



December 21, 2023

James Kelly  
2057 Ocean Way  
Laguna Beach, CA 92651  
VPP 23-1434

Dear Mr. Kelly,

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 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 23-1434**

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Visit Date: **10/12/2023**  
Applicant: **Jim Kelly**  
View Address: **2057 Ocean Way**

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:	Primary bedroom
Lower level:	Living room

***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, beach/whitewater, 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: *12/21/2023* By: *Joshua DeLoach*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-1434**



**2057 Ocean Way**

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

Visual scene description: Ocean horizon.

Date of photograph: 10/12/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 12/21/2023

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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 2057 Ocean Way.**

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.

**Date, 2023**

**View Preservation VPP Number: VPP 23-1434  
Address: 2057 Ocean Way | APN: 644-278-14**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2057 Ocean Way**.

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. **Please allow up to 30 days for the record to be available on the website from the date of this postcard.** If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at (949) 497-0322 or at [jdloach@lagunabeachcity.net](mailto:jdloach@lagunabeachcity.net)



**VPP 23-1434**  
**2057 Ocean Way**

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.

NOVEMBER 2 2023

FILE # 233924

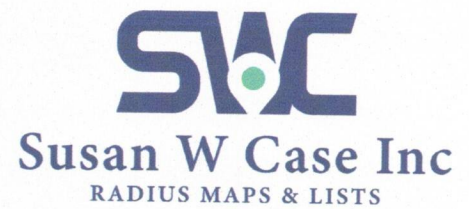
SUBJECT KEY # 1



Susan Case Inc  
4000 Barranca Pkwy #250  
Irvine CA 92604  
orders@susancaseinc.com



4000 Barranca Pkwy #250 Irvine CA 92604  
(949) 494-6105  
orders@susancaseinc.com



**FILE # 239324**  
**NOVEMBER 2 2023**

City Of Laguna Beach/J DeLoach  
505 Forest Ave  
Laguna Beach CA 92651

644-277-06  
Binjiang Holdings West  
17 Needle Grass  
Irvine CA 92603

644-277-07  
Jerome T Abbott  
5904 Steuben Ct  
Dallas TX 75248

644-277-08  
Peter G Anderson  
Po Box 293  
Moran WY 83013

644-277-09  
Arnold Stevens  
3500 Lakeside Ct 140  
Reno NV 89509

644-277-10  
One Seascapes  
1941 Ocean Way  
Laguna Beach CA 92651

644-277-11  
Ronald C & Ana O Johns  
12005 Hurst Park Dr  
Bakersfield CA 93311

644-277-12  
Cove Woods  
Po Box 657  
Des Moines IA 50306

644-277-13  
Neil Kumar Singla  
281 S San Rafael Ave  
Pasadena CA 91105

644-277-14  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644-278-11  
Vibes Laguna Good  
1965 Riverside Ave  
Boulder CO 80304

644-278-12  
2017 Ocean Way Llc  
381 S Yorkshire Cir  
Anaheim CA 92808

644-278-13  
Feliciano A Serrano  
739 Hillcrest Ave  
La Canada Flintri CA 92651

644-278-14  
Robert Mangel  
2057 Ocean Way  
Laguna Beach CA 92651

644-278-15  
Gordon Wade  
2065 Ocean Way  
Laguna Beach CA 92651

644-278-16  
Ann S Melvin  
1616 Sydney St  
Sn Luis Obispo CA 93401

644-278-17  
Raymond Diradoorian  
1942 Lower Lake Dr  
Santa Ana CA 90705

644-281-01  
Maja Kristin  
324 Palm Ave  
Kentfield CA 94904

644-281-02  
Marcia F Cannel  
1880 Century Park East 950  
Los Angeles CA 90067

644-281-03  
Gilbert A Salinas  
2149 Ocean Way  
Laguna Beach CA 92651

644-281-04  
Jordan Corngold  
1111 Church St  
Pasadena CA 91105

NOVEMBER 6 2023

2057 OCEAN WAY was mailed on NOVEMBER 6th 2023.

*Susan Case*  
SUSAN CASE