORTEZ
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644-134-19 (69)
CENGIZ SARIKCIOGLU
1406 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-20 (70)
THOMAS STAUDENMEIER
1380 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-21 (71)
BRETT DALY
3051 LAGUNA CANYON RD
LAGUNA BEACH CA 92651

644-134-29 (72)
HELANIE J FEINGOLD
940 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-134-30 (73)
KELLY H BOYD
930 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-134-31 (74)
MARK ALLAN BERGENDAHL
918 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-134-32 (75)
KEVIN L & JANET E NEAL
904 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-134-33 (76)
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644-134-35 (78)
BENNY J GUZMAN
16325 DOMANI TER
CHINO HILLS CA 91709

644-134-36 (79)
JASON M DEL COL
1266 DUNNING DR
LAGUNA BEACH CA 92651

644-134-39 (80)
NORMAN J REST
736 CANYON VW
LAGUNA BEACH CA 92651

644-134-41 (81)
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644-134-42 (82)
PETER FRENCH
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644-134-44 (83)
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731 BAYVIEW PL
LAGUNA BEACH CA 92651

644-134-45 (84)
DOUGLAS DALE ANDERSON
800 CANYON VIEW DR
LAGUNA BEACH CA 92651



July 25 2023
PROOF OF MAILING
747 Bayview Pl
Laguna Beach

To Whom It May Concern,

Express Mapping prepared a list of all property owners within 500 ft of the marked view corridor of 747 Bayview Pl, Laguna Beach CA 92651. APN 644-134-14. There were a total of 84 owners within the marked 500 ft view corridor.

The mailing was postmarked on 07/25/2023 from Irvine, CA. A copy of the letter mailed and a list of addresses is included in this PDF.

If you have any questions please feel free to call or email Express Mapping at (949) 771-0051 or laura@expressmapping.com and reference Order#1022

Sincerely,

Laura Emerson

Laura Emerson
Senior Data Manager
Express Mapping
laura@expressmapping.com
(949) 771-0051