



June 21, 2021

Brenda Clay, Mgr.
Sandy Shores, LLC
21 Lagunita Dr.
Laguna Beach, CA 92651

Dear Ms. Clay,

Attached are the documents for the View Preservation/Record of Views application 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,

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 21-9156**

Visit Date: **May 25, 2021**
Applicant: **Sandy Shores, LLC
Brenda Clay**
View Address: **21 Lagunita**

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: Guest bedroom, family room, living room
Second Unit level: Casita

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, northerly coastline, whitewater, beach and the 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: 6/27/2021 By: 

End of Checklist



RECORD OF VIEW

VPP 21-9156



21 Lagunita

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

Visual scene description: Catalina Island, northerly coastline, whitewater beach and ocean horizon.

Date of photograph: 5/25/21 Photographed by: [Signature] Submitted to property file: 6/21/2021

Document
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RECORD OF VIEW

VPP 21-9156



21 Lagunita

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

Visual scene description: Catalina Island, northerly coastline, whitewater beach and ocean horizon.

Date of photograph: 5/25/21 Photographed by: *[Signature]* Submitted to property file: 6/21/2021

Document

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RECORD OF VIEW

VPP 21-9156



21 Lagunita

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

Visual scene description: Catalina Island, northerly coastline, whitewater, beach and ocean horizon.

Date of photograph: 5/25/21 Photographed by: M. Farr Submitted to property file: 6/21/2021

Document
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RECORD OF VIEW

VPP 21-9156



21 Lagunita

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

Visual scene description: Catalina Island, northerly coastline, whitewater, beach and ocean horizon.

Date of photograph: 5/25/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/21/2021*



RECORD OF VIEW

VPP 21-9156



21 Lagunita

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

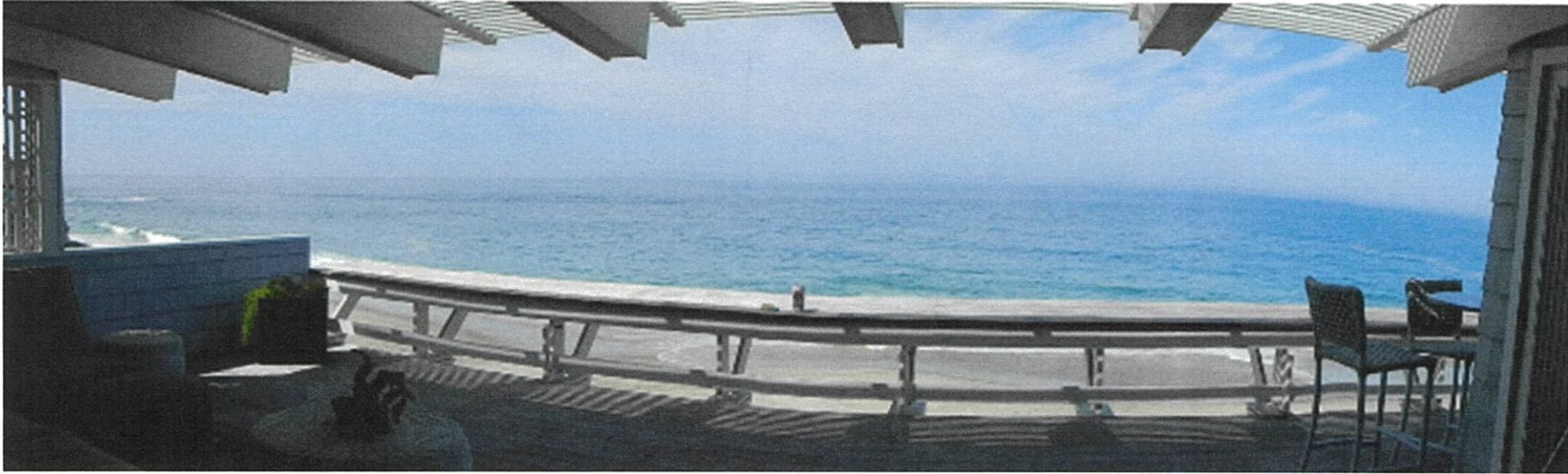
Visual scene description: Catalina Island, northerly coastline, whitewater, beach and ocean horizon.

Date of photograph: 5/25/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/21/2021*



RECORD OF VIEW

VPP 21-9156



21 Lagunita

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

Visual scene description: Catalina Island, whitewater, beach and ocean horizon.

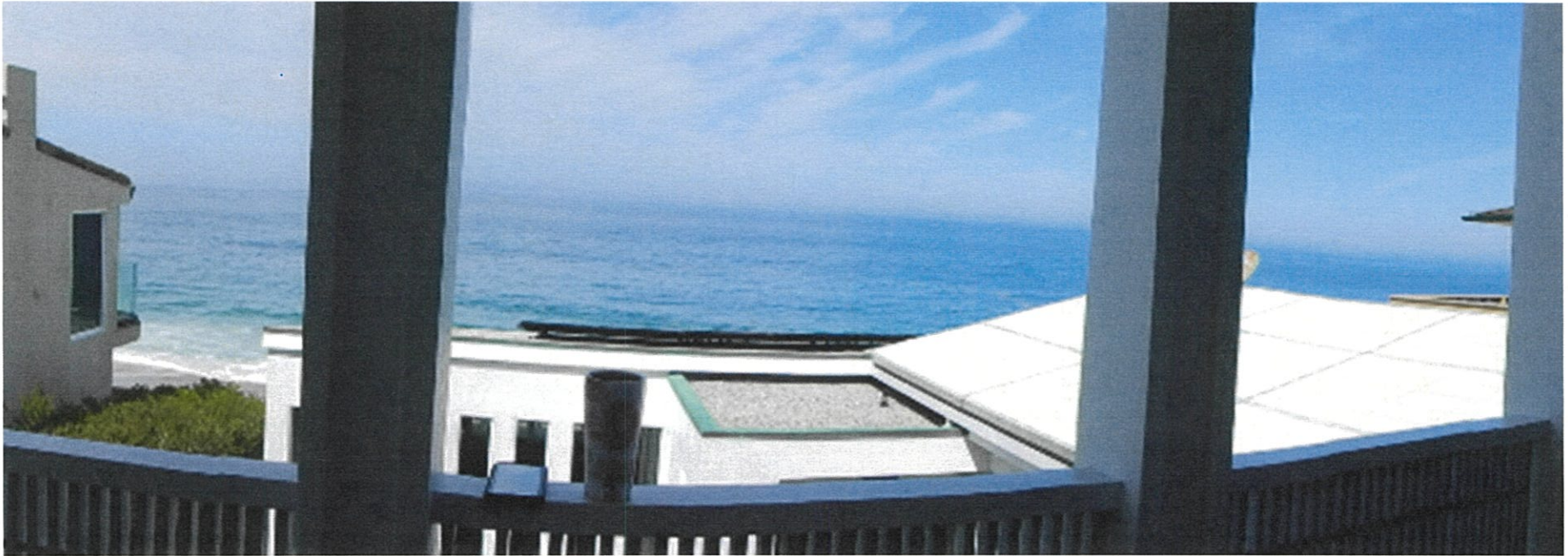
Date of photograph: 5/25/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/21/2021*

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RECORD OF VIEW

VPP 21-9156



21 Lagunita

The photograph above was taken from the casita of the primary residential structure.

Visual scene description: Catalina Island, whitewater, beach and ocean horizon.

Date of photograph: 5/25/21 Photographed by: *[Signature]* Submitted to property file: 6/21/2021

Document
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RECORD OF VIEW

VPP 21-9156



21 Lagunita

The photograph above was taken from the casita of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/25/21 Photographed by: *M. Farr* Submitted to property file: *6/27/2021*

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RECORD OF VIEW

VPP 21-9156



21 Lagunita

The photograph above was taken from the casita of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 5/25/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/21/2021*



RECORD OF VIEW

VPP 21-9156



21 Lagunita

The photograph above was taken from the casita of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 5/25/21 Photographed by: *M. Farr* Submitted to property file: 6/21/2021



June 21, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9156
21 Lagunita Dr., Laguna Beach, CA

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **21 Lagunita Dr.** 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.

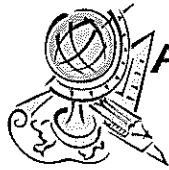
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

A handwritten signature in blue ink that reads "Tony Farr".

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

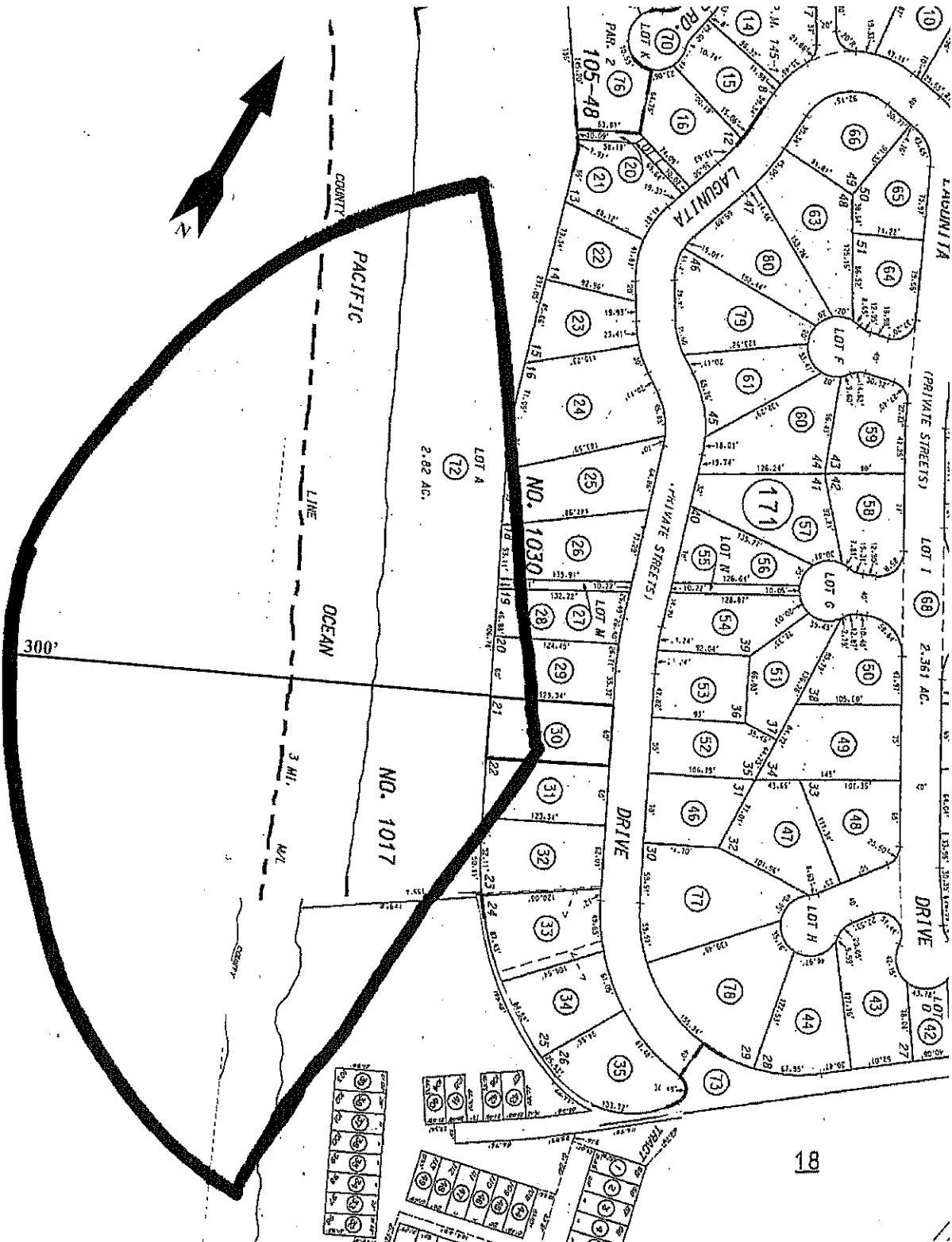
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-171-30
500' RADIUS (for View Preservation)

Address: 21 LAGUNITA DRIVE
LAGUNA BEACH CA 92651



#10674
6/15/2021



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

JUN 15 2021

**PLANNING DIVISION
CITY OF LAGUNA BEACH**

**500' OWNERSHIP LISTING
For View Preservation
PREPARED FOR:**

**656-171-30
SHORES SANDY
21 LAGUNITA DRIVE
LAGUNA BEACH CA 92651**

656-171-24
ANTHONY J CIABATTONI
16 LAGUNITA DR
LAGUNA BEACH CA 92651

656-171-27
LAGUNITA COMMUNITY ASSN
PO BOX 7736
LAGUNA NIGUEL CA 92607

656-171-30
SHORES SANDY
27 CAMINO CELESTE
SAN CLEMENTE CA 92673

656-171-72
LAGUNITA COMMUNITY ASSN
PO BOX 7736
LAGUNA NIGUEL CA 92607

656-171-25
FINTAN D RYAN
800 BOLLE WAY
HENERSON NV 89012

656-171-28
ABBAS KHOSHNIYATI
19 LAGUNITA DR
LAGUNA BEACH CA 92651

656-171-31
COAST FOREST
32565 B GOLDEN LANTERN ST 489
DANA POINT CA 92629

656-171-26
GROWTH MANORS SUMMIT
28281 CROWN VALLEY PKWY 250
LAGUNA NIGUEL CA 92677

656-171-29
TRUJILLO RODRIGO
20 LAGUNITA DR
LAGUNA BEACH CA 92651

656-171-32
KOGA PROPERTIES
210 PARK LN
ATHERTON CA 94027