



October 26, 2020

Anthony Speranzo  
30782 Driftwood Drive  
Laguna Beach, CA 92651

Dear Mr. Speranzo,

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](http://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  
Planning Division, Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 20-6675**

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Visit Date: **October 14, 2020**  
Applicant: **Anthony Speranzo**  
View Address: **30782 Driftwood Drive**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Kitchen/dining room, living room, office, master 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 San Clemente and Catalina Islands and ocean horizon.

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**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: 10/29/2020 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *ryan* Submitted to property file: *10/28/2020*

Document  
1 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/26/2020*

Document  
2 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *[Signature]* Submitted to property file: *10/26/2020*

Document  
3 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *[Signature]* Submitted to property file: *10/26/2020*



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *M. Hare* Submitted to property file: *10/26/2020*

Document  
5 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/26/2020*

Document  
6 of 15





**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: M. J. [Signature] Submitted to property file: 10/16/2020

Document  
7 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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 and ocean horizon.

Date of photograph: 10/14/20 Photographed by: *[Signature]* Submitted to property file: 10/26/2020

Document  
8 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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 and ocean horizon.

Date of photograph: 10/14/20 Photographed by: *[Signature]* Submitted to property file: 10/16/2020

Document  
9 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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 and ocean horizon.

Date of photograph: 10/14/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/26/2020*

Document  
10 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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 and ocean horizon.

Date of photograph: 10/14/20 Photographed by: *[Signature]* Submitted to property file: 10/26/2020

Document  
11 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *M. Jan* Submitted to property file: *10/26/2020*

Document  
12 of 15



RECORD OF VIEW

VPP 20-6675



30782 Driftwood Drive

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

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

Date of photograph: 10/14/20 Photographed by: *[Signature]* Submitted to property file: 10/26/2020

Document  
13 of 15



**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/26/2020*

Document

14 of 15





**RECORD OF VIEW**

**VPP 20-6675**



**30782 Driftwood Drive**

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

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

Date of photograph: 10/14/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/26/2020*

Document  
15 of 15



October 26, 2020

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation Claim VPP 20-6675**  
**30782 Driftwood 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 **30782 Driftwood 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](http://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](mailto:tfarr@lagunabeachcity.net)

500' View Preservation  
30782 Driftwood Dr  
Laguna Beach CA  
APN 656 211 01  
Prepared by  
Susan Case Inc  
Laura Emerson  
10/19/2020



1" = 100' FEET

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

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File# 308075  
30782 Driftwood Dr  
Laguna Beach CA  
APN 656 211 01  
500' Owner  
October 19 2020

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

656 201 18  
Hansjorg Rey  
30722 Marilyn Dr  
Laguna Beach CA 92651

656 201 19  
Gromet Stevan 214  
114 Pacifica #250  
Irvine CA 92618

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  
Michael Edward McKibben  
21541 Ocean Vista Dr  
Laguna Beach CA 92651

656 201 24  
Harald Vogl  
21561 Ocean Vista Dr  
Laguna Beach CA 92651

656 201 25  
James Dye  
9539 Knightsbridge Cir  
Sarasota FL 34238

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

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

656 201 28  
Christopher Ruckdeschel  
30691 Driftwood Dr  
Laguna Beach CA 92651

656 202 01  
Edward Paul Almanza  
30702 Driftwood Dr  
Laguna Beach CA 92651

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

656 202 05  
Lawrence Rink  
Route du Simplon 38  
1093 Paudex Switzerland

656 211 01  
Speranzo Trust  
30782 Driftwood Dr  
Laguna Beach CA 92651

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 07  
William Larkin  
30852 Driftwood Dr  
Laguna Beach CA 92651

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

656 211 09  
Ronald Wisecup  
30882 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 08  
James Sadler  
30871 Driftwood Dr  
Laguna Beach CA 92651

656 212 09  
Laura Ugucioni  
31726 Rancho Viejo Rd #215  
San Juan Capistrano CA 92675

656 212 10  
Alfonso Avendano  
24299 Paseo De Valencia #2112  
Laguna Woods CA 92637

656 212 11  
Gruba Trust  
30852 Marilyn Dr  
Laguna Beach CA 92651

656 212 12  
James Galassi Jr.  
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  
Zelko Trust  
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 & Perel Goorevitch  
21462 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  
Andrew Taylor Greene  
30801 Marilyn Dr  
Laguna Beach CA 92651

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

656 213 07  
Timothy J T J 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