



October 14, 2020

Heidi Yodowitz
32092 Virginia Way
Laguna Beach, CA 92651

Dear Ms. Yodowitz,

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. The documented Record of Views they may be located on the city's website via the link 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 that reads "Tony Farr".

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 20-6765**

Visit Date: **September 22, 2020**

Applicant: **Heidi Yodowitz**
View Address: **32092 Virginia Way**

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
Upper level: Master bedroom
Top level: Office

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 and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater 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: 10/14/2020 By: 

End of Checklist



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.
Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

Document
1 of 20

Date of photograph: 09/22/20 Photographed by: M. J. [Signature] Submitted to property file: 10/14/2020



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.
Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

Document
2 of 20

Date of photograph: 09/22/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



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Document
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VPP 20-6765



32092 Virginia Way

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Document
4 of 20

Date of photograph: 09/22/20 Photographed by: *M. Jan* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.
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Document
5 of 20

Date of photograph: 09/22/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

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Document
6 of 20

Date of photograph: 09/22/20 Photographed by: *M. [Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

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Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

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7 of 20

Date of photograph: 09/22/20 Photographed by: *[Signature]* Submitted to property file: 10/14/2020



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

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Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

Document
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Date of photograph: 09/22/20 Photographed by: M. J. [Signature] Submitted to property file: 10/14/2020



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the living room on the main level of the primary residential structure.

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Document
9 of 20

Date of photograph: 09/22/20 Photographed by: *[Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

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The photograph above was taken from the living room on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

Document
10 of 20

Date of photograph: 09/22/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

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Document
11 of 20

Date of photograph: 09/22/20 Photographed by: M. J. [Signature] Submitted to property file: 10/14/2020



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VPP 20-6765



32092 Virginia Way

The photograph above was taken from the living room on the main level of the primary residential structure.

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Date of photograph: 09/22/20 Photographed by: *[Signature]* Submitted to property file: 10/14/2020



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the kitchen on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

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Date of photograph: 09/22/20 Photographed by: Moran Submitted to property file: 10/14/2020



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the kitchen on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

Document
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Date of photograph: 09/22/20 Photographed by: *[Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the kitchen on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

Document
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Date of photograph: 09/22/20 Photographed by: *[Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

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

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

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Date of photograph: 09/22/20 Photographed by: M. J. [Signature] Submitted to property file: 10/14/2020



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

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

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

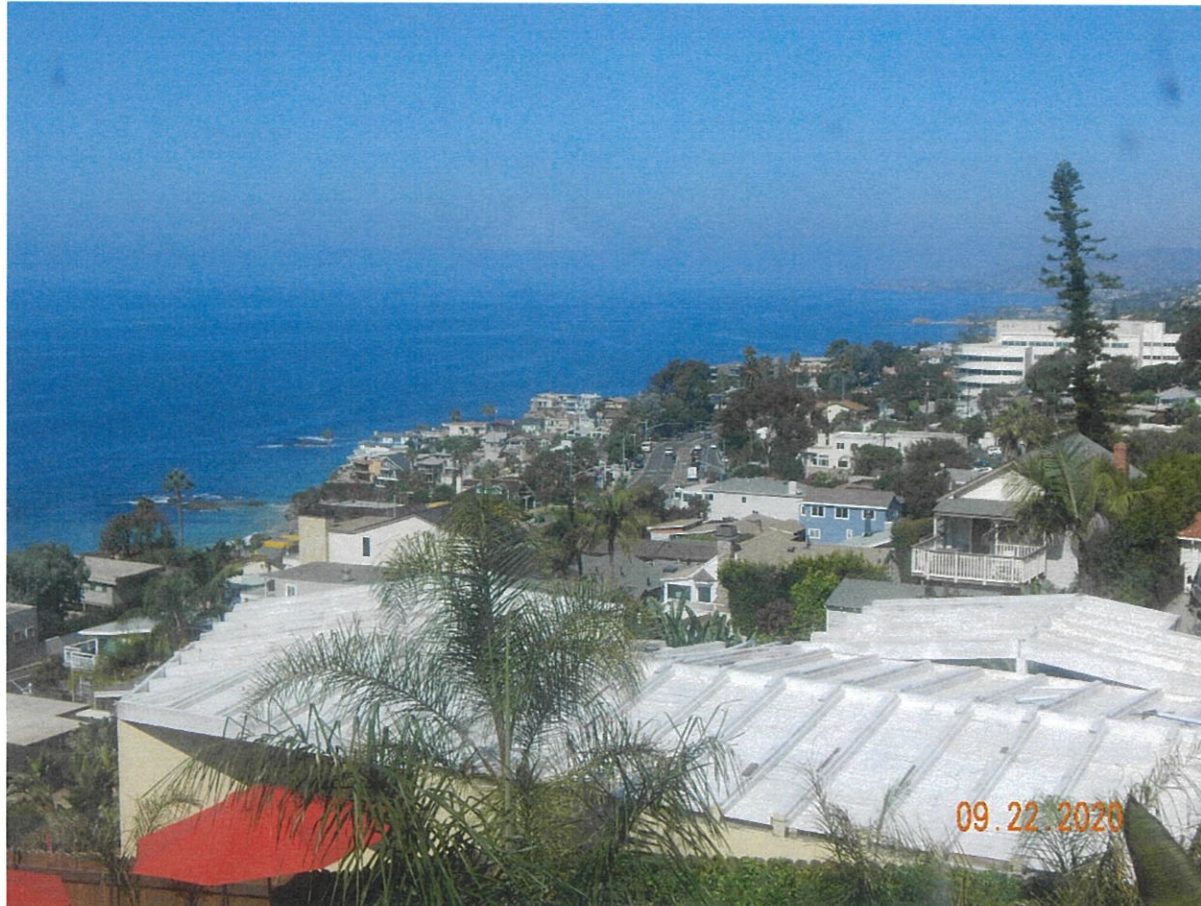
Document
17 of 20

Date of photograph: 09/22/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the office on the top level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

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Date of photograph: 09/22/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/14/2020*



RECORD OF VIEW

VPP 20-6765



32092 Virginia Way

The photograph above was taken from the office on the top level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

Document
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VPP 20-6765



32092 Virginia Way

The photograph above was taken from the office on the top level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Palos Verde Peninsula, Crescent Bay, Irvine Cove, northerly coastline, city lights, hillside terrain, whitewater and ocean horizon.

Document
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Date of photograph: 09/22/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/14/2020*



October 14, 2020

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 20-6765
32092 Virginia Way, Laguna Beach

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at 32092 Virginia Way. 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 a 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
Planning Division, Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

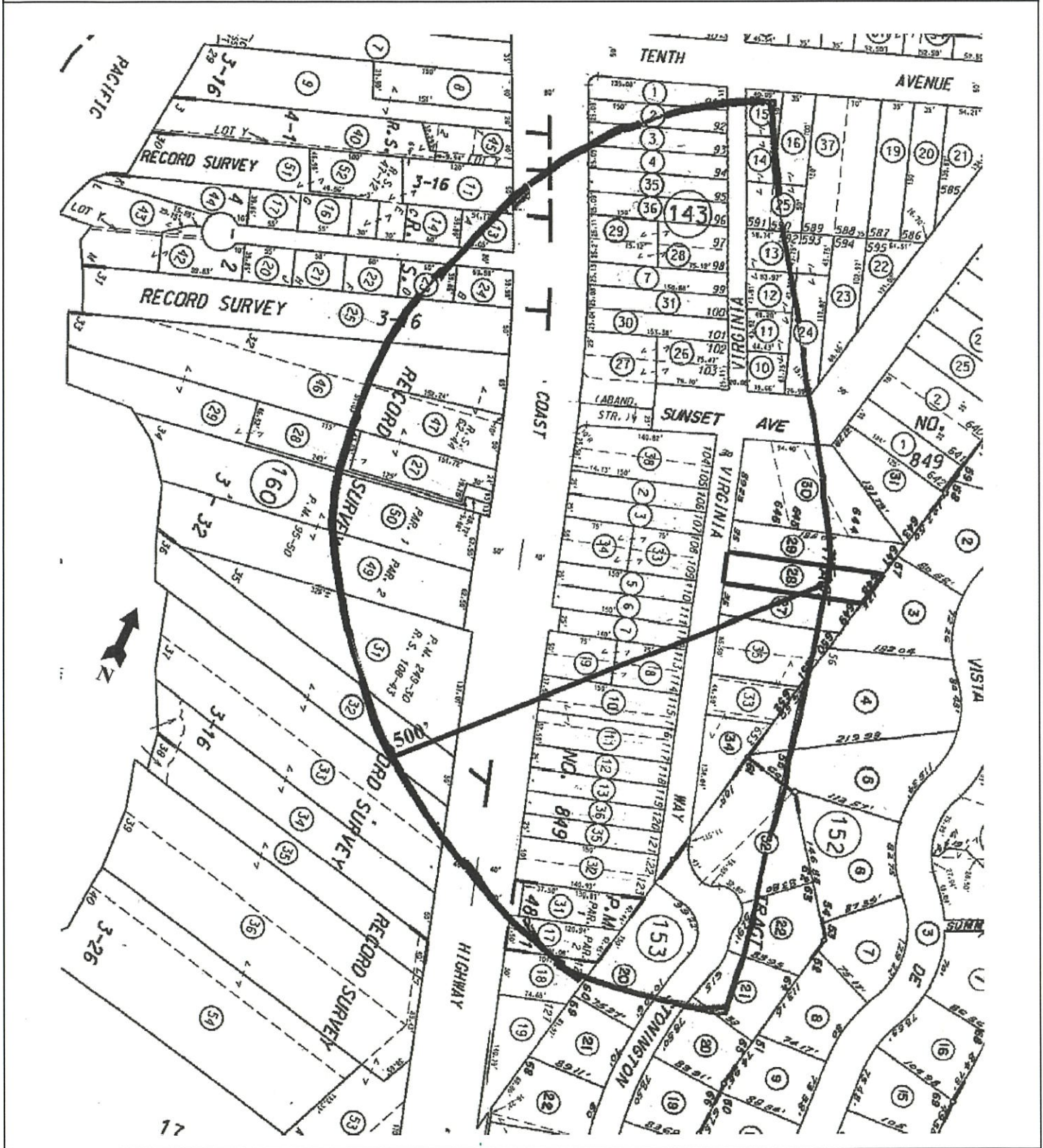
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 056-152-28
500' RADIUS

Address: 32092 VIRGINIA WAY
LAGUNA BEACH CA 92651



#10278
9/27/2020



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

RECEIVED

SEP 28 2020

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

500' OWNERSHIP LISTING PREPARED FOR:

056-152-28
HEIDI E YODOWITZ
32092 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-143-01
JOHN CAMERON HAMIL
32002 COAST HWY
LAGUNA BEACH CA 92651

056-143-04
CRAIG L & ALISA R TIMMINS
32016 COAST HWY
LAGUNA BEACH CA 92651

056-143-11
DAVID P HUIZINGA
32052 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-143-14
JAMES COLLIN & ANNA MARIE
GODDARD
32012 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-143-24
BERNARD TRANEL
32041 SUNSET AVE
LAGUNA BEACH CA 92651

056-143-27
THOMAS FAMILY TRUST
31973 COAST HWY
LAGUNA BEACH CA 92651

056-143-30
JAMES R POTTS
624 N VISTA BONITA
GLENDDORA CA 91741

056-143-36
JOHN R ERICKSON
1349 GALLERIA DR 200
HENDERSON NV 89014

056-143-02
KENNETH P BERGER
32006 COAST HWY
LAGUNA BEACH CA 92651

056-143-07
GHASSAN KAZMOUZ
700 W STEVENS RD
PALM SPRINGS CA 92262

056-143-12
RALPH E HAUN
32042 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-143-15
DAVID JAMES NEWBRO
32621 ADRIATIC DR
DANA POINT CA 92629

056-143-25
KEVIN D & MARIE MC CARTHY
CLARK
32022 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-143-28
KENNETH POLANCO
4356 CLYBOURN AVE
BURBANK CA 91505

056-143-31
EILEEN S BACA
32041 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-150-01
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651

056-143-03
RICHARD K BROWN
32012 COAST HWY
LAGUNA BEACH CA 92651

056-143-10
LETALDI LLC
11684 VENTURA BLVD 160
STUDIO CITY CA 91604

056-143-13
CAROLINE SPENCER HAMNER-
MERCADO
PO BOX 220038
NEWHALL CA 91322

056-143-16
MARC F & MICHELE BLYTHE
545 REDLANDS AVE
NEWPORT BEACH CA 92663

056-143-26
JOHN CARDON WALKER
4193 WOODLEIGH LN
LACANADA, CA 91011

056-143-29
DEIRDRE M KELLY
141 EL DORADO LN
ANAHEIM CA 92807

056-143-35
DINA & FERENC B NAGY
32021 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-152-04
MICHAEL A MORELL
42 N VISTA DE CATALINA
LAGUNA BEACH CA 92651

056-152-05
JOHN B BLANTON
40 N VISTA DE CATALINA
LAGUNA BEACH CA 92651

056-152-20
JEREMY PARNES
33 N STONINGTON RD
LAGUNA BEACH CA 92651

056-152-21
ROBERT A SHORTT
35 N STONINGTON RD
LAGUNA BEACH CA 92651

056-152-22
GEORGE W CEITHAML
37 N STONINGTON DR
LAGUNA BEACH CA 92677

056-152-27
GEORGE YOUNIS
6527 WESTCHESTER AVENUE
HOUSTON TX 77005

056-152-28
HEIDI E YODOWITZ
4019 LOS ARABIS DR
LAFAYETTE CA 94549

056-152-29
JEFFREY ALLAN HAWLISH
32086 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-152-30
CAROL KIM CHUA
760 HUNTINGTON CIR
PASADENA CA 91106

056-152-32
JULIA DIANE GANS
2025 LYANS DR
LA CANADA FLINTRI CA 91011

056-152-33
ELAINE S TOSTI
285 E 300 ST 1
NEW YORK CITY NY 10009

056-152-34
CHARLES GADSDEN KINNEY
5826 PRESLEY WAY
OAKLAND CA 94618

056-152-35
RECKARD E SCOTT
32106 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-153-02
STEVEN MICHAEL HITTER
11028 SUNSET BLVD
LOS ANGELES CA 90049

056-153-03
JOHN T & DENETTE A ANDERSON
GROSSHANS
25821 DESERT TRL
LAGUNA HILLS CA 92653

056-153-05, 06
TED SCOTT
5331 DOUGLAS LN
YORBA LINDA CA 92886

056-153-07
MICHAEL DANA WINSTON
32112 COAST HWY
LAGUNA BEACH CA 92651

056-153-08
RELPH LIVING TRUST
PO BOX 1220
WESTCLIFFE CO 81252

056-153-09
PHIL HUE CHI
4753 PEPPERWOOD AVE
LONG BEACH CA 90808

056-153-10
KAPUR MICHAEL S
32125 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-153-11
JOHN A CHALDU
32135 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-153-12
CHARLES VIVIANI
32142 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-153-13
PEDRO OROZCO
32146 COAST HWY
LAGUNA BEACH CA 92651

056-153-17
ESMAIL NADER & MAHIN
RASTEGARI
25512 ARAGON
YORBA LINDA CA 92887

056-153-18
CHARLES J & KATHLEEN M HYLAND
32192 S COAST HWY
LAGUNA BEACH CA 92651

056-153-20
MATTHEW DALE & KAREN ANN
MARQUIS
1 HASTINGS
LAGUNA NIGUEL CA 92677

056-153-31
PROTECTIVE YARDLEY
36915 COOK ST 103
PALM DESERT CA 92211

056-153-32 056-160-47
CHRISTOPHER TODD LAMBERT
32071 COAST HWY
LAGUNA BEACH CA 92651

056-153-33
WAYNE ARTHUR & CARINA LITMAN
26071 WATERWHEEL PL
LAGUNA HILLS CA 92653

056-153-34
ALAN R THOMAS
32092 COAST HWY
LAGUNA BEACH CA 92651

056-153-35
ANN-MARIE VILLICANA
PO BOX 90301
PASADENA CA 91109

056-153-36
MARIAN KEEGAN
32152 VIRGINIA WAY
LAGUNA BEACH CA 92651

056-153-38
MARK H K OU
2582 STEEPLECHASE LN
DIAMOND BAR CA 91765

056-160-11
MELISSA S FERRON
4347 CANYON VIEW LN
PALOS VERDES PENI CA 90274

056-160-13
WILLIAM S NICCUM
32017 POINT PL
LAGUNA BEACH CA 92651

056-160-23
CARMEN GONZALEZ
7817 COOLGROVE DR
DOWNEY CA 90240

056-160-24
YUAN YONG
9 SEARIDGE
LAGUNA NIGUEL CA 92677

056-160-25
CHUCK TRUC TRONG LE
8 CANYON RIM
NEWPORT BEACH CA 92657

056-160-27, 28,29
DEV DEV A GNANA
550 MANZANITA RD
REDLANDS CA 92373

056-160-31
COTTAGE IVY
11444 W OLYMPIC BLVD FL 11TH
LOS ANGELES CA 90064

056-160-32, 33
SERENITA LLC
11444 W OLYMPIC BLVD FL 11TH
LOS ANGELES CA 90064

056-160-46
CARY KENT HYDEN
32061 S COAST HWY
LAGUNA BEACH CA 92651

056-160-49
WAYNE RUMBLES
32101 COAST HWY
LAGUNA BEACH CA 92651

056-160-50
JULIA A STEWART
1165 LINDA GLEN DR
PASADENA CA 91105