



April 15, 2019

Gary & Beth Kramer
21615 Ocean Vista Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Kramer,

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 for the subject property the documented view can be found on the city's website at www.lagunabeachcity.net/viewpreservation.

As we discussed, the ordinance allows a property owner to document their view once unless there is a subsequent remodel or physical change to the selected viewing locations in the primary residential structure. 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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 19-3339**

Visit Date: **April 5, 2019**
Applicant: **Gary and Beth Kramer**
View Address: **21615 Ocean Vista Drive**

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

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room, dining room, kitchen, master bedroom and guest bedroom.

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 Catalina and San Clemente Islands, Palos Verde peninsula and ocean horizon.

RECORD OF VIEWS DOCUMENTED AND AFFECTED PARCELS NOTICED

Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.

Date: 4/15/2019 By: rfar

End of Checklist



RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the living, dining room and kitchen on the main floor of the primary residential structure. Visual scene description: Catalina Island, Palos Verde peninsula and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *M. J. [Signature]* Submitted to property file: *4/15/2019*

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the living, dining room and kitchen on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *Myarr* Submitted to property file: *4/15/2019*

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the living, dining room and kitchen on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *M. J. Jarr* Submitted to property file: *4/15/2019*



RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the living, dining room and kitchen on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *W. J. [Signature]* Submitted to property file: *4/15/2019*



RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the living, dining room and kitchen on the main floor of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *W. J. [Signature]* Submitted to property file: *4/15/2019*

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the living, dining room and kitchen on the main floor of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: 4/15/2019

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: 4/15/2019

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: 4/15/2019

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *M. J. [Signature]* Submitted to property file: *4/15/2019*

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: 4/15/2019

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the master bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: 4/15/2019

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the master bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: *4/15/2019*

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RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the master bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: 4/15/2019



RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the master bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: 4/15/2019



RECORD OF VIEW

VPP 19-3339



21615 Ocean Vista Drive

The photograph above was taken from the master bedroom on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 4/5/19 Photographed by: *[Signature]* Submitted to property file: 4/15/2019

Document
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April 15, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-3339
21615 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 **21615 Ocean Vista Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark for determining significant view impairment in the future. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment as defined in LBMC Section 12.16.030.

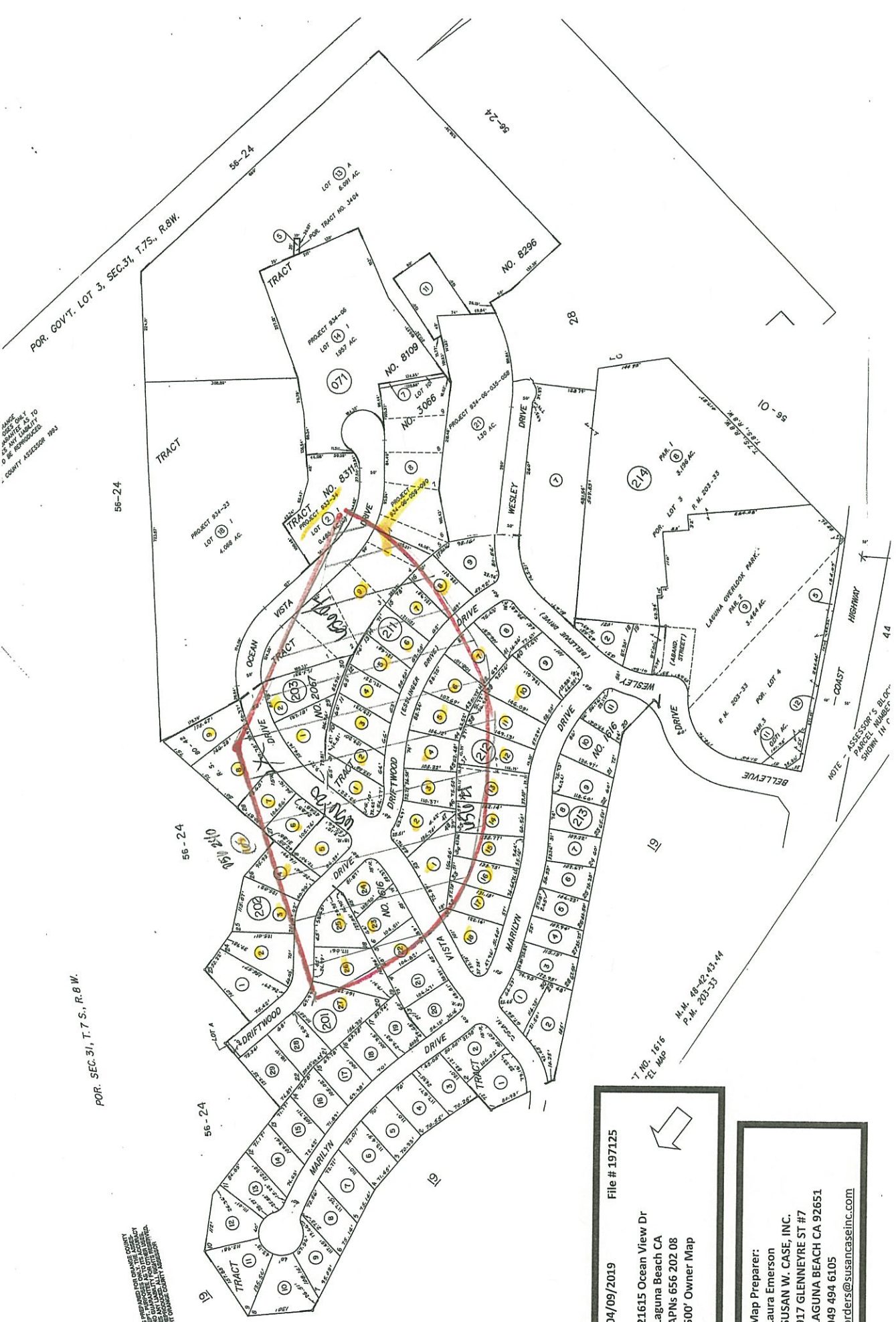
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. From the webpage, click on the address to view the recorded view from the subject property. 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

THIS MAP IS PREPARED UNDER THE PROVISIONS OF THE PUBLIC UTILITIES ACT AND IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COUNTY ASSESSOR 1993



POR. SEC. 31, T. 7 S., R. 8 W.

56-24

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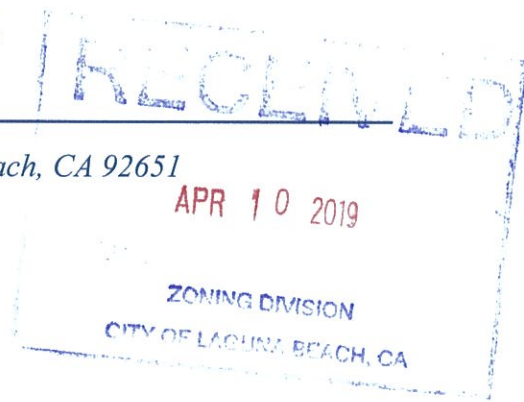
THIS MAP IS PREPARED UNDER THE PROVISIONS OF THE PUBLIC UTILITIES ACT AND IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COUNTY ASSESSOR 1993

04/09/2019 File # 197125
 21615 Ocean View Dr
 Laguna Beach CA
 APNs 656 202 08
 500' Owner Map

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

T.M. 1516
 T.L. Map
 N.M. 48-42, 43, 44
 P.M. 203-33

NOTE - ASSESSOR'S BLOCK
 PARCEL NUMBER
 SHOWN IN R



File# 197125
21615 Ocean View Dr
Laguna Beach CA
APN 656 202 08
500' View Preservation
April 9 2019

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

056 240 65
Driftwood Properties LLC
1991 Broadway St #140
Redwood City CA 94063

656 201 22
Melinda Zoller
21531 Ocean Vista Dr
Laguna Beach CA 92651

656 201 23
Michael Edward McKibben
21541 Ocean Vista Dr
Laguna Beach CA 92651

656 201 24
Harald Vogl
55203 Firestone
La Quinta CA 92253

656 201 25
James Dye
30731 Driftwood Dr
Laguna Beach CA 92651

656 201 26
Cecilia Morris
30721 Driftwood Dr
Laguna Beach CA 92651

656 201 27
Omayya H O Johnson
30711 Driftwood Dr
Laguna Beach CA 92651

656 202 02
Aaron Peluso
30712 Driftwood Dr
Laguna Beach CA 92651

656 202 03
Morton Jones
30722 Driftwood Dr
Laguna Beach CA 92651

656 202 04
Alex Shelton
30732 Driftwood Dr
Laguna Beach CA 92651

656 202 05
Lawrence The Rink
38 Rte Du Simpton 1094 Paudex
Europe Switzerland

656 202 06
Mark Renault
21601 Ocean Vista Dr
Laguna Beach CA 92651

656 202 07
Richard Emil Riess Jr.
21611 Ocean Vista Dr
Laguna Beach CA 92651

656 202 08
Gary Kramer
21615 Ocean Vista Dr
Laguna Beach CA 92651

656 202 09
Curtis Bartsch
21617 Ocean Vista 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
544 N Sycamore Ave
Los Angeles CA 90036

656 211 05
Freshstart Home Solutions LLC
7872 Santa Gertrudes Ave
Stanton CA 90680

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

656 211 07
William Larkin
30852 Driftwood Dr
Laguna Beach CA 92651

656 211 08
Daniel Phillips
30872 Driftwood Dr
Laguna Beach CA 92651

656 212 01
Timothy Red Welch
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 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 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
24299 Paseo De Valencia #2112
Laguna Woods CA 92637

656 212 11
Gruba
30852 Marilyn Dr
Laguna Beach CA 92651

656 212 12
Marlow-Galassi
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

933 340 01
Jeannette Boshoff
21703 Ocean Vista Dr #101
Laguna Beach CA 92651

933 340 02
Krauchenko-Parks
21703 Ocean Vista Dr #102
Laguna Beach CA 92651

933 340 03
Christian Bojorquez
21703 Ocean Vista Dr #103
Laguna Beach CA 92651

933 340 04
Ann Lue The Martelli
2740 San Angelo Dr
Claremont CA 91711

933 340 05
Zanku The Armenian
939 E Mountain St
Glendale CA 91207

933 340 06
Michelle E A Walker
21703 Ocean Vista Dr #202
Laguna Beach CA 92651

933 340 07
Cynthia Clotzman
21703 Ocean Vista Dr #203-A
Laguna Beach CA 92651

933 340 08
Norman Berman
21703 Ocean Vista Dr #204
Laguna Beach CA 92651

933 340 09
Walter Henderson
Po Box 6985
Big Bear Lake CA 92315

933 340 10
G Arman Cornell
55 Crest Ave
San Anselmo CA 94960

933 340 11
Shirish Patel
4711 E Copa De Oro Dr
Anaheim CA 92807

933 340 12
Silvia Hubbell
21703 Ocean Vista Dr #304-A
Laguna Beach CA 92651

934 060 59
George Keiter
31695 Crystal Sands Dr
Laguna Niguel CA 92677

934 060 60
George Keiter
655 Alvarado St
San Francisco CA 94114

934 060 61
George Keiter
Po Box 7547
Siasconset MA 02564

934 060 62
Raymond Fickling
27882 Camino Del Rio
San Juan Capistrano CA 92675

934 060 63
George Keiter
21682 Ocean Vista Dr #A
Laguna Beach CA 92651

934 060 64
George Keiter
21682 Ocean Vista Dr #B
Laguna Beach CA 92651

934 060 65
George Keiter
10011 Pangborn Ave
Downey CA 90240

934 060 66
George Keiter
4768 Annadel Heights Dr
Santa Rosa CA 95405

934 060 67
George Keiter
1220 Louden St
Cincinnati OH 45202

934 060 68
George Keiter
21692 Ocean Vista Dr #B
Laguna Beach CA 92651

934 060 69
Janice Williams
21692 Ocean Vista Dr #C
Laguna Beach CA 92651

934 060 70
George Keiter
11510 Elmhill Dr
Whittier CA 90604

934 060 71
George Keiter
Po Box 9327
Laguna Beach CA 92652

934 060 72
George Keiter
3205 Brookside Ln
Encinitas CA 92024

934 060 73
George Keiter
179 Monarch Bay Dr
Monarch Beach CA 92629

934 060 74
George Keiter
21692 Ocean Vista Dr #H
Laguna Beach CA 92651

934 060 75
Randall Myers
860 Morningside Dr #C514
Fullerton CA 92835

934 060 76
Randall Myers
21702 Ocean Vista Dr #B
Laguna Beach CA 92651

934 060 77
Randall Myers
21702 Ocean Vista Dr #C
Laguna Beach CA 92651

934 060 78
Randall Myers
21702 Ocean Vista Dr #D
Laguna Beach CA 92651

934 060 79
Randall Myers
21702 Ocean Vista Dr #E
Laguna Beach CA 92651

934 060 80
Randall Myers
21702 Ocean Vista Dr #F
Laguna Beach CA 92651

934 060 81
Randall Myers
21702 Ocean Vista Dr #G
Laguna Beach CA 92651

934 060 82
Randall Myers
21702 Ocean Vista Dr #H
Laguna Beach CA 92651

934 060 83
Randall Myers
3966 Ruskin St
Las Vegas NV 89147

934 060 84
Randall Myers
2637 N Mountain Ave
Claremont CA 91711

934 060 85
Randall Myers
124 N 1st Ave #200
Arcadia CA 91006

934 060 86
Randall Myers
21722 Ocean Vista Dr #D
Laguna Beach CA 92651

934 060 87
Randall Myers
21722 Ocean Vista Dr #E
Laguna Beach CA 92651

934 060 88
Randall Myers
21722 Ocean Vista Dr #F
Laguna Beach CA 92651

934 060 89
Randall Myers
848 N Rainbow Boulevard Bldg
Las Vegas NV 89107

934 060 90

Randall Myers

21722 Ocean Vista Dr #H

Laguna Beach CA 92651