

**SITE VISIT – RECORD OF VIEWS
VIEW PRESERVATION**

City of Laguna Beach
View Claim No: **VPP 2015-0407**

Visit Date: **March 13, 2015**

Applicant: **Curt Bartsch
21617 Ocean Vista Dr.**

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

1. **VIEW LOCATION / VISUAL SCENE**

a. *Indicate location in principal residential structure view impacted.*

Living room, Dining room, Master bedroom and Guest bedroom

b. *Describe visual scene for each location noted above.*

Living/Dining room: San Clemente and Catalina Islands. Ocean horizon and whitewater views towards Treasure Island Park, Aliso Beach Park and north to Palos Verde peninsula.

Master and Guest bedrooms: San Clemente and Catalina Islands. Ocean horizon and whitewater views towards Treasure Island Park, Aliso Beach Park and Hobo Canyon.

2. **RECORD OF VIEWS**

a. *Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)*

Date: _____ **By:** _____

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

Date: _____ **By:** _____

End of Checklist



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' living/dining room located in the primary structure.

Visual scene description: Ocean horizon and whitewater views towards Aliso Beach Park.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' living/dining room located in the primary structure.

Visual scene description: Ocean horizon and whitewater views towards Aliso Beach Park.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' living/dining room located in the primary structure.

Visual scene description: Ocean horizon and whitewater views towards Treasure Island Park.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' living/dining room located in the primary structure.

Visual scene description: Ocean horizon and whitewater views towards Aliso Beach Park and San Clemente Island.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' living/dining room located in the primary structure.

Visual scene description: Ocean horizon, San Clemente Island and whitewater views in the western horizon.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' living/dining room located in the primary structure.

Visual scene description: Ocean horizon, coastline, Catalina Island and whitewater views at Treasure Island Park

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' living/dining room located in the primary structure.

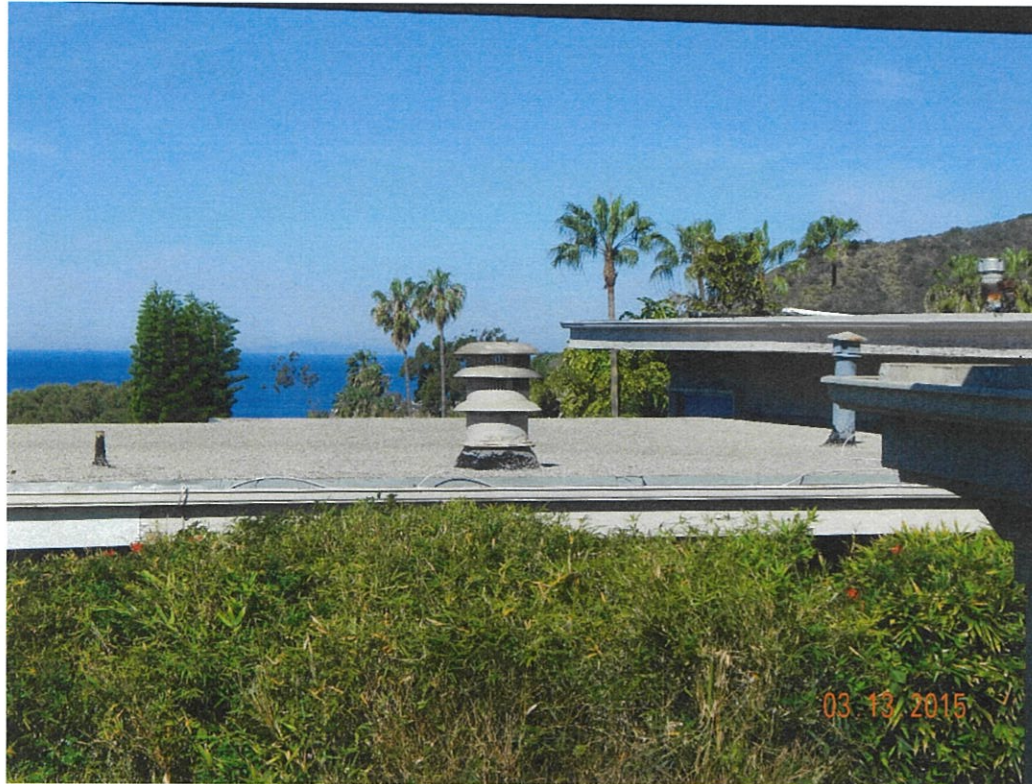
Visual scene description: Ocean horizon and whitewater views towards Treasure Island Park and Catalina Island. Vegetation maintained at roof eave.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' living/dining room located in the primary structure.

Visual scene description: Ocean horizon, Catalina Island and view north towards Treasure Island Park and Palos Verdes Peninsula. Vegetation maintained at roof eave.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' guest bedroom located in the primary structure.

Visual scene description: Ocean horizon, San Clemente Island and whitewater views towards the southwestern horizon.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' guest bedroom located in the primary structure.

Visual scene description: Ocean horizon and whitewater views towards the western horizon.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' master bedroom located in the primary structure.

Visual scene description: Ocean horizon and whitewater views towards the southwest.

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' master bedroom located in the primary structure.

Visual scene description: Ocean horizon and whitewater views towards the Treasure Island Park

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



RECORD OF VIEW

VPP 2015-0407



21617 Ocean Vista Dr.

The photograph above was taken from the property owners' master bedroom located in the primary structure.

Visual scene description: Ocean horizon, Catalina Island and whitewater views towards the Treasure Island Park

Date of photograph: _____ Taken by: _____ Submitted to scanning/property file: _____



March 24, 2015

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 15-0407
21617 OCEAN VISTA DR., LAGUNA BEACH, CA**

Dear Property Owner:

This letter will serve as written notification that a Record of Views has been established with the City by the owner of the property located at **21617 Ocean Vista Dr.** Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), 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 with the City, pursuant to subsection (b), the protected or preserved views shall not become subject to significant view impairment.

You are being notified of the established Record of Views as an affected property owner within 500 feet of the subject property as required by the Municipal Code. Once views are established with the City, vegetation owners within 500 feet from the subject property shall maintain vegetation to preserve the established views. There is no action required from you at this time.

If you have any questions regarding this notice, please do not hesitate to contact me at (949) 497-0322 or at the email address listed below.

Regards,

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net