



April 5, 2021

James E. Ferguson
21682 Ocean Vista Dr. #D
Laguna Beach, CA 92651

Dear Mr. Ferguson,

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 file path Government > Community Development > Planning & Zoning > Views & Trees.

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,

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 21-8164**

Visit Date: **February 24, 2021**

Applicant: **James Ferguson**
View Address: **21682 Ocean Vista Dr. #D**

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/upper level: Living room, dining room, kitchen

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.

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.

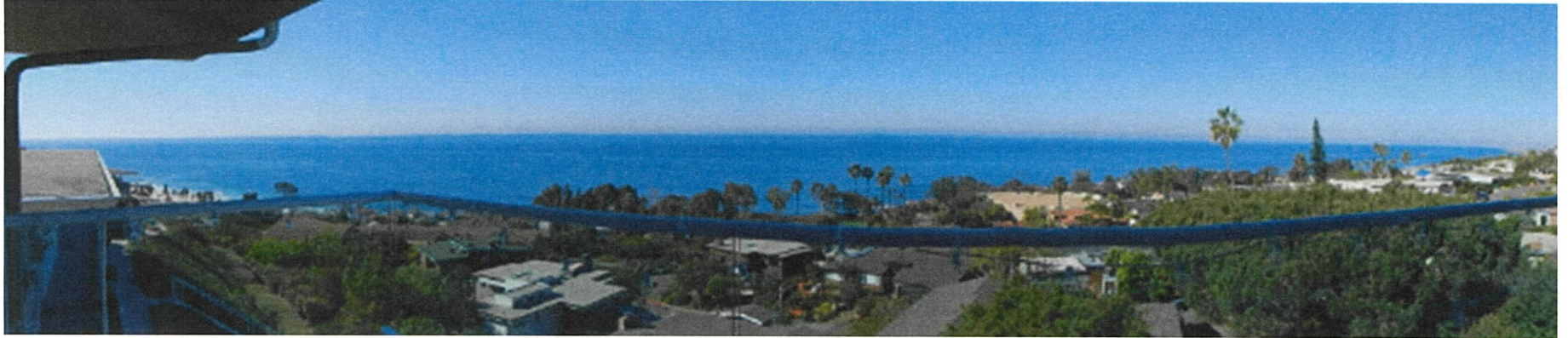
Date: 4/5/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the living room on the upper floor of the multi-unit structure.

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

Date of photograph: 2/24/21 Photographed by: *refare* Submitted to property file: *4/5/21*

Document
1 of 9



RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the living room on the upper floor of the multi-unit structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *M. J. [Signature]* Submitted to property file: *4/5/21*

Document
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RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the living room on the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *M. J. [Signature]* Submitted to property file: *4/5/21*



RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the living room on the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *[Signature]* Submitted to property file: 4/5/21

Document

4 of 9



RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the living room on the upper floor of the multi-unit structure.

Visual scene description: San Clemente and Catalina Islands, Newport Peninsula, Emerald Bay and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *[Signature]* Submitted to property file: 4/5/21



RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the dining room/kitchen on the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *mjar* Submitted to property file: 4/5/21

Document
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RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the dining room/kitchen on the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *[Signature]* Submitted to property file: 4/5/21

Document
7 of 9



RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the dining room/kitchen on the upper floor of the multi-unit structure.

Visual scene description: Catalina Island and ocean horizon.

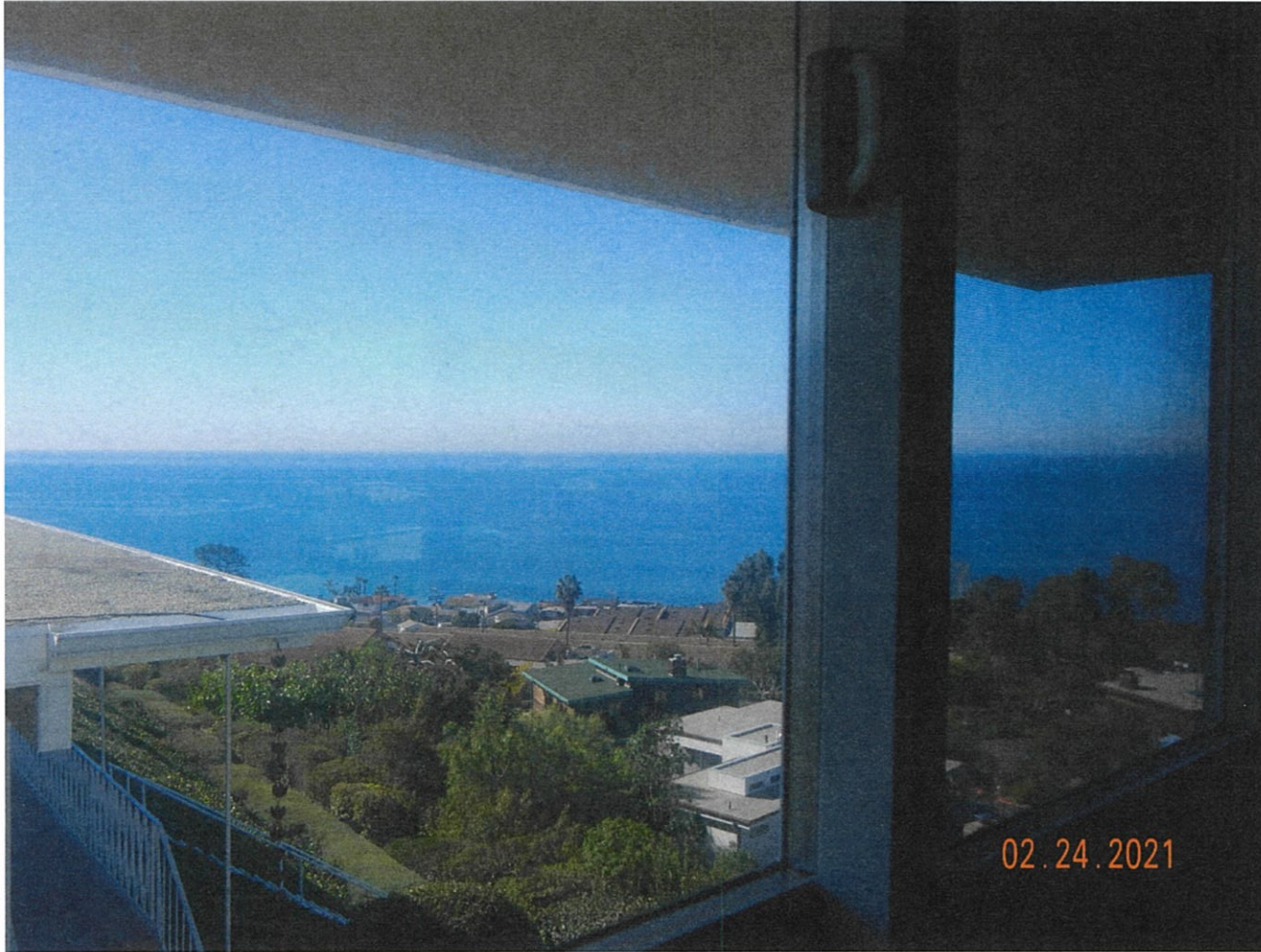
Date of photograph: 2/24/21 Photographed by: *M. Jarr* Submitted to property file: 4/5/21

Document
8 of 9



RECORD OF VIEW

VPP 21-8164



21682 Ocean Vista Dr. #D

The photograph above was taken from the dining room/kitchen on the upper floor of the multi-unit structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *W. J. [Signature]* Submitted to property file: 4/5/21



April 5, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8164
21682 Ocean Vista Dr., #D, Laguna Beach

Dear Property Owner:

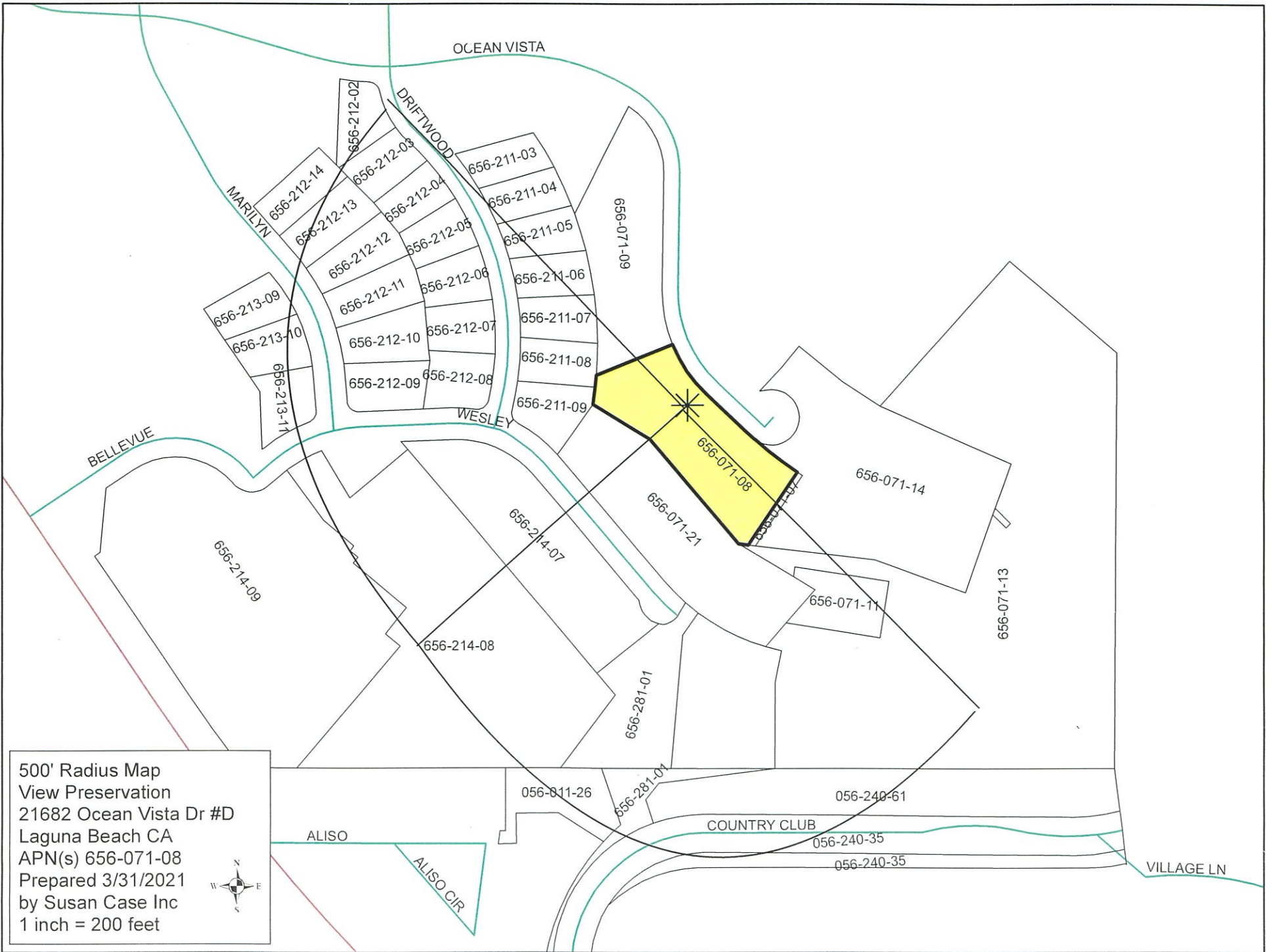
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **21682 Ocean Vista Dr., #D**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall 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 file path Government > Community Development > Planning & Zoning > Views & Trees. 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



500' Radius Map
 View Preservation
 21682 Ocean Vista Dr #D
 Laguna Beach CA
 APN(s) 656-071-08
 Prepared 3/31/2021
 by Susan Case Inc
 1 inch = 200 feet



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

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

File# 318342
21682 Ocean Vista Dr #D
Laguna Beach CA
APN(s) 656 071 08
500' View Preservation
March 31 2021

056 011 26
Mount Carmel At Aliso LLC
11232 Kensington Rd
Rossmoor CA 90720

056 240 35
South Coast County Water
31592 West St
Laguna Beach CA 92651

056 240 61
South Coast County Water
31592 West St
Laguna Beach CA 92651

656 071 11
R Reese Myers
9060 Irvine Center Dr #200
Irvine CA 92618

656 071 13
Laguna Green Belt Inc
Po Box 860
Laguna Beach CA 92652

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
Jeanine Tropiano
30802 Coast Hwy #K29
Laguna Beach CA 92651

656 211 06
Robert Torbjorn 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

656 211 09
Ronald Wisecup
30882 Driftwood Dr
Laguna Beach CA 92651

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 Uguccioni
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
Michael Joseph Gruba
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

656 213 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

656 214 07
Church Laguna Beach
21632 Wesley Dr
Laguna Beach CA 92651

656 214 08
National Church
2335 N Bank Dr
Columbus OH 43220

656 214 09
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

934 060 01
Christopher Garacci
23572 Lagarto
Mission Viejo CA 92691

934 060 02
Luke Maiberger
21803 Ocean Vista Dr #2
Laguna Beach CA 92651

934 060 03
Sheryl Lefavi
2323 S Foothill Dr #100
Salt Lake City UT 84108

934 060 04
Lawrence Clement
21793 Ocean Vista Dr #4
Laguna Beach CA 92651

934 060 05
Burkhardt Trust
8107 Valdina Dr
Downey CA 90240

934 060 06
Douglas Smith
2107 SW Market Street Dr
Portland OR 97201

934 060 07
Neal Brown
21775 Ocean Vista Dr #7
Laguna Beach CA 92651

934 060 08
Kim Shepherd
21769 Ocean Vista Dr #8
Laguna Beach CA 92651

934 060 09
Norma Naraval
1908 Rimcrest Dr
Glendale CA 91207

934 060 10
Edwin Earl
21757 Ocean Vista Dr #10
Laguna Beach CA 92651

934 060 11
Cheryl A Trust
21751 Ocean Vista Dr #11
Laguna Beach CA 92651

934 060 12
Fei Jiang
21745 Ocean Vista Dr #12
Laguna Beach CA 92651

934 060 13
Behrooz Zarrabian
1585 S Coast Hwy #65
Laguna Beach CA 92651

934 060 14
Don A D A & S A Jones
21791 Ocean Vista Dr #14
Laguna Beach CA 92651

934 060 15
Angela Goodwin
21785 Ocean Vista Dr #15
Laguna Beach CA 92651

934 060 16
Shea Hutchins Lukacsko
154 1 Mountainview Ln
Bernardsville NJ 07924

934 060 17
Kathy Mitchell
21773 Ocean Vista Dr #17
Laguna Beach CA 92651

934 060 18
Maureen Stehle
12024 Bradford Pl
Granada Hills CA 91344

934 060 19
Fernand Poitras
21761 Ocean Vista Dr #19
Laguna Beach CA 92651

934 060 20
Edmund Murray Marsden
21755 Ocean Vista Dr #20
Laguna Beach CA 92651

934 060 21
Thanhha Bui
21749 Ocean Vista Dr #21
Laguna Beach CA 92651

934 060 22
Sharilyn Hartley
21743 Ocean Vista Dr #22
Laguna Beach CA 92651

934 060 23
Pamela Broadman
21805 Ocean Vista Dr #23
Laguna Beach CA 92651

934 060 24
Gail Honeystein
260 S 6th St #N
Burbank CA 91501

934 060 27
Anne Kilroy
34403 Camino El Molino
Dana Point CA 92624

934 060 30
Gail E G Brooks
21765 Ocean Vista Dr #30
Laguna Beach CA 92651

934 060 33
Dolores Toyama
21747 Ocean Vista Dr #33
Laguna Beach CA 92651

934 060 36
George Keiter
21641 Wesley Dr #B
Laguna Beach CA 92651

934 060 39
George Keiter
985 Tia Juana St
Laguna Beach CA 92651

934 060 42
George Keiter
15833 Fetlock Ln
Chino Hills CA 91709

934 060 45
George Keiter
2575 Mimms Ln
Auburn AL 36832

934 060 48
George Keiter
2271 Cheremoya Ave
Los Angeles CA 90068

934 060 51
George Keiter
6 Brandermill Dr
Henderson NV 89052

934 060 25
Christopher Weidhaas
21795 Ocean Vista Dr #25
Laguna Beach CA 92651

934 060 28
Jeff & Loren Michelson
21777 Ocean Vista Dr #28
Laguna Beach CA 92651

934 060 31
Bone Heitzman
21759 Ocean Vista Dr #31
Laguna Beach CA 92651

934 060 34
J Thomas Fagan
21741 Ocean Vista Dr #34
Laguna Beach CA 92651

934 060 37
Garth Nicolson
9621 Clubhouse Blvd
Desert Hot Springs CA 92240

934 060 40
George Keiter
21651 Wesley Dr #B
Laguna Beach CA 92651

934 060 43
George Keiter
2601 Del Rosa Ave #115
San Bernardino CA 92404

934 060 46
George Keiter
21671 Wesley Dr #D
Laguna Beach CA 92651

934 060 49
George Keiter
21681 Wesley Dr #C
Laguna Beach CA 92651

934 060 52
George Keiter
1200 West Ave #1029
Miami Beach FL 33139

934 060 26
Mary Clifford
21789 Ocean Vista Dr #26
Laguna Beach CA 92651

934 060 29
Christopher Brown
1002 Emerald Bay
Laguna Beach CA 92651

934 060 32
Bruce Lamone
2 Kenilworth Ln
Aliso Viejo CA 92656

934 060 35
George Keiter
6 Twin Lakes Cir
Corona Del Mar CA 92625

934 060 38
George Keiter
Po Box 5082
Laguna Beach CA 92652

934 060 41
George Keiter
6810 Altamor Dr
Los Angeles CA 90045

934 060 44
George Keiter
949 Ala Nanala St #1403
Honolulu HI 96818

934 060 47
George Keiter
975 Meadowlark Ln
Laguna Beach CA 92651

934 060 50
George Keiter
21681 Wesley Dr #D
Laguna Beach CA 92651

934 060 53
George Keiter
21701 Wesley Dr #C
Laguna Beach CA 92651

934 060 54
George Keiter
3965 Via Estrella
Martinez CA 94553

934 060 57
George Keiter
3841 Eureka Dr
Studio City CA 91604

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

934 060 63
George Keiter
28871 Top Of The World Dr
Laguna Beach CA 92651

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

934 060 69
George Keiter
21692 Ocean Vista Dr #C
Laguna Beach CA 92651

934 060 72
George Keiter
3205 Brookside Ln
Encinitas CA 92024

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

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

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

934 060 55
Trinity Trust
Po Box 113
Laguna Beach CA 92652

934 060 58
George Keiter
21711 Wesley Dr #D
Laguna Beach CA 92651

934 060 61
George Keiter
73 Carlton Ave #C35
Port Washington NY 11050

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

934 060 67
George Keiter
3205 Brookside Ln
Encinitas CA 92024

934 060 70
George Keiter
11510 Elmhill Dr
Whittier CA 90604

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

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

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

934 060 82
Randall Myers
705 Warrendale Ave
Simi Valley CA 93065

934 060 56
George Keiter
2020 S Sanders Ct
La Habra CA 90631

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

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

934 060 65
Maldonado
10011 Pangborn Ave
Downey CA 90240

934 060 68
Nancy Black
977 Hawthorne Dr
Lafayette CA 94549

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

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

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

934 060 80
Randall Myers
21702 Ocean Vista Dr #F
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 87
Randall Myers
21722 Ocean Vista Dr #E
Laguna Beach CA 92651

934 060 90
Randall Myers
21722 Ocean Vista Dr #H
Laguna Beach CA 92651

934 230 36
Beverly Palmer
29978 Knoll View Dr
Rancho Palos Verdes CA 90275

934 230 39
Ivonne Abusleme
12602 Byron Ave
Granada Hills CA 91344

934 230 42
Loc Van Tran
1015 Waverly Rd
Gladwyne PA 19035

934 230 45
Maria Del Pilar Rueda
21742 Wesley Dr #3
Laguna Beach CA 92651

934 230 48
Timothy Dowling
4434 Radford Ave
Studio City CA 91607

934 230 51
Alan Gerson
4256 Valley Meadow Rd
Encino CA 91436

934 060 85
Natasha Cuda
21722 Ocean Vista Dr #C
Laguna Beach CA 92651

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

934 230 34
Mynl LLC
18605 Gale Ave #205
City Of Industry CA 91748

934 230 37
Maarten Kylstra
28471 Rancho De Juana
Laguna Niguel CA 92677

934 230 40
Gregory Goggin
Po Box 426
Summerland CA 93067

934 230 43
Sanjay Tailor
21746 Wesley Dr #1
Laguna Beach CA 92651

934 230 46
Tad Bogdan
333 1st St #404
San Francisco CA 94105

934 230 49
Kurt Allen
31912 Sunset Ave
Laguna Beach CA 92651

934 230 52
Veronica Abusleme
11948 Andasol Ave
Granada Hills CA 91344

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

934 060 89
Randall Myers
2901 Alexander Rd
Laguna Beach CA 92651

934 230 35
Rafael Vega Alfaro
21712 Wesley Dr #2
Laguna Beach CA 92651

934 230 38
Andree Kurtz
2616 Queda Way
Laguna Beach CA 92651

934 230 41
Albert Barrios
1805 Beech Hill Ave
Hacienda Heights CA 91745

934 230 44
Sherry Bohn
5401 W Vista Ct
West Vancouver BC V7W 3G8

934 230 47
J A & G A Carney
9 Bell Pasture Rd
Ladera Ranch CA 92694

934 230 50
Laura Markarian
21726 Wesley Dr #8
Laguna Beach CA 92651

934 230 53
Ameae Walker
7217 Lenox Ave
Riverside CA 92504