



October 26, 2021

Paul D. O'Connor, TTE  
966 Cost View Dr.  
Laguna Beach, CA 92651

Dear Mr. O'Connor,

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 21-9577**

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Visit Date: **October 5, 2021**  
Applicant: **Paul O'Connor**  
View Address: **966 Coast View Dr.**

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, living room, 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 includes Catalina Island, Main Beach, Hotel Laguna, whitewater and the 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: 10/26/2021 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: M. J. [Signature] Submitted to property file: 10/26/21



**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: *M. J. [Signature]* Submitted to property file: *10/26/21*



**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: *[Signature]* Submitted to property file: 10/26/21

Document  
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**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: M. J. [Signature] Submitted to property file: 10/26/21

Document  
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**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: *[Signature]* Submitted to property file: *10/26/21*



**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: *[Signature]* Submitted to property file: *rs/06/21*

Document  
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**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: *[Signature]* Submitted to property file: *10/26/21*



**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: *[Signature]* Submitted to property file: *10/26/21*

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**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: M. J. [Signature] Submitted to property file: 10/26/21



**RECORD OF VIEW**

**VPP 21-9577**



**966 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 10/15/21 Photographed by: [Signature] Submitted to property file: 10/20/21



October 26, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-9577**  
**966 Coast View 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 **966 Coast View 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, appearing to read "Tony Farr".

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

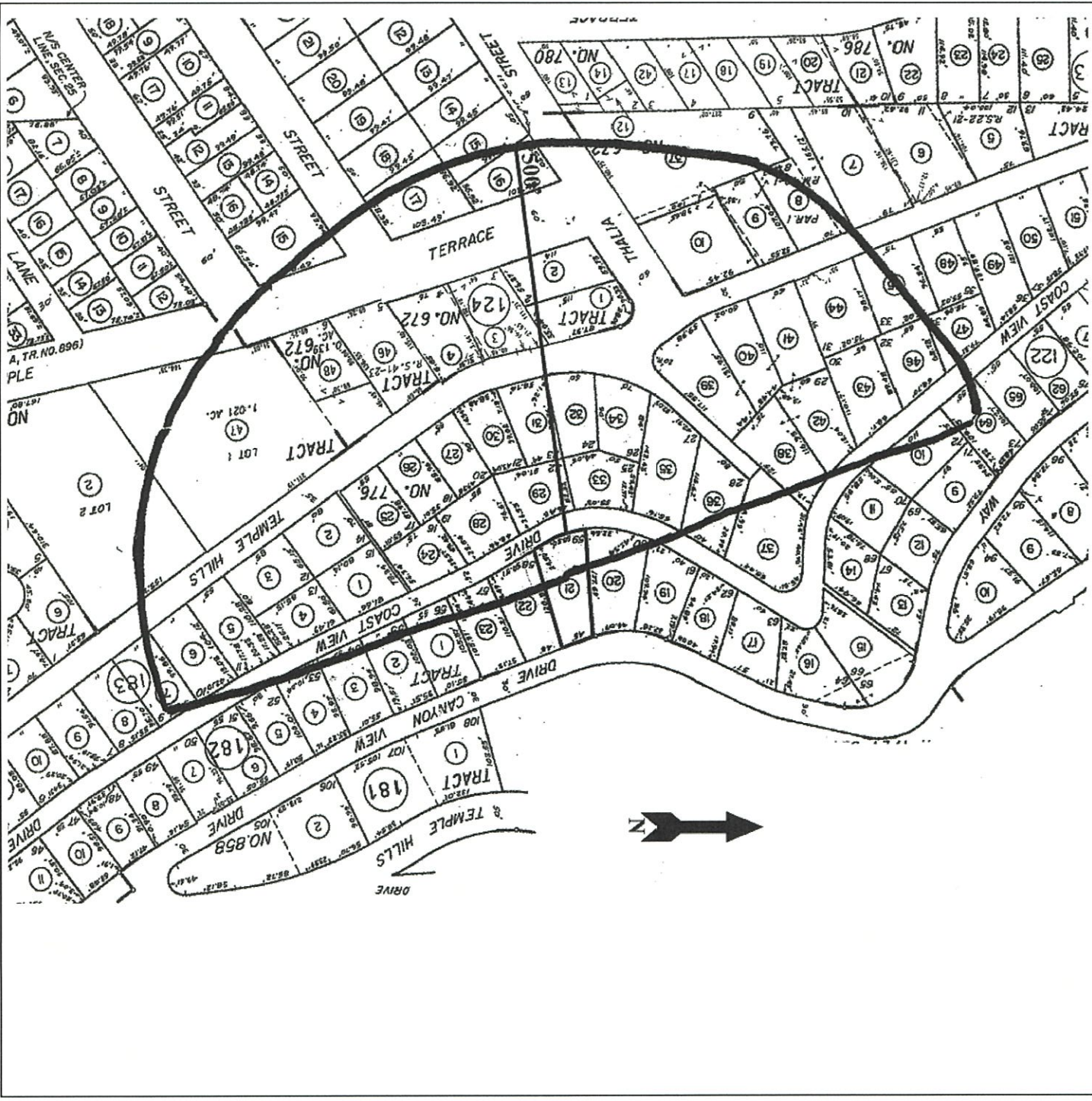


## Advanced Listing Services Inc

Ownership Listings & Radius Maps  
P.O. Box 2593 • Dana Point, CA • 92624  
Office: (949) 361-3921 • Cell: (949) 310-6869  
[www.AdvancedListing.com](http://www.AdvancedListing.com) denise@advancedlisting.com

Subject APN: 644-122-21  
500' Radius (for View Preservation)

Address: 966 COAST VIEW DR  
LAGUNA BEACH CA 92651



#10866  
October 13, 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)



**500' OWNERSHIP LISTING  
(for View Preservation)  
PREPARED FOR:  
644-122-21  
PAUL OCONNOR  
966 COAST VIEW  
LAGUNA BEACH CA 92651**

644-093-15  
ZACHARY M RANKIN  
PO BOX 50025  
IRVINE CA 92619

644-093-16  
JOHN & MANUELA VAZQUEZ  
WHITLEDGE  
695 THALIA ST  
LAGUNA BEACH CA 92651

644-093-17  
KEHRI KRISTINE DUNN  
941 TEMPLE TER  
LAGUNA BEACH CA 92651

644-094-15  
KRISHNANSU SUJATA TEWARI  
695 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-122-10  
JOHN R COUTS  
825 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

644-122-19  
DEBORAH DRUCKER  
5950 CANOGA AVE #510  
WOODLAND HILLS CA 91367

644-122-20  
NICHOLAS D LOMBARDO  
955 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-122-21  
PAUL OCONNOR  
1930 PORT TRINITY PL  
NEWPORT BEACH CA 92660

644-122-22  
EDMUND L TRUJILLO  
974 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-23  
WILLIAM F PECK  
987 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-122-24  
DAVID MC NATT  
999 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-25  
IRVINE DIYAR  
2901 W COAST HWY 242  
NEPWORT BEACH CA 92663

644-122-26  
LISA M CAMBRIA  
5239 SKYLARK CT  
CAPE CORAL FL 33904

644-122-27  
REESE R ANTHONY  
PO BOX 4562  
IRVINE CA 92616

644-122-28  
JOHN NICHOLAS FOTHERGILL CLAYTON  
108 BYRSONIMA CIR  
HOMOSSASSA FL 34446

644-122-29  
ROY GREENBLATT  
10 W NEWCASTLE RD  
OCEAN CITY NJ 8226

644-122-30  
PAUL T MAGUIRE  
964 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-31  
LANSING SCOTT WOO  
143 S SALT AIR AVE  
LOS ANGELES CA 90049

644-122-32  
ROMAN & SARAH SHTYLMAN  
340 S LEMON AVE 6828  
WALNUT CA 91789

644-122-33  
G VOSS REVOCABLE BETTY  
11245 TOMAH ST  
PHOENIX AZ 85044

644-122-34  
THOMAS C GREENWELL  
906 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-35  
JASON & SUSAN BASS  
205 E 69TH ST  
APT SC NEW YORK NY 10024

644-122-36  
RONALD P KREBER  
921 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-37  
JOE C BAKER  
901 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-38  
NICOLAS A RADISAY  
875 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-39  
REBECCA M LYLES  
888 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-40  
WILLIAM JOHN BRENNAN  
850 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-41  
GREGORY R BARRAGAR  
844 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-42  
WENDY B OFFIELD  
861 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-43  
STANLEY S BROWN  
169 NORTHSHORE RD  
NEW DURHAM NH 3855

644-122-44  
RICHARD L LINTING  
830 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-45  
ALLISON MARIE SCHLEGEL COTR TOPIK  
2423 WINCHESTER CIR  
VIENNA VA 22180

644-122-46  
BLAS ELVIA ORRILLO  
825 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-47  
STEVEN SOBOL  
811 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-64  
JEFFREY P REGAL  
1273 STARLIT DR  
LAGUNA BEACH CA 92651

644-123-07  
ESLEY E COWMAN  
821 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-08  
DENNIS A EASTMAN  
835 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-09  
TEEPLE K RODDY H  
845 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-10  
BRENDEN HEXBERG  
710 THALIA ST  
LAGUNA BEACH CA 92651

644-123-37  
ADAM SHUKOVSKY  
2401 ALTA VISTA DR  
NEWPORT BEACH CA 92660

644-124-01  
VICKI G & LARRY M LONG  
711 THALIA ST  
LAGUNA BEACH CA 92651

644-124-02  
WILLIAM T KAIL  
900 TEMPLE TER  
LAGUNA BEACH CA 92651

644-124-03  
BARRY T SIMONS  
260 ST ANNES ST  
LAGUNA BEACH CA 92651

644-124-04  
URSULA E ADAMS  
954 TEMPLE TERRACE  
LAGUNA BEACH CA 92651

644-182-01  
PAUL ANTHONY JABLON  
12819 SE 38TH ST 516  
BELLEVUE WA 98006

644-182-02  
DEANE H SHAPIRO  
1009 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-182-03  
WILLIAM BIRNBAUM  
1025 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-182-04  
PATRICK & SYLVIA AMES  
1035 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-182-05  
ALEXANDER C KWESKIN  
1061 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-183-01  
DALE R AUSLANDER  
1005 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-183-02  
MAMDOH A ABAS  
1012 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-183-03  
EMILY A ERUSHA-HILLEQUE  
2105 IRVING AVE  
MINNEAPOLIS MN 55405

644-183-04  
THOMAS C & LINDA PARISI  
1035 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-183-05  
DOUGLAS E KINN  
1061 COAST VIEW DR  
LAGUNA BEACH CA 92651



644-183-06  
MIKE D DUNN  
1082 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-183-07  
CHRISTOPHER EVERETT RICKETTS  
4132 N 18TH AVE  
PHOENIX AZ 85015

644-184-02  
LAGUNA BEACH COUNTY  
WATERDISTRICT  
P O BOX 987  
LAGUNA BEACH CA 92652

644-184-46  
STEPHEN G LARSON  
215 W 20TH ST  
UPLAND CA 91784

644-184-47, 47  
SAINT CATHERINE OF SIENA CHURCH  
13280 CHAPMAN AVE  
GARDEN GROVE CA 92840