



Date Filed:	7/13/17
Application No.	VPP 17 - 1557

## 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. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves 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.

**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:** Applicant's must provide a certified mailing list, from an approved ownership listing service, of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

**FEE: Determined by Listing Service**

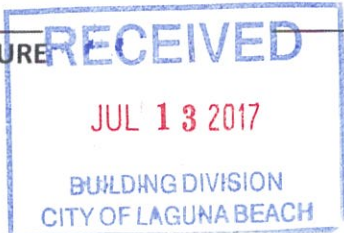
### APPLICANT (PROPERTY OWNER) INFORMATION

Name: Amber + Calen Offield  
 Address: 1170 Marine Drive, Laguna Beach CA 92651  
 Telephone No. (Home/Cell) (949) 235-8494 (Work) \_\_\_\_\_  
 Email Address: \_\_\_\_\_

*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.*

APPLICANT/PROPERTY OWNER'S SIGNATURE



DATE

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 17-1557**

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Visit Date: **July 24, 2017**

Applicant: **Amber and Calen Offield  
1170 Marine 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.**

Dining room on the lower living area.  
Master bedroom on the upper level of the primary residential structure.

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

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of downtown Laguna coastline, whitewater, city lights and ocean horizon.

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2. RECORD OF VIEWS

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

Date: 7/24/2017 By: T. Farr

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

Date: 7/24/2017 By: T. Farr

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End of Checklist





**RECORD OF VIEW**

**VPP 2017-1557**



**1170 Marine Drive**

The photograph above was taken from the dining room on the lower level of the primary residential structure.

Visual scene description: Laguna coastline, whitewater, city lights and ocean horizon.

Date of photograph: 7/20/17 Photographed by: *[Signature]* Submitted to property file: 7/24/2017

Document

1 of 4





**RECORD OF VIEW**

**VPP 2017-1557**



**1170 Marine Drive**

The photograph above was taken from the dining room on the lower level of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 7/20/17 Photographed by: *[Signature]* Submitted to property file: 7/24/17

Document  
2 of 4





**RECORD OF VIEW**

**VPP 2017-1557**



**1170 Marine Drive**

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

Visual scene description: Laguna coastline, whitewater, city lights and ocean horizon.

Date of photograph: 7/20/17 Photographed by: *M. Farr* Submitted to property file: 7/24/2017





**RECORD OF VIEW**

**VPP 2017-1557**



**1170 Marine Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 7/20/17 Photographed by: *M. J. [Signature]* Submitted to property file: *7/20/17*

Document  
4 of 4



July 24, 2017

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 17-1557  
1170 MARINE 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 **1170 Marine 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](http://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,

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



**SUSAN W. CASE, INC.**

*orders@susancaseinc.com*

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917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651

PHONE (949) 494-6105 • FAX (949) 494-7418

**FILE # 174692**

**VIEW PRESERVATION**

**1170 MARINE DR**

**LAGUNA BEACH CA**

**500' OWNERS**

**JULY 20 2017**

**053 161 24**

053 161 09

Patrick Donahue

1141 Marine Dr

Laguna Beach CA 92651

053 161 10

Richard Gebhard

Po Box 168

Victor ID 83455

053 161 11

Arnold Rosenstein

614 N Canon Dr

Beverly Hills CA 90210

053 161 12

Laguna Cove LLC

9922 Jefferson Blvd

Culver City CA 90232

053 161 13

Nancy Bushnell

1089 Marine Dr

Laguna Beach CA 92651

053 161 14

Henry Eggers

970 W 190th St #405

Torrance CA 90502

053 161 15

Cameron Merage

1065 Marine Dr

Laguna Beach CA 92651

053 161 16

Marine Drive LLC

108 Pacifica #300

Irvine CA 92618

053 161 17

Bruce Bochte

80 Century Ln

Petaluma CA 94952

053 161 18

Damon Shelly

1031 Marine Dr

Laguna Beach CA 92651

053 161 19

Brian & Julianne Bearie

36125 Cherrywood Dr

Yucaipa CA 92399

053 161 20

Lee & Brenda Berg

5630 Bankers Ave

Baton Rouge LA 70808

053 161 21

Tracy Cartledge

3104 E Camelback Rd #579

Phoenix AZ 85016

053 161 23

Debaun

1188 Marine Dr

Laguna Beach CA 92651

053 161 24

Calen Offield

660 Newport Center Dr #1100

Newport Beach CA 92660

053 161 25

1130 Marine LLC

9922 Jefferson Blvd

Culver City CA 90232

053 161 26

Cynthia Harriss

1018 Marine Dr

Laguna Beach CA 92651

053 161 27

Jolene Cherry

1135 Ravoli Dr

Pacific Palisades CA 90272

053 161 28

Kent Russell

Po Box 913

Laguna Beach CA 92652

053 162 02

Diana G D Guyer

242 S Montgomery St

Ojai CA 93023

053 162 03

Wells Fargo Bk Na

5 Park Plz #19TH

Irvine CA 92614

053 162 14

Janet Miscione

989 Cliff Dr

Laguna Beach CA 92651

053 162 15

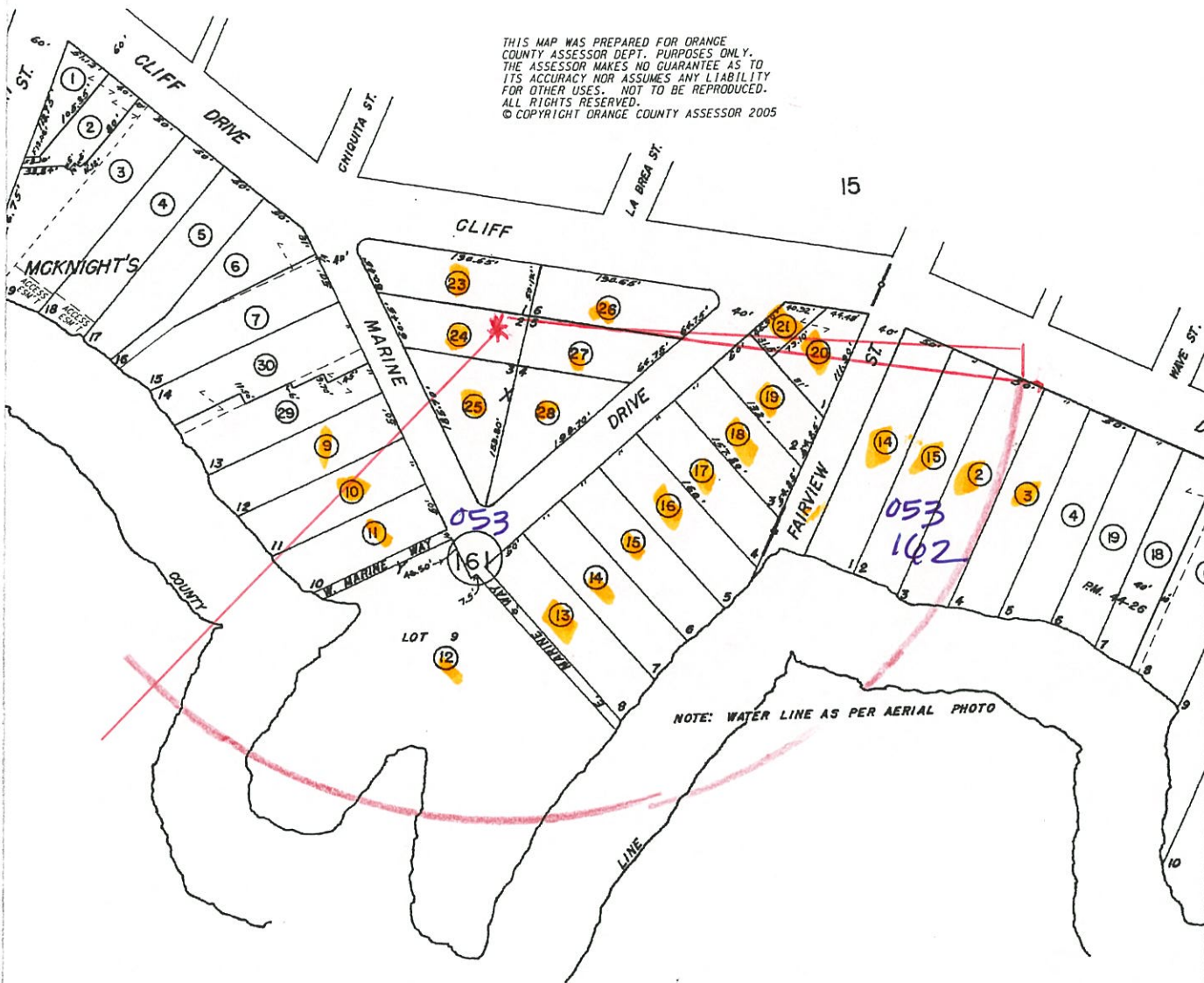
Shaws Cove LLC

975 Cliff Dr

Laguna Beach CA 92651



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NOTE: WATER LINE AS PER AERIAL PHOTO

NOTE - ASSESSOR'S BLOCK &

Map Preparer:  
 SUSAN W. CASE, INC.  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
 orders@susancaseinc.com

FILE # 174692  
 VIEW PRESERVATION  
 1170 MARINE DR  
 LAGUNA BEACH CA  
 500' OWNERS  
 JULY 20 2017  
 053 161 24



NORTH

SUSAN W. CASE, INC.

**OWNERSHIP MAP**

949.464.6105  
 orders@susancaseinc.com  
 917 Glenneyre St. #7  
 Laguna Beach, CA 92651