



November 15, 2021

John & Melinda Buckingham
65 S. La Senda Drive
Laguna Beach, CA 92651

Dear Mr. & Mrs. Buckingham,

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, 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 21-10464**

Visit Date: **October 28, 2021**
Applicant: **John & Melinda Buckingham**
View Address: **65 S. La Senda Dr.**

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: Living Room & guest bedroom
Upper Level: 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 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: 11/15/21 By: mfarr

End of Checklist



RECORD OF VIEW

VPP 21-10464



65 S. La Senda Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/28/21 Photographed by: *[Signature]* Submitted to property file: 11/15/21



RECORD OF VIEW

VPP 21-10464



65 S. La Senda Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/28/21 Photographed by: *[Signature]* Submitted to property file: 11/15/21

Document
2 of 6



RECORD OF VIEW

VPP 21-10464



65 S. La Senda Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/28/21 Photographed by: *M. Farr* Submitted to property file: *10/15/21*

Document
3 of 6



RECORD OF VIEW

VPP 21-10464



65 S. La Senda Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/28/21 Photographed by: *Myan* Submitted to property file: *10/15/21*

Document
4 of 6



RECORD OF VIEW

VPP 21-10464



65 S. La Senda Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/28/21 Photographed by: *[Signature]* Submitted to property file: *10/15/21*

Document
5 of 6



RECORD OF VIEW

VPP 21-10464



65 S. La Senda Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/28/21 Photographed by: *[Signature]* Submitted to property file: *u/10/21*

Document
6 of 6



November 15, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-10464
65 La Senda 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 **65 S. La Senda 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 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.**

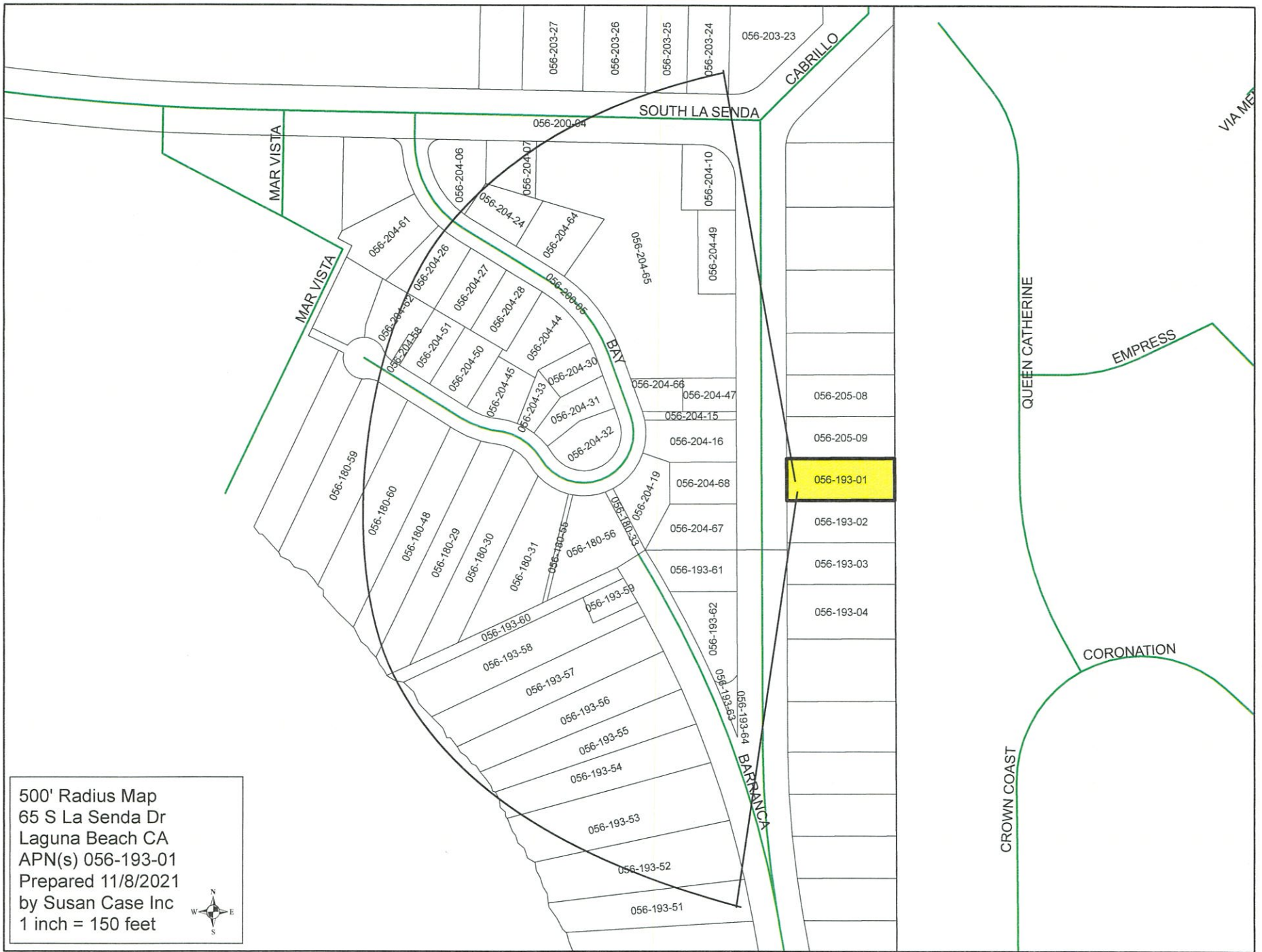
The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees. From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 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

500' Radius Map
65 S La Senda Dr
Laguna Beach CA
APN(s) 056-193-01
Prepared 11/8/2021
by Susan Case Inc
1 inch = 150 feet



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

File #318705
65 S La Senda Dr
Laguna Beach
APN 056 193 01
500' View Preservation
November 8 2021

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

056 180 29
Exemption Cd
23 Bay Dr
Laguna Beach CA 92651

056 180 30
Yossi Yosef Cohen
5 Upper Vintage
Laguna Niguel CA 92677

056 180 31
19 Bay Drive LLC
180 S Lake Ave #405
Pasadena CA 91101

056 180 33
Thomas Reynolds
17 Bay Dr
Laguna Beach CA 92651

056 180 48
Charles Denham
25 Bay Dr
Laguna Beach CA 92651

056 180 55
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 180 56
Thomas Reynolds
17 Bay Dr
Laguna Beach CA 92651

056 180 59
George Karcazes
31 Bay Dr
Laguna Beach CA 92651

056 180 60
29 Bay Drive LLC
29 Bay Dr
Laguna Beach CA 92651

056 193 01
John Buckingham
65 S La Senda Dr
Laguna Beach CA 92651

056 193 02
Sendero Vista
Po Box 426
Glendora CA 91740

056 193 03
Kathleen Mae Dahlquist
69 S La Senda Dr
Laguna Beach CA 92651

056 193 04
Gerard Hayden
71 S La Senda Dr
Laguna Beach CA 92651

056 193 51
Macdonald Trust
73 Limewood
Irvine CA 92614

056 193 52
Thaddeus Winfield Jones
82 S La Senda Dr
Laguna Beach CA 92651

056 193 53
Patrea Lee Newman Post
355 Hillcrest Dr
Encinitas CA 92024

056 193 54
Sharon Jennings
76 S La Senda Dr
Laguna Beach CA 92651

056 193 55
Glebe West LLC
7070 John Marshall Hwy
The Plains VA 20198

056 193 56
Nichols Holding Co
Po Box 1196
Oklahoma City OK 73101

056 193 57
Karen Margaret Mauro
32641 Barranca Way
Laguna Beach CA 92651

056 193 58
Westview Realty LLC
32565 B Golden Lantern #224
Dana Point CA 92629

056 193 59
Westview Realty LLC
32565 B Golden Lantern #224
Dana Point CA 92629

056 193 60
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 193 61
James Cushing
70 S La Senda Dr
Laguna Beach CA 92651

056 193 62
Susan Outcault
72 S La Senda Dr
Laguna Beach CA 92651

056 200 04
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 203 24
Peter A P A Labahn
93 Monarch Bay Dr
Dana Point CA 92629

056 203 27
Gretchen Manoogian
39 S La Senda Dr
Laguna Beach CA 92651

056 204 10
Wyatt H W & K Peabody
54 S La Senda Dr
Laguna Beach CA 92651

056 204 19
Cancellieri Childrens
15 Bay Dr
Laguna Beach CA 92651

056 204 27
Jennifer Roop
6 Bay Dr
Laguna Beach CA 92651

056 204 31
A H Studenmund
850 Saint Katherine Dr
La Canada Flintridge CA 91011

056 204 44
Kenneth Scott Davis
10 Bay Dr
Laguna Beach CA 92651

056 204 49
Steven Mann
1994 San Pasqual St
Pasadena CA 91107

056 193 63
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 200 05
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 203 25
William Bowers
45 S La Senda Dr
Laguna Beach CA 92651

056 204 06
Michael Hoch
44 S La Senda Dr
Laguna Beach CA 92651

056 204 15
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 204 24
Scott Hinkle
1 Bay Dr
Laguna Beach CA 92651

056 204 28
Pennie Susan Walley
11 Tranquility Pl
Ladera Ranch CA 92694

056 204 32
Stephen Bauman
309 S Westgate Ave
Los Angeles CA 90049

056 204 45
David Warden
121 N Post Oak Ln #2006
Houston TX 77024

056 204 50
Tom Buday
9185 Alice Ct
Park City UT 84098

056 193 64
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 203 23
Susan Busby Barlett
58 S Portola
Laguna Beach CA 92651

056 203 26
Charles Benson
43 S La Senda Dr
Laguna Beach CA 92651

056 204 07
Katherine Strasburg
3 Stickley Dr
Laguna Beach CA 92651

056 204 16
Margaret Brown
3775 Modoc Rd #51
Santa Barbara CA 93105

056 204 26
Robert Sanchis
4 Bay Dr
Laguna Beach CA 92651

056 204 30
Laura Roberts
Po Box 6134
San Diego CA 92166

056 204 33
Laura Roberts
Po Box 6134
San Diego CA 92166

056 204 47
Doug Jolley
804 Rochester Ln
Southlake TX 76092

056 204 51
Danenhauer Gr
5930 Bandini Blvd
Commerce CA 90040

056 204 58
Betty Kinard
2096 Clearwater Lake Dr
Henderson NV 89044

056 204 61
Robert Scott Samuelian
3 Bay Dr
Laguna Beach CA 92651

056 204 62
Mark Goudy
1 La Senda Pl
Laguna Beach CA 92651

056 204 64
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 204 65
Three Arch Bay Assn
5 Bay Dr
Laguna Beach CA 92651

056 204 66
Scott Runyon
13 Bay Dr
Laguna Beach CA 92651

056 204 67
David Babcock
2017 E Herbert Ave
Salt Lake City UT 84108

056 204 68
Thomas Harrison
11378 Villa Bellagio Dr
Las Vegas NV 89141

056 205 08
Jessica Shane Lilja
356 Woodley Rd
Santa Barbara CA 93108

056 205 09
Davis Taylor Pillsbury
63 S La Senda Dr
Laguna Beach CA 92651