



May 10, 2024

Paul Markovitz  
650 Virginia Park Drive  
Laguna Beach, CA 92651  
VPP 23-1983

Dear Mr. Markovitz,

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,

*Daniel Latham*

Daniel Latham, Associate Planner  
Community Development  
Tel. (949) 464-6612  
dlatham@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 23-1983**

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Visit Date: **3/7/2024**  
Applicant: **Paul Markovitz**  
View Address: **650 Virginia Park Drive**

Visit Conducted by: **Daniel Latham, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

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

Upper level:            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.

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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: *3/7/2024*      By: *Daniel Latham*

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End of Checklist



## RECORD OF VIEW

VPP 23-1983



**650 Virginia Park Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/24 Photographed by: *Daniel Latham* Submitted to property file: 5/10/24

Document  
1 of 2



**RECORD OF VIEW**

**VPP 23-1983**



**650 Virginia Park Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/24 Photographed by: *Daniel Latham* Submitted to property file: 5/10/24

Document  
2 of 2



**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 650 Virginia Park 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.

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.

**May 10, 2024**

**View Preservation VPP Number:** VPP 23-1983

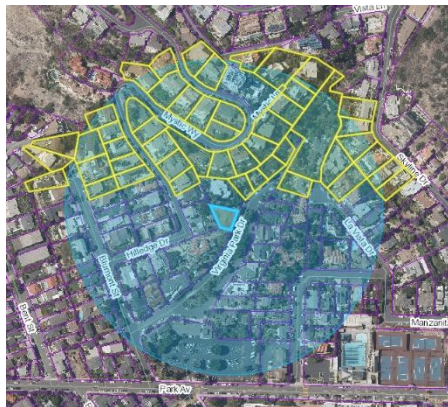
**Address:** 650 Virginia Park Drive | APN: 641-352-21

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **650 Virginia Park Drive**.

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) 464-6612 or at [dlatham@lagunabeachcity.net](mailto:dlatham@lagunabeachcity.net)



**VPP 23-1983**  
**650 Virginia Park Drive**

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.

## 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 15<sup>th</sup> day of May, 2024, that I deposited 115 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: 641-352-21**

**Subject: 650 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651**

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

  
Denise Kaspar



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

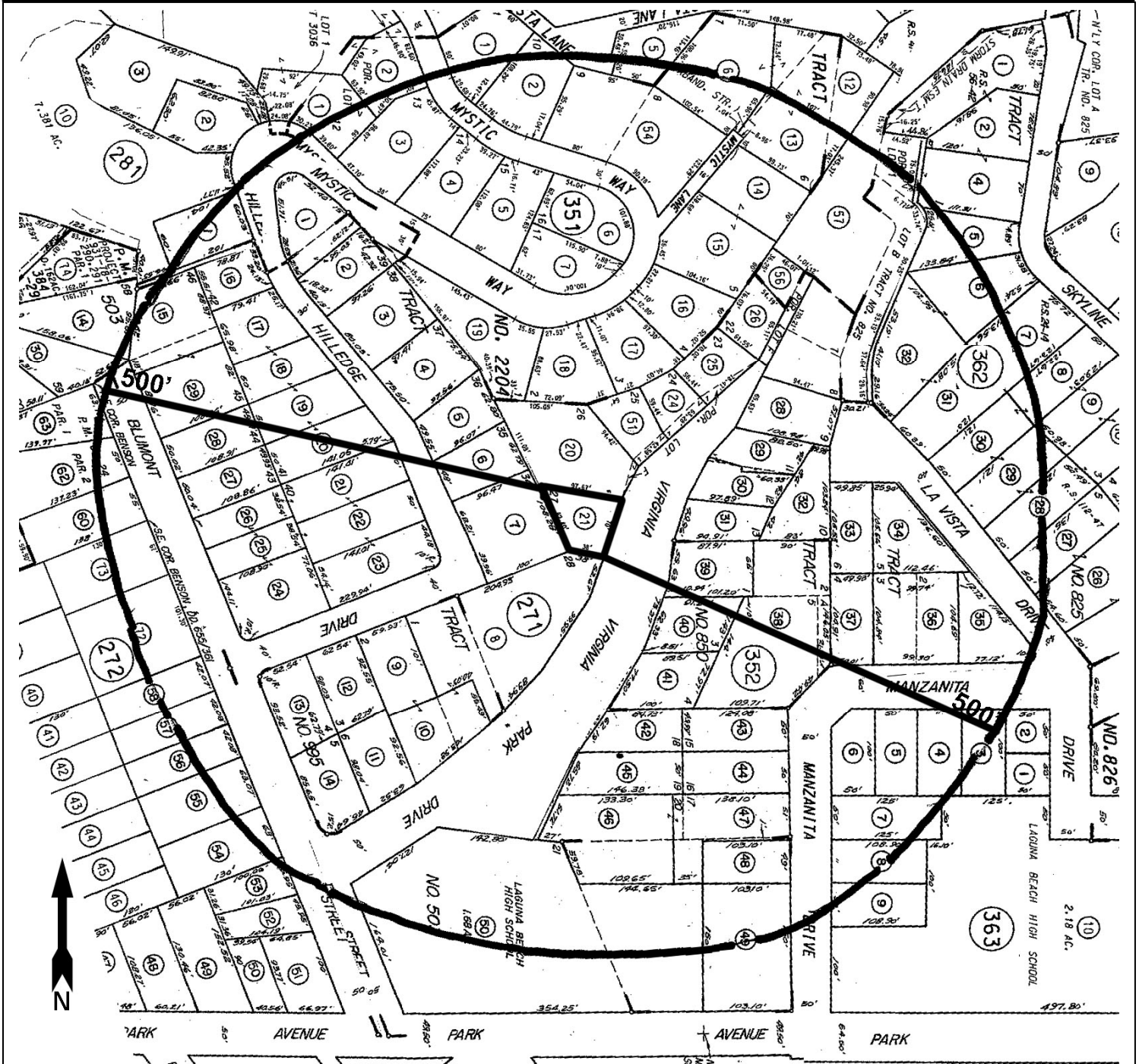
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 641-352-21  
500' RADIUS

Address: 650 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651





#12278  
5/14/2024

**500' Ownership Listing  
Prepared for:**

**641-352-21  
LAGUNA VILLAGE PROPERTIES  
650 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651**

**Daniel Latham  
City of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651**

641-271-01  
DONALD G WHITLATCH  
501 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-271-02  
KRISTI J BROWN  
20993 GREENMONT DR  
BEND OR 97702

641-271-03  
HEATHER ANNE CHALMERS  
475 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-271-04  
CLIFFORD HSIEN-FU CHENG  
465 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-271-05  
RICHARD K QUAN  
212 S PALM AVE 101  
ALHAMBRA CA 91801

641-271-06  
ASHKA GENSKE  
455 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-271-07  
SCOTT SEMINOFF  
2821 RIDGE DR  
LAGUNA BEACH CA 92651

641-271-08  
MARK EVANS  
435 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-271-09  
MICHAEL G IANNOTTI  
423 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-271-10  
STENDER WALTER MICHAEL TR  
626 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-271-11  
BRUCE & DIANE GEWERTZ  
9420 LLOYD CREST DR  
BEVERLY HILLS CA 90210

641-271-12  
NADER BAGHERZADEH  
415 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-271-13  
GARY & LISA GUTOW BERMAN  
510 BLUMONT ST  
LAGUNA BEACH CA 92651

641-271-14  
SIMON DAVID SPROULE  
530 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-14  
BERNDT LOHR-SCHMIDT  
PO BOX 3824  
HOLLYWOOD CA 90078

641-272-15  
DARREN M CRAWFORD  
404 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-16  
URVI SHETH  
30422 LE PRT  
LAGUNA NIGUEL CA 92677

641-272-17  
KARYN LEWANDOWSKI  
484 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-272-18  
DEAN BADILLO  
1059 MCKAY DR  
SAN JOSE CA 95131

641-272-19  
CLAYTON TOWNES HALE  
474 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-272-20  
MINDAUGAS E GEDGAUDAS  
23923 WILDWOOD CANYON RD  
NEWHALL CA 91321

641-272-21  
JOAN CONSTANCE TRIVETT  
462 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-272-22  
BRIAN P CORRIGAN  
458 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-272-23  
CHRISTOPHER A & PHYLLIS J WOOD  
446 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-272-24  
THOMAS J BERRYMAN  
480 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-25  
ADOLPH ZUKOR  
24441 CALLE SONORA 210  
LAGUNA WOODS CA 92637

641-272-26  
WAYNE C FINKEL  
1501 E CHAPMAN AVE  
FULLERTON CA 92831

641-272-27  
DONALD & JAIME SAUNDERS  
450 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-28  
ROGER D DENNIS  
430 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-29  
SANDRA FAULKNER KIKERPILL  
410 BLUMONT  
LAGUNA BEACH CA 92651

641-272-30  
MOTAMEDI PROPERTIES  
PO BOX 1989  
LAGUNA BEACH CA 92652

641-272-53  
TODD & TAMMI OBERSTEIN  
558 BOULEVARD  
WESTFIELD NJ 7090

641-272-54  
LEE DUDLEY BLEVINS  
PO BOX 1537  
LAGUNA BEACH CA 92652

641-272-55  
CA LLC YXL  
100 STATURA  
IRVINE CA 92602

641-272-56  
JEANNE R MARQUEZ  
511 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-57  
JOHN M LOWN  
262 W VISTA CHINO  
PALM SPRINGS CA 92262

641-272-58  
LEE & ALYCE SANTOS COFFEY  
471 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-60  
JOHN WALTER CALABRESE  
425 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-62  
GAY M FONTANESI  
19201 MESA DR  
VILLA PARK CA 92861

641-272-63  
ROBERT D & CHRIS A LUECKE  
405 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-72  
JUDITH A GORSKI  
449 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-73  
CASEY REICHEL  
447 BLUMONT ST  
LAGUNA BEACH CA 92651

641-281-01  
CHRISTOPHER CHORBA  
362 W GREEN ST UN #121  
PASADENA CA 91105

641-281-10  
KEVIN BALDRIDGE  
500 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-01  
P&PMYSTIC LLC  
261 SAN JOAQUIN ST  
LAGUNA BEACH CA 92651

641-351-02  
PAULETTE J AUSTER  
592 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-03  
HUIMIN WANG  
586 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-04  
580 MYSTIC WAY  
580 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-05  
ADRIAN PAUL FOLEY  
572 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-06  
AL LEBRUN AND LINDA ANNE  
LEBRUN J  
560 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-07  
STEVEN & LINDA SWIDLER  
2405 N SHEFFIELD AVE 14120  
CHICAGO IL 60614

641-352-01  
TIM NICOL  
604 VISTA LN  
LAGUNA BEACH CA 92651

641-352-02  
JOHN SECRETAN  
604 VISTA LN  
LAGUNA BEACH CA 92651

641-352-05  
SUSAN OBRIEN  
600 VISTA LN  
LAGUNA BEACH CA 92651

641-352-06  
LMK REAL ESTATE  
PO BOX 4302  
EDWARDS CO 81632

641-352-12  
JAMES C ASHLEY  
28241 CROWN VALLEY F-233  
LAGUNA NIGUEL CA 92677

641-352-13  
MICHAEL L SHAPIRO  
555 MYSTIC LN  
LAGUNA BEACH CA 92651

641-352-14  
STEVEN LLOYD MARSHALL  
553 MYSTIC LN  
LAGUNA BEACH CA 92651

641-352-15  
JIAWEI SHI  
3514 OCEAN VIEW AVE  
LOS ANGELES CA 90066

641-352-16  
THERON JOHN CHRISTOPHER TR THE  
THERON  
545 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-352-17  
NANCY J THOMPSON  
535 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-352-18  
MYSTIC WAY LLC 527  
2729 W COAST HWY  
NEWPORT BEACH CA 92663

641-352-19  
PENELOPE A KING  
517 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-352-20  
PEONY G CHIA  
660 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-21  
LAGUNA VILLAGE PROPERTIES  
1278 LAGO VISTA DR  
BEVERLY HILLS CA 90210

641-352-24  
STEVE & CELESLE CRANE  
4400 MAC ARTHUR BOULEVARD 950  
NEWPORT BEACH CA 92660

641-352-25  
ROBIN DOUGLAS WILLIAMS  
690 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-26  
GREGORY C & KATHLEEN R ABEL  
855 LA VISTA DR  
LAGUNA BEACH CA 92651

641-352-28  
ARJUNA MARTLIN  
843 LA VISTA DR  
LAGUNA BEACH CA 92651

641-352-29  
JAMES C CLARKE  
681 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-30  
BRANDON LEAHY  
607 TEXAS ST  
SAN FRANCISCO CA 94107

641-352-31  
BENJAMIN ADAM SIMON  
661 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-32  
PHILIP CARROLL  
835 LA VISTA DR  
LAGUNA BEACH CA 92651

641-352-33  
GEORGE & KATRESHA H MOSKIOS  
825 LA VISTA DR  
LAGUNA BEACH CA 92651

641-352-34  
DARRELL J MC KIBBAN  
815 LA VISTA DR  
LAGUNA BEACH CA 92651

641-352-35  
JENNIFER ANNE OGDEN  
4 BRENTANO DR  
COTO DE CAZA CA 92679

641-352-36  
RICHARD F FULFORD  
780 MANZANITA DR  
LAGUNA BEACH CA 92651

641-352-37, 38  
PESTE LOZZI PROPERTIES  
758 MANZANITA  
LAGUNA BEACH CA 92651

641-352-39  
JOHN HAYNE SHADDUCK  
657 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-40  
CRAIG D BRASHIER  
651 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-41  
PACITA IKONOMOU  
647 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-42  
FRED K CARR  
639 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-43  
PAUL R SCHIMMELPFENNIG  
758 MANZANITA  
LAGUNA BEACH CA 92651

641-352-44  
445 HILLEDGE  
1803 N WOLCOTT AVE  
CHICAGO IL 60622

641-352-45  
GINGER & PARVIZ ABDAVI-AZAR  
637 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-46  
CHRISTINA ITHURBURN  
631 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-47  
SHORES HOLDINGS LLC KIREHN  
9730 S VIRGINIA ST  
RENO NV 89511

641-352-48  
SUSAN ELLIOTT  
810 MANZANITA DR  
LAGUNA BEACH CA 92651

641-352-49  
THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY  
50 E NORTH TEMPLE FL 22ND  
SALT LAKE CITY UT 84150

641-352-50 641-363-10  
SCHOOL LAGUNA BEACH UNIFIED  
505 EL BOSQUE  
LAGUNA BEACH CA 92651

641-352-51  
MARION A CAMERON  
1237 N DEARBORN  
CHICAGO IL 60610

641-352-54  
TAREK HAFIZ  
602 VISTA LANE  
LAGUNA BEACH CA 92651

641-352-57  
LELAND ABEL STONE  
855 LA VISTA DR  
LAGUNA BEACH CA 92651

641-362-04  
CMR PARTNERS LP  
4608 BYRON CIR  
IRVING TX 75038

641-362-05  
NORTHERN TRUST  
1087 SKYLINE  
LAGUNA BEACH CA 92651

641-362-06  
TODD R MERKEL  
1085 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-07  
STEPHEN A JANTZI  
1081 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-08  
RONALD LEE KOTICK  
1075 SKYLINE DR  
LAGUNA BEACH CA 92651

641-362-09  
PAUL REX MILLER  
850 WINTHROP RD  
SAN MARINO CA 91108

641-362-26  
PATRICK G STONER  
808 LA VISTA DR  
LAGUNA BEACH CA 92651

641-362-27  
CHRISTOPHER J THOMPSON  
PO BOX 2478  
MAMMOTH LAKES CA 93546

641-362-28  
DOROTHY J SANTIAGO  
820 LA VISTA DR  
LAGUNA BEACH CA 92651

641-362-29  
KEITH E ANDERSON  
822 LA VISTA DR  
LAGUNA BEACH CA 92651

641-362-30  
JEAN M RINGERS  
824 LA VISTA DR  
LAGUNA BEACH CA 92651

641-362-31  
JON F SASSIN  
4769 N GRAVENSTEIN HWY N  
SEBASTOPOL CA 95472

641-362-32  
DAVID S KOORAJIAN  
838 LA VISTA DR  
LAGUNA BEACH CA 92651

641-363-02  
CLINT R CHRISTIE  
791 MANZANITA DR  
LAGUNA BEACH CA 92651

641-363-03  
ROY A GALLAGHER  
3582 ALONQUIN WAY  
SAN DIEGO CA 92154

641-363-04  
JAMES S GRAHAM  
777 MANZANITA  
LAGUNA BEACH CA 92651

641-363-05  
CHRIS & JENNIFER JEROME  
769 MANZANITA DR  
LAGUNA BEACH CA 92651

641-363-06  
JODIE CHRISTINE GATES  
753 MANZANITA DR  
LAGUNA BEACH CA 92651

641-363-07  
JESSICA M COSTA  
1821 SUNSET PLAZA DR  
LOS ANGELES CA 90069

641-363-08  
SMACKY LP  
34262 BLUE LANTERN ST A  
DANA POINT CA 92629

641-363-09  
JAY KRIZ BLAHNIK  
109 OCEAN FRONT WALK  
VENICE CA 90291