



October 30, 2023

Mary Neil  
2769 Victoria Dr  
Laguna Beach, CA 92651  
VPP-0330

Dear Mary Neil,

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".

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 cursive.

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 23-0330**

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Visit Date: **6/20/2023**  
Applicant: **Mary Neil**  
View Address: **2769 Victoria Dr**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Dining room/kitchen  
Upper level: Primary bedroom, secondary bedroom

***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 ocean horizon and Catalina Island

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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: *10/30/2023* By: *Joshua DeLoach*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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## RECORD OF VIEW

VPP 23-0330



2769 Victoria Dr

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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**RECORD OF VIEW**

**VPP 23-0330**



**2769 Victoria Dr**

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

Visual scene description: Ocean horizon

Date of photograph: 6/20/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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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 2769 Victoria Drive.**

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.

**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.

**Date: October 18, 2023**

**View Preservation VPP Number: VPP 23-0330**

**Address: 2769 Victoria Drive | APN: 656-151-56**

656-151-40

ROBBYN L ARMENTROUT

2683 VICTORIA DR

LAGUNA BEACH CA92651

#12014  
10/17/2023

**500' Ownership Listing  
(for View Preservation)**

**Prepared for:**

**656-151-56  
MARY KATHERYN NEIL  
2769 VICTORIA DR  
LAGUNA BEACH CA 92651**

656-151-40  
ROBBYN L ARMENTROUT  
2683 VICTORIA DR  
LAGUNA BEACH CA 92651

656-151-41  
BROWN F MAC KENZIE  
2687 VICTORIA DR  
LAGUNA BEACH CA 92651

656-151-42  
CAROLINE SPENCER HAMNER-  
MERCADO  
PO BOX 220038  
NEWHALL CA 91322

656-151-43  
LARRY L STAMPER  
826 N HOLLYWOOD WAY  
BURBANK CA 91505

656-151-44  
MND LLC  
2703 VICTORIA DR  
LAGUNA BEACH CA 92651

656-151-45  
ZACHARY SHUMAN  
1585 KAPIOLANI BLVD 1110  
HONOLULU HI 96814

656-151-46  
WASHBURN INVESTMENTS BEACH  
PROPERTY  
807 CENTER ST  
RIVERSIDE CA 92507

656-151-47  
DANIEL B & JILL B FUGAL FINANCIL  
1005 S MAIN ST  
PLEASANT GROVE UT 84062

656-151-48  
SAMUEL & CHIAO-EN IP LIN  
1955 MARENGO AVE  
SOUTH PASADENA CA 91030

656-151-49  
EUBULUS J KERR  
370 GALLIER PL  
SHREVEPORT LA 71106

656-151-50  
JOHN ERIC HOUSDEN  
2741 VICTORIA DR  
LAGUNA BEACH CA 92651

656-151-51  
PATRICK & MAURA MC KILLEN  
2745 VICTORIA DR  
LAGUNA BEACH CA 92651

656-151-52  
ELIZABETH SMITH HOCKING  
513 WYNDMOOR AVE  
WYNDMOOR PA 19038

656-151-53  
BROS WILLIAMS  
270 HIGHLAND RD  
LAGUNA BEACH CA 92651

656-151-54  
GRABLE B RONNING  
PO BOX 7804  
INCLINE VILLAGE NV 89450

656-151-55  
PATRICK JOSEPH FITZGERALD  
4250 ARGUELLO ST  
SAN DIEGO CA 92103

656-151-56  
MARY KATHERYN NEIL  
PO BOX 510  
LAGUNA BEACH CA 92651

656-151-60  
DAMON MCINTOSH  
2845 MARION WAY  
LAGUNA BEACH CA 92651

656-151-61  
TOONERS PROPERTIES  
34145 PACIFIC COAST HIGHWAY 516  
DANA POINT CA 92629

656-151-62  
SUSAN S WELLER  
2865 MARION WAY  
LAGUNA BEACH CA 92651

656-151-63  
NVCA ABACUS  
2774 ATHENS RIDGE DR  
HENDERSON NV 89052

656-151-64  
HAZEL B RIBARICH  
420 S BARRINGTON AVE 301  
LOS ANGELES CA 90049

656-151-65  
PPI LLC  
150 ROCKLEDGE TERRACE  
LAGUNA BEACH CA 92651

656-151-66  
RICHARD W DAY  
2880 WARDS TER  
LAGUNA BEACH CA 92651



656-151-67, 68  
SUSAN S WELLER  
2865 MARION WAY  
LAGUNA BEACH CA 92651

656-151-69  
WARDS LLC  
PO BOX 4623  
LAGUNA BEACH CA 92652

656-151-70  
TERRACE LAGUNA WARDS  
2836 WARDS TER  
LAGUNA BEACH CA 92651

656-151-71  
TERRACE WARDS  
4900 EDISON AVE  
CHINO CA 91710

656-151-73  
PATRICIA HARKER  
4319 HAYMAN AVE  
LA CANADA CA 91011

656-151-74  
MARK D POST  
4575 DEAN MARTIN DR 1703  
LAS VEGAS NV 89103

656-151-75  
TELLIARD ENTERPRISES  
1460 GILCROSS WAY  
RIVERSIDE CA 92506

656-151-76  
WILLIAM S GOODGLICK  
26 OAKMONT DR  
LOS ANGELES CA 90049

656-151-77  
STUART KLABIN  
626 N BEDFORD DR  
BEVERLY HILLS CA 90210

656-151-78  
JOHN HUMMER  
PO BOX 1768  
SUN VALLEY ID 83353

656-151-79  
DOUGLAS S & WENDI T DVORAK  
PO BOX 683718  
PARK CITY UT 84068

656-151-80  
2020 OCEAN  
9730 S VIRGINIA ST  
RENO NV 89511

656-151-81  
TORI ELIZABETH MCGOUGH  
PO BOX 151  
MOOSE WY 83012

656-151-82  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

656-151-89  
RAUL A ESTRADA  
2460 IRVINE COVE CRES  
LAGUNA BEACH CA 92651

656-151-90  
STEVEN CARDOZA  
170 DUMOND DR  
LAGUNA BEACH CA 92651

656-152-19  
JERALD P WALDMAN  
2694 VICTORIA DR  
LAGUNA BEACH CA 92651

656-153-14  
PETER CLINCO  
111 SUNSET TER  
LAGUNA BEACH CA 92651

656-153-15  
KJELL A BO  
101 SUNSET TERRACE  
LAGUNA BEACH CA 92651

656-153-16  
JOHN A ROWLAND  
16414 BLUE GRASS LN  
CHINO HILLS CA 91709

656-153-17  
VARTKESS ARA APKARIAN  
8 LOCKE  
IRVINE CA 92617

656-154-07  
GARY J ZOROMSKI  
119 MCAULAY PL  
LAGUNA BEACH CA 92651

656-161-03  
HOLDINGS MORGAN  
668 N COAST HWY 329  
LAGUNA BEACH CA 92651

656-161-04  
NYES PLACE PROPERTIES  
2130 YACHT JULIA  
NEWPORT BEACH CA 92660

656-161-05  
STEFANI T KAPPEL  
165 DUMOND DR  
LAGUNA BEACH CA 92651

656-161-07  
JAMES HUNTER MERIWETHER  
2776 MOUNTAIN VIEW DR  
LA VERNE CA 91750

656-161-08  
JACK ISAAC ABECASSIS  
151 DUMOND DR  
LAGUNA BEACH CA 92651

656-161-09  
ROBERT F KELLY  
3530 EASTCLIFF DR  
SALT LAKE CITY UT 84124

656-161-10  
ELEANOR H YOUMANS  
156 NYES PL  
LAGUNA BEACH CA 92651

656-161-11  
SHARON ANITA WALTER  
166 NYES PL  
LAGUNA BEACH CA 92651

656-161-12  
LALITA M SHENOI  
1234 ROSALIND RD  
SAN MARINO CA 91108

656-161-19  
STEVEN K FOWLKES  
11661 SAN VICENTE BLVD 510  
LOS ANGELES CA 90049

656-161-20  
JAMES H CURTIS  
163 DUMOND DR  
LAGUNA BEACH CA 92651

656-162-02  
ROBERT F KELLY  
3530 EASTCLIFF DR  
SALT LAKE CITY UT 84124

656-171-08  
DAVID JAMES VENDLER  
1972 OUTPOST CIR  
LOS ANGELES CA 90068

656-171-09  
LAGUNITA INVESTORS  
2 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-10  
HAMMEL ANDREW  
3 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-11  
OCF REAL ESTATE HOLDINGS  
427 N TATNALL ST 42510  
WILMINGTON DE 19801

656-171-12  
ODELL FAMILY  
3937 HARBOR WALK LN  
FORT COLLINS CO 80525

656-171-13  
SUNG-TSEI CHEN  
6 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-14  
DANIEL I SIEGEL  
7 LAGUNITA DR  
LAGUNA BEACH CA 92612

656-171-15  
AMY L MIYAWAKI  
3013 HILLSIDE TER  
SAN JUAN CAPISTRA CA 92765

656-171-16  
DEBORAH DRUCKER  
5950 CANOGA AVE 510  
WOODLAND HILLS CA 91367

656-171-66  
SAMUEL H GOLDSTEIN  
49 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-68, 69, 70, 71, 72  
LAGUNITA COMMUNITY ASSN  
PO BOX 4048  
SANT ANA CA 92702

656-171-74  
EDWARD J MYLETT  
4195 CHINO HILLS PKWY E513  
CHINO HILLS CA 91709

656-171-76  
LUVANITA STANLEY  
6420 S CAMERON ST 207  
LAS VEGAS NV 89118

933-34-018  
TORI ELIZABETH MCGOUGH  
PO BOX 151  
MOOSE WY 83012

933-34-019  
RAYMOND LEE CREBS  
2110 N LAUREL AVE  
UPLAND CA 91784

## AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 18th day of October, 2023, that I deposited 73 notices as described below in the United States Post Office, a Public Awareness Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 656-151-56

Subject: 2769 VICTORIA DR  
LAGUNA BEACH CA92651

that on said day there was regular communication by United States Mail to the addresses shown above.

  
Denise Kaspar