



November 23, 2021

Allan Feker
660 Virginia Park Drive
Laguna Beach, CA 92651

Dear Mr. Feker,

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 21-10275**

Visit Date: **November 17, 2021**

Applicant: **Allan Feker**
View Address: **660 Virginia Park 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: Dining room & kitchen
Mid upper level: Pool room/formal living room

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: 11/23/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

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

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

Date of photograph: 11/17/21 Photographed by: *M. J. [Signature]* Submitted to property file: 4/23/21

Document
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RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

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

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

Date of photograph: 11/17/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/23/21*

Document
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RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/17/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/23/21*

Document
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RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/17/21 Photographed by: Marr Submitted to property file: 11/23/21

Document
4 of 9



RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

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

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

Date of photograph: 11/17/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/23/21*

Document
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RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

The photograph above was taken from the formal living room on the mid-upper level of the primary residential structure.

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

Date of photograph: 11/17/21 Photographed by: *mfan* Submitted to property file: *u/23/21*

Document
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RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

The photograph above was taken from the formal living room on the mid-upper level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and ocean horizon.

Date of photograph: 11/17/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/23/21*

Document
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RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

The photograph above was taken from the formal living room on the mid-upper level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and ocean horizon.

Date of photograph: 11/17/21 Photographed by: M. J. Jarr Submitted to property file: u/23/21

Document
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RECORD OF VIEW

VPP 21-10275



660 Virginia Park Dr.

The photograph above was taken from the formal living room on the mid-upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/17/21 Photographed by: *[Signature]* Submitted to property file: 11/23/21



November 23, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10275
660 Virginia Park 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 **660 Virginia Park 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.

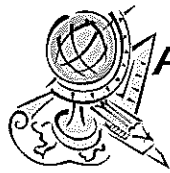
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

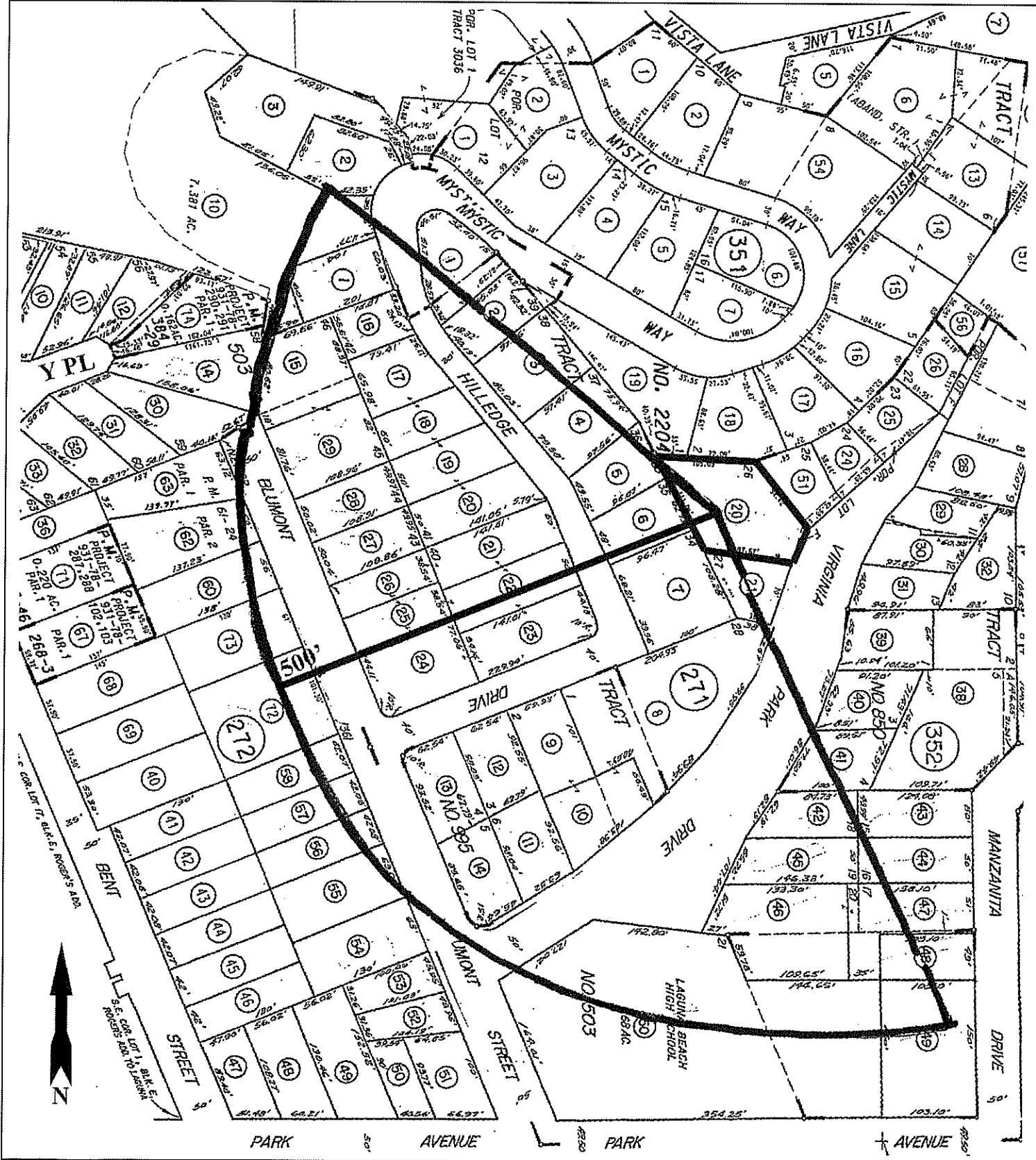
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-352-20
500' RADIUS

Address: 660 VIRGINIA PARK DR (12155 PALM DR)
LAGUNA BEACH CA 92651



#10947
11/18/2021



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

NOV 22 2021

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

500' Ownership Listing for
View Preservation
Prepared for:

641-352-20
PREMIER TR INC TR ALLAN
660 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-271-01
DONALD G WHITLATCH
501 MYSTIC WAY
LAGUNA BEACH CA 92651

641-271-04
CHENG CLIFFORD HSIEN FU
465 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-07
SEMINOFF LIVING TRUST
2821 RIDGE DR
LAGUNA BEACH CA 92651

641-271-10
STENDER, WALTER MICHAEL TR
2014 STENDER
626 VIRGINIA PARK DR
ZIP CA 92651

641-271-13
GARY & LISA GUTOW BERMAN
510 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-15
DARREN M CRAWFORD
404 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-18
BADILLO DEAN
712 W BITTERSWEET PL
CHICAGO IL 60613

641-272-21
JOAN CONSTANCE TRIVETT
462 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-02
KRISTI J BROWN
20993 GREENMONT DR
BEND OR 97702

641-271-05
RICHARD K QUAN
212 S PALM AVE 101
ALHAMBRA CA 91801

641-271-08
MARK EVANS
435 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-11
BRUCE & DIANE GEWERTZ
9420 LLOYD CREST DR
BEVERLY HILLS CA 90210

641-271-14
SIMON DAVID SPROULE
530 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-16
SHETH URVI
2875 BERNARD CT
LAGUNA BEACH CA 92651

641-272-19
CLAYTON TOWNES HALE
474 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-22
AMY MOYNIHAN
458 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-03
HEATHER ANNE CHALMERS
475 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-06
BRIAN P CORRIGAN
455 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-09
MICHAEL G IANNOTTI
423 HILLEDGE DR
LAGUNA BEACH CA 92651

641-271-12
NADER BAGHERZADEH
415 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-14
BERNDT LOHR-SCHMIDT
8121 TIANNA RD
LOS ANGELES CA 90046

641-272-17
KARYN LEWANDOWSKI
484 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-20
MINDAUGAS E GEDGAUDAS
23923 WILDWOOD CANYON RD
NEWHALL CA 91321

641-272-23
CHRISTOPHER A & PHYLLIS J WOOD
446 HILLEDGE DR
LAGUNA BEACH CA 92651

641-272-24
THOMAS J BERRYMAN
480 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-25
ADOLPH ZUKOR
24441 CALLE SONORA 210
LAGUNA WOODS CA 92637

641-272-26
WAYNE C FINKEL
1501 E CHAPMAN AVE
FULLERTON CA 92831

641-272-27
DONALD & JAIME SAUNDERS
450 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-28
ROGER D DENNIS
430 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-29
SANDRA FAULKNER KIKERPILL
410 BLUMONT
LAGUNA BEACH CA 92651

641-272-30
KURT K MOTAMEDI
PO BOX 1989
LAGUNA BEACH CA 92652

641-272-54
LEE D BLEVINS
PO BOX 1537
LAGUNA BEACH CA 92652

641-272-55
EFY K SHIRAZI
557 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-56
JEANNE R MARQUEZ
511 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-57
DAVID PENDER
15 CLAM PUDDING
PLYMOUTH MA 2360

641-272-58
LEE & ALYCE SANTOS COFFEY
471 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-60
JOHN CALABRESE
425 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-62
GAY M FONTANESI
19201 MESA DR
VILLA PARK CA 92861

641-272-63
ROBERT D & CHRIS A LUECKE
405 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-72
JUDITH A GORSKI
449 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-73
CASEY REICHEL
447 BLUMONT ST
LAGUNA BEACH CA 92651

641-281-01
LAWRENCE S LEE
PO BOX 845
CORONA DEL MAR CA 92625

641-281-02
JOHNSON FINANCIAL SERVICES
506 MYSTIC WAY
LAGUNA BEACH CA 92651

641-281-10
KEVIN BALDRIDGE
500 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-20
PREMIER TR INC TR ALLAN
660 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-21
LAGUNA VILLAGE PROPERTIES
1278 LAGO VISTA DR
BEVERLY HILLS CA 90210

641-352-41
PACITA IKONOMOU
647 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-42
FRED K CARR
639 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-43
PAUL R SCHIMMELPFENNIG
758 MANZANITA
LAGUNA BEACH CA 92651

641-352-44
HILLEDGE LLC 445
1803 N WOLCOTT AVE
CHICAGO IL 60622

641-352-45
PING HU
3478 W BAHIA BLANCA A
LAGUNA WOODS CA 92637

641-352-46
BEHESHTI ALI
631 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-47
REALTY GROUP SCANDIA
1155 S ROCK BLVD 400
RENO NV 89502

641-352-48
SUSAN ELLIOTT
810 MANZANITA DR
LAGUNA BEACH CA 92651

641-352-49
THE CHURCH OF JESUS CHRIST OF
LATTER-DAY
50 E NORTH TEMPLE FL 22ND
SALT LAKE CITY UT 84150

641-352-50
SCHOOL, LAGUNA BEACH UNIFIED
505 EL BOSQUE
LAGUNA BEACH CA 92651

931-78-290
SAMIR & SHEILA BANGALORE
1350 E FLAMINGO BOX 182
LAS VEGAS NV 89119

931-78-291
JULIE YAU
346 Y PL
LAGUNA BEACH CA 92651