



October 16, 2017

Joyce Brodt  
21562 Ocean Vista Drive  
Laguna Beach, CA 92651

Dear Ms. Brodt,

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](http://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](mailto:tfarr@lagunabeachcity.net)

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 17-2070**

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Visit Date: **September 25, 2017**

Applicant: **Joyce Brodt  
21562 Ocean Vista Dr.**

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.**

Kitchen, Great Room, Living/Dining Room and Master Bedroom from main living area 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 San Clemente and Catalina Islands and ocean horizon.

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2. RECORD OF VIEWS

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

Date: 10/16/17 By: T. Farr

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

Date: 10/16/17 By: T. Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Kitchen, Great Room, Living/Dining area in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: *[Signature]* Submitted to property file: 10/16/2017

Document  
1 of 9



**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Kitchen, Great Room, Living/Dining area in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: [signature] Submitted to property file: 10/16/2017



**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Kitchen, Great Room, Living/Dining area in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: *M. J. [Signature]* Submitted to property file: 10/16/2017

Document  
3 of 9



**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Kitchen, Great Room, Living/Dining area in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: Myra Submitted to property file: 10/16/2017

Document  
4 of 9



**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Kitchen, Great Room, Living/Dining area in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: ngan Submitted to property file: 10/16/2017

Document  
5 of 9



**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Kitchen, Great Room, Living/Dining area in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: *M. J. [Signature]* Submitted to property file: 10/16/2017

Document  
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**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Master bedroom in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: W. J. [Signature] Submitted to property file: 10/16/2017

Document  
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**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Master bedroom in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: *W. Farr* Submitted to property file: *10/16/2017*



**RECORD OF VIEW**

**VPP 2017-2070**



**21562 Ocean Vista Dr.**

The photograph above was taken from the Master bedroom in the single level primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/25/17 Photographed by: *[Signature]* Submitted to property file: 10/16/2017

Document  
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October 16, 2017

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 17-2070  
21562 OCEAN VISTA DR., 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 **21562 Ocean Vista Dr.** 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.

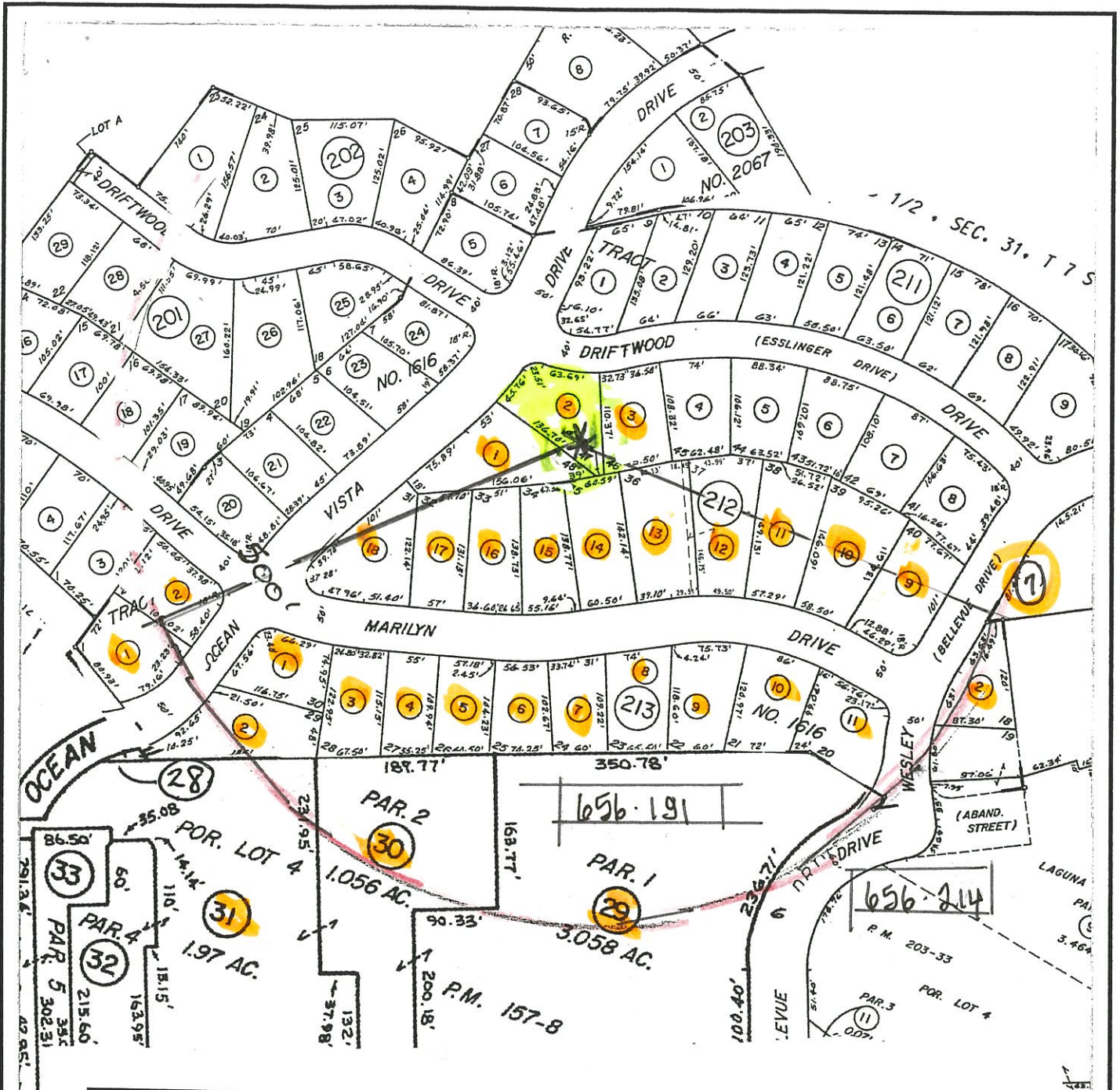
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an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



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

FILE # 175079  
 21562 OCEAN VISTA DR  
 LAGUNA BEACH CA  
 VIEW PRESERVATION  
 656 212 02  
 OCTOBER 2 2017

  
 NORTH

**SUSAN W. CASE, INC.**

**OWNERSHIP MAP**

949.464.6105  
[orders@susancaseinc.com](mailto:orders@susancaseinc.com)  
 917 Glenneyre St. #7  
 Laguna Beach, CA 92651

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

RECEIVED

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

OCT - 3 2017

FILE # 175079  
21562 OCEAN VISTA DR  
LAGUNA BEACH CA  
VIEW PRESERVATION  
656 212 02  
OCTOBER 2 2017

656 191 29  
Laguna Almont LLC  
13833 Freeway Dr  
Santa Fe Springs CA 90670

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

656 212 01  
Dog Hill Red  
26592 Stetson Pl  
Laguna Hills CA 92653

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 09  
Laura Uguccione  
31726 Rancho Viejo Rd #215  
San Juan Capistrano CA 92675

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

656 213 11  
Brent Jamison  
30871 Marilyn Dr  
Laguna Beach CA 92651

656 214 02  
Joseph Pike  
21572 Wesley Dr  
Laguna Beach CA 92651

656 214 07  
Church Laguna Beach  
21632 Wesley Dr  
Laguna Beach CA 92651