



August 14, 2017

Michael McKibben
21541 Ocean Vista Drive
Laguna Beach, CA 92651

Dear Mr. McKibben,

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.

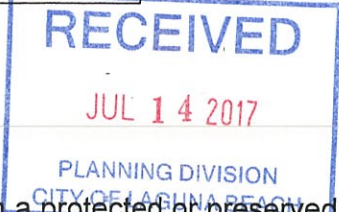
Regards,

A handwritten signature in blue ink, appearing to read "Tony Farr".

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



Date Filed:	7/14/2017
Application No.	VPP 17-1560



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

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. 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. Please refer to the View Preservation flow chart for a further 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: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include 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. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: MICHAEL MCKIBBEN
 Address: 21541 OCEAN VISTA DR, LAGUNA BEACH, CA. 92651
 Telephone No. (Home/Cell) 949-422-3831 (Work) 949-422-3831
 Email Address: MIKE @ MIKEMCKIBBEN.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.

Property Owner's Signature

7-14-17
 Date



**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-1560**

Visit Date: **August 8, 2017**
Applicant: **Michael McKibben
21541 Ocean Vista 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.**

Single story structure: Dining room, Living room, Guest bedroom and Master bedroom

- 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 San Clemente Island, Catalina Island and ocean horizon.

2. RECORD OF VIEWS

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

Date: 8/14/2017 By: [Signature]

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

Date: 8/14/2017 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

The photograph above was taken from the living room/dining room of the single level residential structure.

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

Date of photograph: 8/8/17 Photographed by: [signature] Submitted to property file: 8/14/2017

Document
1 of 11



RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

The photograph above was taken from the living room/dining room of the single level residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/8/17 Photographed by: *mfan* Submitted to property file: 8/14/2017

Document
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RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

The photograph above was taken from the living room/dining room of the single level residential structure.

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

Date of photograph: 8/8/17 Photographed by: ryan Submitted to property file: 8/14/2017

Document
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RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

The photograph above was taken from the guest bedroom of the single level residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/8/17 Photographed by: *mpare* Submitted to property file: 8/14/2017



RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

The photograph above was taken from the guest bedroom of the single level residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/8/17 Photographed by: *[Signature]* Submitted to property file: 8/14/2017

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RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

The photograph above was taken from the guest bedroom of the single level residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 8/8/17 Photographed by: *myan* Submitted to property file: 8/14/2017

Document

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RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

The photograph above was taken from the guest bedroom of the single level residential structure.

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

Date of photograph: 8/8/17 Photographed by: Mar Submitted to property file: 8/14/2017

Document

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RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

The photograph above was taken from the guest bedroom of the single level residential structure.

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

Date of photograph: 8/8/17 Photographed by: myan Submitted to property file: 8/14/2017

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RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

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

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

Date of photograph: 8/8/17 Photographed by: *[Signature]* Submitted to property file: 8/14/2017

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RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

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

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

Date of photograph: 8/8/17 Photographed by: myan Submitted to property file: 8/14/2017

Document
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RECORD OF VIEW

VPP 2017-1560



21541 Ocean Vista Drive

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

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

Date of photograph: 8/8/17 Photographed by: *[Signature]* Submitted to property file: 8/14/2017

Document
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August 14, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-1560
21541 OCEAN VISTA 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 **21541 Ocean Vista 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.

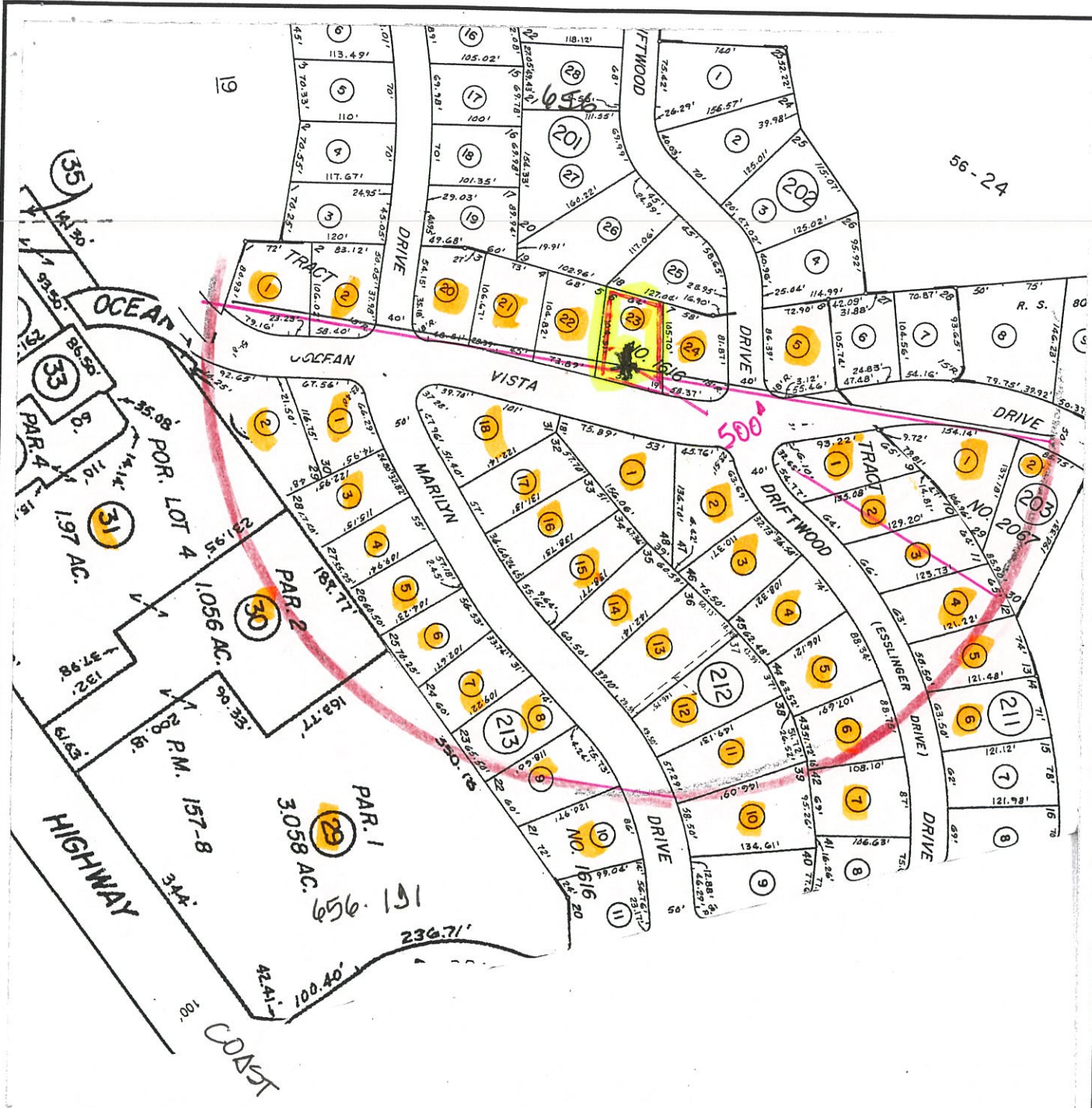
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under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

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



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

FILE # 174781
 21541 OCEAN VISTA DR
 LAGUNA BEACH CA
 VIEW PRESERVATION
 AUGUST 11 2017
 656 201 23



NORTH

SUSAN W. CASE, INC.

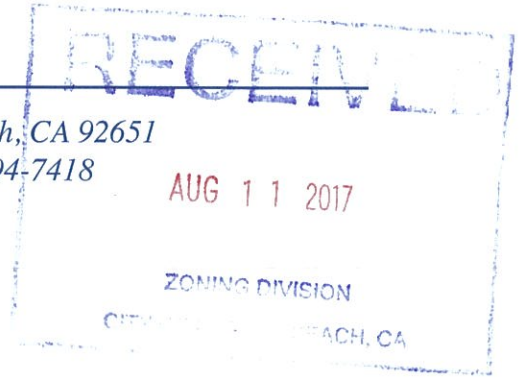
OWNERSHIP MAP

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

SUSAN W. CASE, INC.
orders@susancaseinc.com

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418

FILE # 174781
21541 OCEAN VISTA DR
LAGUNA BEACH CA
VIEW PRESERVATION
AUGUST 11 2017
656 201 23



656 191 29
Spirit Spe Hg 2015-I LLC
2020 S Central Ave
Compton CA 90220

656 191 30
Creek Shopping Aliso
100 E Pratt St #20
Baltimore MD 21202

656 191 31
Creek Shopping Aliso
100 E Pratt St
Baltimore MD 21202

656 201 01
Ziad El-Hajjaoui
5737 Alvarado Pl
Rancho Cucamonga CA 91739

656 201 02
Sheri Beth Loewenstein
21461 Ocean Vista Dr
Laguna Beach CA 92651

656 201 20
William Hatch
4086 Sunnyhill Dr
Carlsbad CA 92008

656 201 21
Charles 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
McKibben
21541 Ocean Vista Dr
Laguna Beach CA 92651

656 201 24
Harald Vogl
55203 Firestone
La Quinta CA 92253

656 202 05
Lawrence Rink
30752 Driftwood Dr
Laguna Beach CA 92651

656 203 01
Michael Childs
21612 Ocean Vista Dr
Laguna Beach CA 92651

656 203 02
Joel Kotin
21622 Ocean Vista Dr
Laguna Beach CA 92651

656 211 01
30782 Driftwood LLC
2109 S Wright St #C
Santa Ana CA 92705

656 211 02
Armando Baez
30792 Driftwood Dr
Laguna Beach CA 92651

656 211 03
Robin Lee
30812 Driftwood Dr
Laguna Beach CA 92651

656 211 04
Lola Snyder
30822 Driftwood Dr
Laguna Beach CA 92651

656 211 05
John & M L Cotter
30842 Driftwood Dr
Laguna Beach CA 92651

656 211 06
Ann Cotter Millang
30842 Driftwood Dr
Laguna Beach CA 92651

656 212 01
Judith Burrow
20701 Christine Ave
Torrance CA 90503

656 212 02
Joyce Brodt
21562 Ocean Vista Dr
Laguna Beach CA 92651

656 212 03
Suzanne Mae Short
30801 Driftwood Dr
Laguna Beach CA 92651

656 212 04
Eris Jamison
30811 Driftwood Dr
Laguna Beach CA 92651

656 212 05
Susan Alexander
30831 Driftwood Dr
Laguna Beach CA 92651

656 212 06
Michael & Mary Oconnell
30841 Driftwood Dr
Laguna Beach CA 92651

656 212 07
Kazimir Walter Bilinski
30861 Driftwood Dr
Laguna Beach CA 92651

656 212 10
Alfonso Avendano
25755 Maple View Dr
Laguna Hills CA 92653

656 212 11
Divo-Beachwalk LP
32681 Caspian Sea Dr
Dana Point CA 92629

656 212 12
Kathleen Marlow
30842 Marilyn Dr
Laguna Beach CA 92651

656 212 13
Robert Contorelli
30832 Marilyn Dr
Laguna Beach CA 92651

656 212 14
Carlyle Cornell III
30822 Marilyn Dr
Laguna Beach CA 92651

656 212 15
Michael Sadowski
715 Silverwheel Pl
Newbury Park CA 91320

656 212 16
Roger Martinni
30802 Marilyn Dr
Laguna Beach CA 92651

656 212 17
Gerald Zelko Sr.
30792 Marilyn Dr
Laguna Beach CA 92651

656 212 18
Dylan 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 Trevino
21452 Ocean Vista Dr
Laguna Beach CA 92651

656 213 03
Keith B K B Kenaston
30781 Marilyn Dr
Laguna Beach CA 92651

656 213 04
Eugene Yen Shun Won
30791 Marilyn Dr
Laguna Beach CA 92651

656 213 05
Greene & Duesberg
30801 Marilyn Dr
Laguna Beach CA 92651

656 213 06
William Jameson
30811 Marilyn Dr
Laguna Beach CA 92651

656 213 07
Timothy Gray
30821 Marilyn Dr
Laguna Beach CA 92651

656 213 08
Michael V M Terzian
30831 Marilyn Dr
Laguna Beach CA 92651

656 213 09
Deborah Miller
30851 Marilyn Dr
Laguna Beach CA 92651

656 213 10
Martin Dawson
30861 Marilyn Dr
Laguna Beach CA 92651