



December 26, 2017

James Dye
30731 Driftwood Drive
Laguna Beach, CA 92651

Dear Mr. Dye,

Attached are the documents for the View Preservation/Record of Views claim filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at www.lagunabeachcity.net on the View Preservation and Restoration web page.

As we discussed, 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.

Regards,

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net



Date Filed:	12-11-2017
Application No.	VPP 17-2724

RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. 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 LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. 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.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS: Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: James Dye
 Address: 30731 Driftwood Drive
 Telephone No. (Home/Cell) 949-231-2224 (Work) _____
 Email Address: JDye714@gmail.com

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

James W. Dye
 APPLICANT/PROPERTY OWNER'S SIGNATURE

12-11-17
 DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-2724**

Visit Date: **December 19, 2017**

Applicant: **James Dye
30731 Driftwood Drive**

Visit Conducted by: **Tony Farr, Associate Planner**

1. VIEW LOCATION / VISUAL SCENE

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

Main level Kitchen, Great Room, Master Bedroom and Den of the primary residential structure.

- b. Visual scene for each location noted above.**

The visual scene from the selected viewing location noted above consists of, but is not limited to, Catalina Island, San Clemente Island and ocean horizon.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet.**

Date: 12/26/17 By: T. Farr

- b. Record of View documents prepared and attachedd to property file.**

Date: 12/26/17 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Kitchen of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *[Signature]* Submitted to property file: 12/20/2017

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Kitchen of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *W. Jan* Submitted to property file: 12/26/2017

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Kitchen of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: W. J. [Signature] Submitted to property file: 12/26/2017

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Kitchen of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *W. J. [Signature]* Submitted to property file: *12/26/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Kitchen of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *[Signature]* Submitted to property file: *12/26/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Great Room of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *[Signature]* Submitted to property file: *12/26/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Great Room of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *[Signature]* Submitted to property file: 12/26/2017

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Great Room of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *W. Farr* Submitted to property file: *12/26/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Great Room of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *mfarr* Submitted to property file: *12/26/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Great Room of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *W. Farr* Submitted to property file: *10/06/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Great Room of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *M. J. ...* Submitted to property file: *12/19/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Master Bedroom of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *W. J. [Signature]* Submitted to property file: *12/26/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Master Bedroom of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: [Signature] Submitted to property file: 12/26/2017



RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Master Bedroom of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *W. J. [Signature]* Submitted to property file: *12/26/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Master Bedroom of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *[Signature]* Submitted to property file: 12/26/2017

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Master Bedroom of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *[Signature]* Submitted to property file: 12/20/2017

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Master Bedroom of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *[Signature]* Submitted to property file: 12/26/2017

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Den of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *[Signature]* Submitted to property file: 12/26/2017

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Den of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *W. J. [Signature]* Submitted to property file: *12/26/2017*

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RECORD OF VIEW

VPP 17-2724



30731 Driftwood Drive

The photograph above was taken from the Den of the single level primary residential structure.

Visual scene description: San Clemente Island, Catalina Island and ocean horizon.

Date of photograph: 12/19/17 Photographed by: *M. Jarr* Submitted to property file: *12/26/2017*



December 26, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-2724
30731 DRIFTWOOD DRIVE, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **30731 Driftwood Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

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

Regards,

A handwritten signature in black ink, appearing to read "Tony Farr", is written over a horizontal line.

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

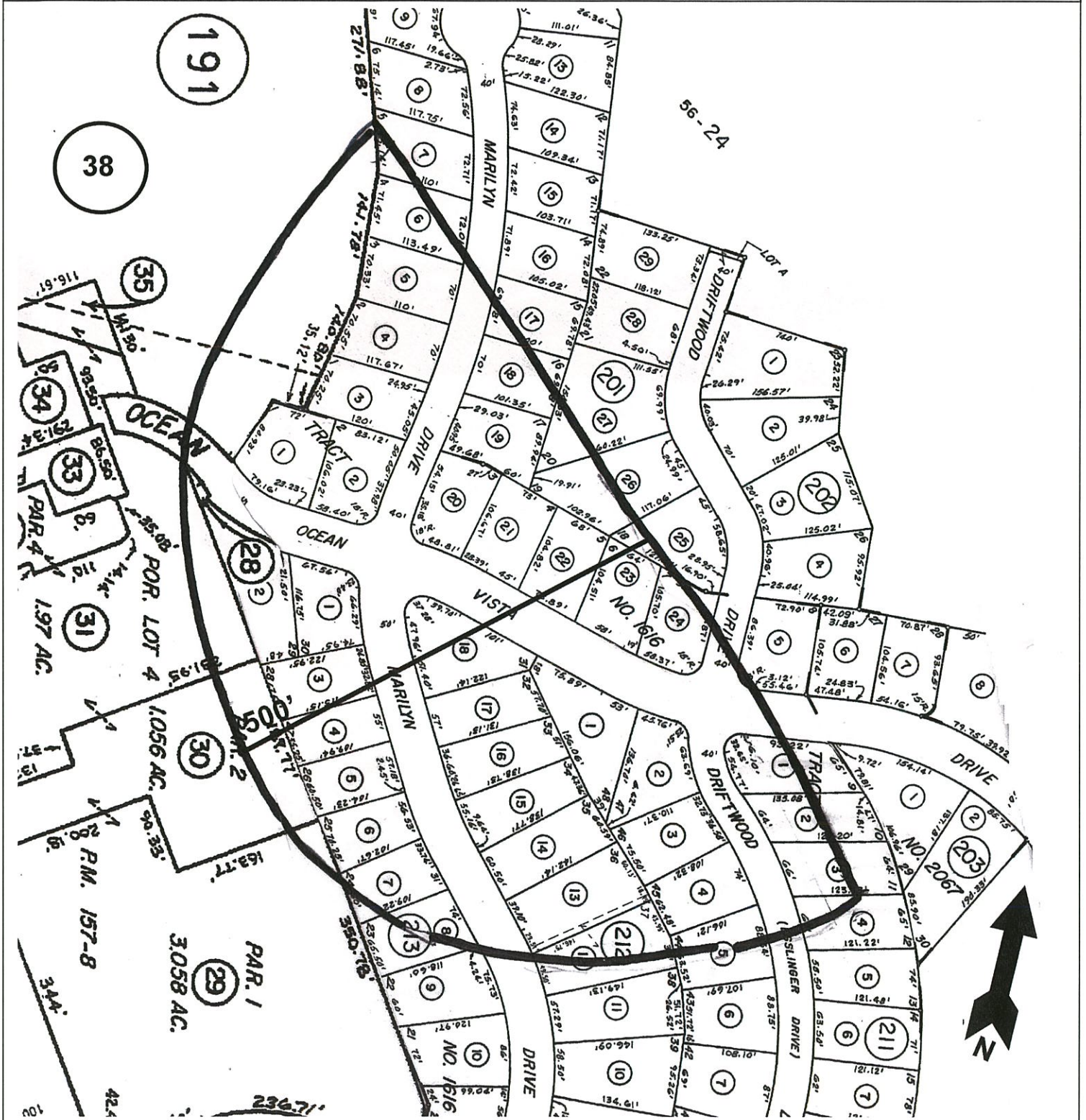
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-201-25
500' Radius (for View Preservation)

Address: 30731 DRIFTWOOD DR
LAGUNA BEACH CA 92651



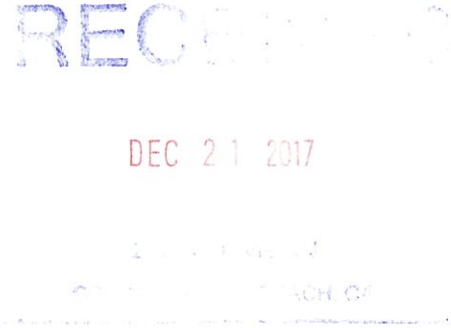
#8457
20-Dec-17



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 Denise@Advancedlisting.com



500' Ownership Listing (for View Preservation)

Prepared for:

656-201-25
JAMES W DYE
30731 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-191-28, 38
HOMETOWN LAGUNA TERRACE LLC
150 N WACKER DR 2800
CHICAGO IL 60606

656-191-29
LAGUNA ALMONT LLC
13833 FREEWAY DR
SANTA FE SPRINGS CA 90670

656-191-30, 31
ALISO CREEK SHOPPING CENTER INC
100 E PRATT ST 20
BALTIMORE MD 21202

656-201-01
ZIAD R EL-HAJJAOU
5737 ALVARADO PL
RANCHO CUCAMONGA CA 91739

656-201-02
SHERI LOEWENSTEIN
21461 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-201-03
SUSAN BRENNAN
30731 MARILYN DR
LAGUNA BEACH CA 92651

656-201-04
JEFFREY & JAMA DYBAS
1597 TAHITI AVE
LAGUNA BEACH CA 92651

656-201-05
JEFFERSON C KNAUER
30701 MARILYN DR
LAGUNA BEACH CA 92651

656-201-06
MOHSEN & SHAHLA
ABDOLSALEHI
7830 CRESCENT AVE
BUENA PARK CA 90620

656-201-07
STEPHEN C SMITH
30671 MARILYN DR
LAGUNA BEACH CA 92651

656-201-17, 19
STEVAN J GROMET
114 PACIFICA 250
IRVINE CA 92618

656-201-18
HANSJORG REY
30722 MARILYN DR
LAGUNA BEACH CA 92651

656-201-20
WILLIAM L HATCH
4086 SUNNYHILL DR
CARLSBAD CA 92008

656-201-21
CHARLES A JACKS
31921 E NINE DR
LAGUNA NIGUEL CA 92677

656-201-22
MELINDA ZOLLER
21531 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-201-23
MICHAEL MCKIBBEN
21541 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-201-24
HARALD M VOGL
55203 FIRESTONE
LA QUINTA CA 92253

656-201-25
JAMES W DYE
30731 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-201-26
CECILIA L MORRIS
30721 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-201-27
OMAYA JOHNSON
30711 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-202-05
LAGUNA DRIFTWOOD
30752 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-211-01
30782 DRIFTWOOD LLC
2109 S WRIGHT ST C
SANTA ANA CA 92705

656-211-02
ARMANDO L BAEZ
30792 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-211-03
ROBIN LEE
30812 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-211-04
LOLA A SNYDER
30822 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-01
DOG RED
26592 STETSON PL
LAGUNA HILLS CA 92653

656-212-02
JOYCE J BRODT
21562 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-212-03
SUZANNE SHORT
30801 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-04
ERIS H JAMISON
30811 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-05
SUSAN P ALEXANDER
30831 DRIFTWOOD DR
LAGUNA BEACH CA 92651

656-212-12
KATHLEEN M MARLOW
30842 MARILYN DR
LAGUNA BEACH CA 92651

656-212-13
ROBERT A & PERSINGER-
CONTORELLI
30832 MARILYN DR
LAGUNA BEACH CA 92651

656-212-14
CARLYLE CORNELL
30822 MARILYN DR
LAGUNA BEACH CA 92651

656-212-15
MICHAEL A SADOWSKI
715 SILVERWHEEL PL
NEWBURY PARK CA 91320

656-212-16
ROGER E MARTINNI
30802 MARILYN DR
LAGUNA BEACH CA 92651

656-212-17
GERALD & BLANCHE ZELKO
30792 MARILYN DR
LAGUNA BEACH CA 92651

656-212-18
DYLAN M RIGDON
301 E 17TH ST 209
COSTA MESA CA 92627

656-213-01
ELIMELECH GOOREVITCH
21462 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-213-02
JOHN A TREVINO
21452 OCEAN VISTA DR
LAGUNA BEACH CA 92651

656-213-03
KEITH KENASTON
30781 MARILYN DR
LAGUNA BEACH CA 92651

656-213-04
EUGENE WON
30791 MARILYN DR
LAGUNA BEACH CA 92651

656-213-05
GREENE & DUESBERG
30801 MARILYN DR
LAGUNA BEACH CA 92651

656-213-06
WILLIAM H JAMESON
30811 MARILYN DR
LAGUNA BEACH CA 92651

656-213-07
TIMOTHY J GRAY
30821 MARILYN DR
LAGUNA BEACH CA 92651

656-213-08
MICHAEL V TERZIAN
30831 MARILYN DR
LAGUNA BEACH CA 92651

656-213-09
DEBORAH L MILLER
30851 MARILYN DR
LAGUNA BEACH CA 92651