



July 6, 2016

Scott and Lynn Whitlock
1981 San Remo Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Whitlock,

Enclosed are the documents for the View Preservation/Record of Views claim filed with the City of Laguna Beach. 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 wish to view the documented Record of Views.

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 cursive script that reads "Tony Farr".

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



Date Filed:	2/8/2014
Application No.	VPP 16-0279

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: 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: Lynn + Scott Whitlock
 Address: 1981 San Remo Dr. LBCA92651
 Telephone No. (Home/Cell) 949-463-0378 (Work) Same
 Email Address: Lynnwhitlock@cox.net

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.

Lynn Whitlock
 APPLICANT/PROPERTY OWNER'S SIGNATURE

2-6-16
 DATE

Scott Whitlock

**.VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-0219**

Visit Date: **June 20, 2016**
Applicant: **Lynn & Scott Whitlock
1981 San Remo 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.**

Living room and Office/Den – main level
Master bedroom - upper level

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

Living room & Office/Den (main level) – Catalina Island, Main Beach, Downtown Laguna, Bird Rock, whitewater and sandy coastline, ocean horizon, city lights and hillside terrain.

Master bedroom (upper level) – Catalina Island, Main Beach, Downtown Laguna, Bird Rock, ocean horizon, sandy coastline and whitewater, city lights and hillside terrain.

2. RECORD OF VIEWS

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

Date: July 6, 2016 By: Tony Farr

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

Date: July 6, 2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Living room on the main floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Bird Rock, ocean horizon, whitewater, sandy coastline, city lights and hillside terrain.

Date of photograph: 6/20/16 Photographed by: Romy Jara Submitted to property file: July 6, 2016



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Living room on the main floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Bird Rock, ocean horizon, whitewater, sandy coastline, city lights and hillside terrain.

Date of photograph: 6/20/16 Photographed by: Amy Farr Submitted to property file: July 6, 2016



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Living room on the main floor of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 6/20/16 Photographed by: *Arney Jara* Submitted to property file: *July 6, 2016*



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Living room on the main floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Bird Rock, ocean horizon, whitewater, sandy coastline, city lights and hillside terrain.

Date of photograph: 6/20/16 Photographed by: *Anthony Jara* Submitted to property file: *July 6, 2016*

Document
4 of 9



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Master bedroom on the second floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Bird Rock, ocean horizon, whitewater, sandy coastline, city lights and hillside terrain.

Date of photograph: 6/20/16 Photographed by: Alamy Jan Submitted to property file: July 6, 2016



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Master bedroom on the second floor of the primary residential structure.

Visual scene description: Catalina Island, ocean horizon, whitewater, city lights and hillside terrain.

Date of photograph: 6/20/16 Photographed by: *Amy Finn* Submitted to property file: *July 6, 2016*



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Master bedroom on the second floor of the primary residential structure.

Visual scene description: Catalina Island, ocean horizon, whitewater, sandy coastline, city lights and hillside terrain.

Date of photograph: 6/20/16 Photographed by: Alroy Fara Submitted to property file: July 6, 2016



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Office/Den on the main floor of the primary residential structure.

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 6/20/16 Photographed by: *Pony Foss* Submitted to property file: *July 6, 2016*



RECORD OF VIEW

VPP 2016-0219



1981 San Remo Drive

The photograph above was taken from the Office/Den on the main floor of the primary residential structure.

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 6/20/16 Photographed by: *Rony Fera* Submitted to property file: *July 6, 2016*



July 6, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-0219
1981 SAN REMO 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 **1981 San Remo 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.

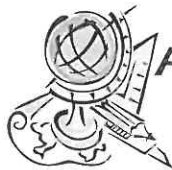
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an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

Tony Farr, Associate Planner
View Preservation and Restoration
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

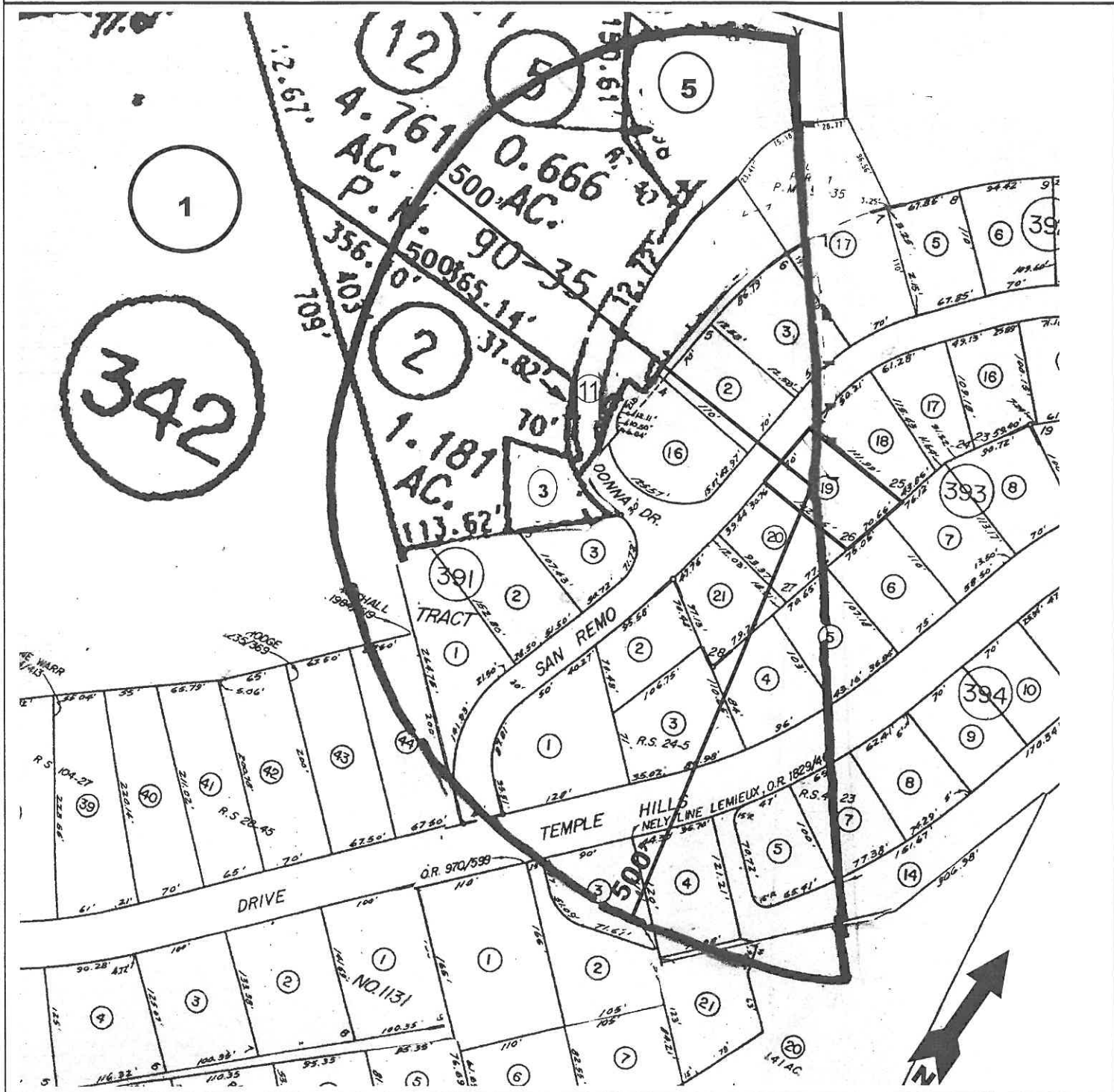
Subject APN: 641-393-19

500' Radius for View Preservation

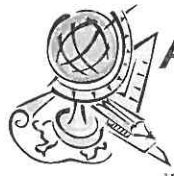
Address:

1981 SAN REMO DR

LAGUNA BEACH CA 92651



#7486
29-Jun-16



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' RADIUS FOR VIEW
PRESERVATION
PREPARED FOR:**

641-393-19

**SCOTT WHITLOCK
1981 SAN REMO DR
LAGUNA BEACH CA 92651**

641-342-01

GOLDWELL INVESTMENT GROUP
LLC
20162 SW BIRCH ST 180
NEWPORT BEACH CA 92660

641-342-02, 11

IVAN SPIERS
2014 DONNA DR
LAGUNA BEACH CA 92651

641-342-03

KEVIN KROFT
2008 DONNA DR
LAGUNA BEACH CA 92651

641-342-05

MELINDA M MASSON
1988 DONNA DR
LAGUNA BEACH CA 92651

641-342-12

HEMJO & GUDRUN KLEIN
2020 DONNA DR
LAGUNA BEACH CA 92651

641-381-44

MICHAEL & S HERDMAN
1936 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-391-01

RONALD H CHILCOTE
1940 SAN REMO DR
LAGUNA BEACH CA 92651

641-391-02

JOAN A SILVERMAN
1950 SAN REMO DR
LAGUNA BEACH CA 92651

641-391-03

ROBERT N & MELISSA LANE
1960 SAN REMO DR
LAGUNA BEACH CA 92651

641-392-02

PETER WANG
1974 SAN REMO DR
LAGUNA BEACH CA 92651

641-392-03

JAMES A SCHALLER
1980 SAN REMO DR
LAGUNA BEACH CA 92651

641-392-16

VIRGA FAMILY TRUST
1968 SAN REMO DR
LAGUNA BEACH CA 92651

641-392-17

RONALD A HIRSCH
1992 SAN REMO DR
LAGUNA BEACH CA 92651

641-393-01

ROBERT L THISTLE
1950 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-393-02

FREDERICK C & KATHLEEN
SHOEMAKER
1955 SAN REMO DR
LAGUNA BEACH CA 92651

641-393-03

MARILYN ARMSTRONG
1960 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-393-04

THD HOLDINGS LLC
1970 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-393-05

CANDACE ERCOLI
38595 MARACAIBO CIR
PALM SPRINGS CA 92264

641-393-06

MARION K JACOBS
2060 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-393-18

RENDEL WICKS
1985 SAN REMO DR
LAGUNA BEACH CA 92651

641-393-19

SCOTT WHITLOCK
1981 SAN REMO DR
LAGUNA BEACH CA 92651

641-393-20

LEONARD L BROCKMAN
1969 SAN REMO DR
LAGUNA BEACH CA 92651

641-393-21

ARTHUR HIRSCH
939 MIRAMAR ST
LAGUNA BEACH CA 92651

641-394-02

THOMPSON FAMILY TRUST
1955 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-394-03
BAYARD BIGELOW
1959 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-394-04
FREDERICK E WYLER
26 PEPPERTREE
NEWPORT BEACH CA 92660

641-394-05
CAROL KREMER
1969 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-394-07
ELIZABETH M ONDRAKO
1981 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-394-14, 15 641-401-20, 21
GREGG JUAREZ
7103 BABILONIA ST
CARLSBAD CA 92009