



August 30th, 2024

Michele Reynolds
17 Bay Drive
Laguna Beach, CA 92651
VPP 23-1752

Dear Ms. Reynolds,

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,

Isidoro Serna

Isidoro Serna, Planning Technician
Community Development
iserna@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-1752**

Visit Date: **8/6/2024**

Applicant: **Michele Reynolds**

View Address: **17 Bay Drive**

Visit Conducted by: **Jake Kerslake, Planning Intern**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living Room, Kitchen, Masterbedroom,
Garage, Office

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is ocean horizon, white water, cliff, bluff, and beach.

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: *8/29/2024* By: *Isidoro Serna*

End of Checklist



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the master bedroom of the primary residential structure.

Visual scene description: Ocean Horizon and White Water

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024

**Document
1 of 9**



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the master bedroom of the primary residential structure.

Visual scene description: Ocean Horizon and the Three Arch bluffs

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024

Document
2 of 9



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the office of the primary residential structure.

Visual scene description: Ocean Horizon and White Water

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the family room of the primary residential structure.

Visual scene description: Ocean Horizon and White Water

Document
4 of 9

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the family room of the primary residential structure.

Visual scene description: Ocean Horizon and the Three Arch Bluffs

Document
5 of 9

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the family room of the primary residential structure.

Visual scene description: Ocean Horizon and the Three Arch Bluffs

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024

**Document
6 of 9**



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the family room of the primary residential structure.

Visual scene description: Ocean Horizon and White Water

**Document
7 of 9**

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the master bedroom of the primary residential structure.

Visual scene description: Ocean Horizon and White Water

Document
8 of 9

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024



RECORD OF VIEW

VPP 23-1752



17 Bay Drive

The photograph above was taken from the garage of the primary residential structure.

Visual scene description: Ocean Horizon and White Water through a tree on residents' property

Date of Photograph taken: 8/6/2024 Photographed by *Jake Kerlake* Submitted to Property File: 8/30/2024



**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 17 Bay 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.

August 30, 2024

View Preservation VPP Number: VPP 23-1752
Address: 17 Bay Drive | APN: 056-180-56

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **17 Bay 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 iserna@lagunabeachcity.net



VPP 23-1752
17 Bay 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 29th day of August, 2024, that I deposited 81 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: 056-180-56

**Subject: 17 BAY DR
LAGUNA BEACH CA 92651**

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


Denise Kaspar



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

NOTICE OF RECORD OF VIEW
Community Development / Views and Trees

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by the property owner(s) at 17 Bay Drive.**

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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.

August 29, 2024

**View Preservation VPP Number: VPP 23-1752
Address: 17 Bay Drive | APN: 056-180-56**

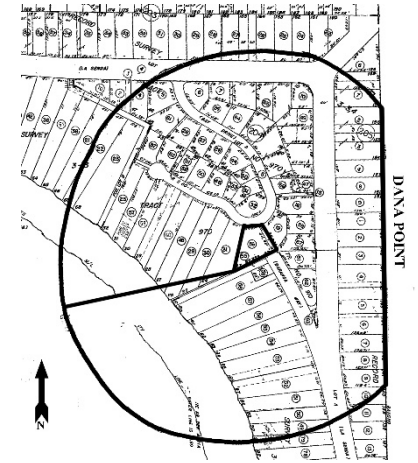
056-200-04, 05 056-204-15, 64, 65
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **17 Bay 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.

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VPP 23-1752
17 Bay Drive

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