



October 16, 2025

JT Price  
383 Osgood Ct.  
Laguna Beach, CA 92651  
VPP 24-0857

Dear Mr. Price,

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 may be located on the city's website: [www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address](http://www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address). Please allow 5-7 days for the record to be uploaded to the website.

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "John Ciampa".

John Ciampa, Contract Planner  
Community Development  
Tel. (949) 497-0713  
jciampa@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 24-0857**

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Visit Date: **November 7, 2024**

Applicant: **JT Price**  
View Address: **383 Osgood Court**

Visit Conducted by: **Garrett Wank, Planning Technician**

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Upper level: Dining room, living room kitchen, and bedroom

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily Catalina Island, ocean horizon, blue water, white water, Heisler Park, Main Beach, city lights, and hillside terrain.

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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: *March 18, 2025* By: *Garrett Wank*

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End of Checklist



**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

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

Visual scene description: Catalina Island, Ocean horizon, Blue water, White water, Heisler Park, Main Beach, City Lights, Hillside Terrain

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

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Visual scene description: Catalina Island, Ocean horizon, Blue water, White water, Heisler Park, Main Beach, City Lights, Hillside Terrain

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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**RECORD OF VIEW**

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**383 Osgood Court**

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Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

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**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

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Visual scene description: Catalina Island, Ocean horizon, Blue water, White water, Heisler Park, Main Beach, City Lights, Hillside Terrain

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**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

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Visual scene description: Catalina Island, Ocean horizon, Blue water, White water, Heisler Park, Main Beach, City Lights, Hillside Terrain

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

The photograph above was taken from the living/dining room area on the upper-level of the primary residential structure.

Visual scene description: Ocean horizon, Blue water

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

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

Visual scene description: Ocean horizon, Blue water

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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## RECORD OF VIEW

VPP 24-0857



### 383 Osgood Court

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

Visual scene description: Catalina Island, Ocean horizon, Blue water, White water, Heisler Park, Main Beach, City Lights, Hillside Terrain

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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## RECORD OF VIEW

VPP 24-0857



### 383 Osgood Court

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

Visual scene description: Catalina Island, Ocean horizon, Blue water, White water, Heisler Park, Main Beach, City Lights, Hillside Terrain

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

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

Visual scene description: Ocean horizon, Blue water

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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**RECORD OF VIEW**

**VPP 24-0857**



**383 Osgood Court**

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

Visual scene description: Ocean horizon, Blue water

Date of photograph: 11/07/2024 Photographed by: *Garrett Wank* Submitted to property file: 05/13/2025

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**Planning Division  
City of Laguna Beach  
505 Forest Ave  
Laguna Beach, CA 92651**

## **NOTICE OF RECORD OF VIEW**

Community Development / Views and Trees

**A Record of View has been documented with the City of Laguna Beach  
by the property owner(s) at 383 Osgood Court.**

As a property owner within 500 feet of the subject property you are  
being notified of the established Record of Views by the Municipal  
Code.

TO:

**There is no action required from you at  
this time.**

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.

**March 13, 2025**

**View Preservation VPP Number:** VPP 24-0857

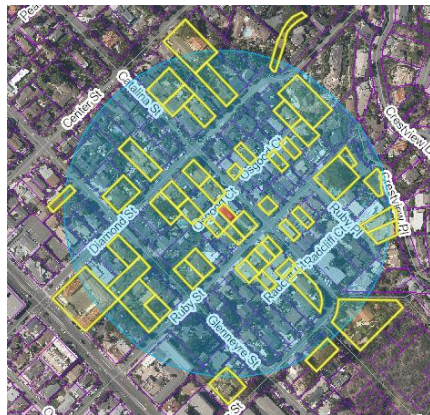
**Address:** 383 Osgood Court. | APN: 644-284-13

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **383 Osgood Court**.

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

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 > click on green box to the right "Record of Views by Address". 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. **Please allow up to 30 days for the record to be available on the website from the date of this postcard.** If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at (949) 464-6626 or at [gwank@lagunabeachcity.net](mailto:gwank@lagunabeachcity.net)



**VPP 24-0857**  
**383 Osgood Court**

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.

Susan W Case, Inc  
4000 Barranca Pkwy #250  
Irvine CA 92604  
949-494-6105

The public notification was mailed on 3-18-25 for 383 Osgood.

  
Susan Case



## FILE #259545-383 OSGOOD-MARCH 18-205

ID	APN_D	Ownername	M_hseno	M_hsesub	M_dir	M_street	M_sfx	M_unit	M_city	M_STATE	M_ZIP
1	644-253-11	John B Cunningham	530			Diamond St			Laguna Bea	CA	92651
2	644-253-12	Kevin Andrew Johnson	520			Diamond St			Laguna Bea	CA	92651
3	644-253-13	Laguna Beach Investments	3112			Bern Dr			Laguna Bea	CA	92651
4	644-264-01	Caryl Sue Trittipio				P O Box 8285			Rancho Sar	CA	92067
5	644-264-02	Andrew L Hammel	490			Diamond St			Laguna Bea	CA	92651
6	644-264-03	William A Vossler	480			Diamond St			Laguna Bea	CA	92651
7	644-264-04	Stephen Y Judson	446			Diamond St			Laguna Bea	CA	92651
8	644-264-05	William V Tropp	442			Diamond St			Laguna Bea	CA	92651
9	644-264-07	Cove Catalina	3304			Via Zara			Fallbrook	CA	92028
10	644-264-08	Gary F Monroe	1930			Catalina St			Laguna Bea	CA	92651
11	644-264-09	Nicholas Barker	1900			Catalina St			Laguna Bea	CA	92651
12	644-264-10	Sands Minter-palumbo				Po Box 2109			Aptos	CA	95001
13	644-264-12	Jay William Schmid	890			E Paseo El Mirador			Palm Sprinç	CA	92262
14	644-264-13	Brett Maurer	79			Kittansett Loop			Henderson	NV	89052
15	644-264-14	Daniel N Cotr Meredith	545			Diamond St			Laguna Bea	CA	92651
16	644-264-15	Matthew Lichtenberg	11812			San Vicente Blvd Cabn 4t			Los Angeleç	CA	90049
17	644-268-01	Norvald Lawrence Ulvestad	1921			Catalina St			Laguna Bea	CA	92651
18	644-268-02	Michael P Hogan	1963			Catalina St			Laguna Bea	CA	92651
19	644-268-03	Carmen & Robin Tortolani Italia	10303			Valley Spring Ln			Toluca Lakç	CA	91602
20	644-268-04	James M Beck	376			Diamond St			Laguna Bea	CA	92651
21	644-268-05	Nicholas & Claire Hooper	360			Diamnd St			Laguna Bea	CA	92651
22	644-268-06	William Vitale	340			Diamond St			Laguna Bea	CA	92651
23	644-268-07	Arthur S & Candy J Przybyl	7755			N Ancient Indian Dr			Tucson	AZ	85718
24	644-268-08	Howard Conn	1960			Glennyre St			Laguna Bea	CA	92651
25	644-268-09	Charles S Victor	1920			Glennyre St			Laguna Bea	CA	92651
26	644-268-10	Charles S Victor	1920			Glennyre St			Laguna Bea	CA	92651
27	644-268-11	Dennis D Shaffer	355			Center St			Laguna Bea	CA	92651
28	644-268-12	Hugh G & Kristin K Fast	361			Center St			Laguna Bea	CA	92651
29	644-268-13	Sophie P Mastor	177			Groverton Pl			Los Angeleç	CA	90077
30	644-273-02	Peggy Simonian	1935			Glennyre St			Laguna Bea	CA	92651
31	644-273-03	Roberta Freeman Cox	1953			Glennyre St			Laguna Bea	CA	92651
32	644-273-04	Roberta Freeman Cox	1953			Glennyre St			Laguna Bea	CA	92651
33	644-273-05	Kenneth S Diamond	17			Harvor Dr			Corte Made	CA	94925
34	644-273-06	Jason Gordon Vogel	311			S Cloverdale Ave			Los Angeleç	CA	90036
35	644-273-07	260 Diamond St	427			E 17th St F-264			Costa Mesç	CA	92627
36	644-274-01	Kenneth Craig Haase	9925			Lower Azusa Rd			Temple City	CA	91780
37	644-274-02	Adrian R M Proctor	2045			Glennyre St			Laguna Bea	CA	92651
38	644-274-03	Cove Villas Woods	150			Rockledge Ter			Laguna Bea	CA	92651
39	644-274-04	William C Anderson	278			Ruby St			Laguna Bea	CA	92651
40	644-274-05	Laguna Ruby	9301			Central Ave			Montclair	CA	91763
41	644-274-06	Blessing Second	2094			S Coast Hwy 1a			Laguna Bea	CA	92651
42	644-274-07	Lbire Llc	31752			S Coast Hwy 300			Laguna Bea	CA	92651
43	644-274-08	255 Diamond	1445			Bluebird Canyon Dr			Laguna Bea	CA	92651
44	644-274-09	Kenneth Craig Haase				Po Box 80223			San Merino	CA	91108
45	644-283-03	2101 Glennyre Lb	668			N Coast Hwy 1372			Laguna Bea	CA	92651
46	644-283-04	Michael La Riche	2151			Glennyre Sq			Laguna Bea	CA	92651
47	644-283-05	James M Weiland	2161			Glennyre St			Laguna Bea	CA	92651
48	644-283-06	Gary Yank Sefton	1278			Glennyre			Laguna Bea	CA	92651
49	644-283-07	Mohammad Ali Khalaj Cotr Hedayati	22372			Valdivia			Mission Vie	CA	92691
50	644-283-08	David R Goodwin	11866			Wilshire Blvd			Los Angeleç	CA	90025
51	644-283-11	Glennwood Housing Foundation	668			N Coast Hwy 1345			Laguna Bea	CA	92651
52	644-284-01	Thomas Boyd Craig	2020			Glennyre St			Laguna Bea	CA	92651
53	644-284-02	Ivor & Lyn Schucking	685			Oak St			Laguna Bea	CA	92657
54	644-284-03	Frank Visconti	341			Diamond St			Laguna Bea	CA	92651
55	644-284-04	James Robert White	359			Diamond St			Laguna Bea	CA	92651
56	644-284-05	Danny Mahelka	375			Diamond St			Laguna Bea	CA	92651
57	644-284-06	Neil Mcqueen	391			Diamond St			Laguna Bea	CA	92651
58	644-284-07	Diane A Alms	21748			Tahoe Ln			Lake Forest	CA	92630
59	644-284-08	Carol L Ziegler	5962			W 75th St			Los Angeleç	CA	90045
60	644-284-09	Nick Rayson	358			Osgood Ct			Laguna Bea	CA	92651

61	644-284-10	David Wilson	28785 Top Of The World Dr	Laguna Bea CA	92651
62	644-284-11	Raymond S Briggs	1245 Temple Ter	Laguna Bea CA	92651
63	644-284-12	Judith Anne Engstrom	375 Osgood Ct	Laguna Bea CA	92651
64	644-284-13	John T Price	383 Osgood Ct	Laguna Bea CA	92651
65	644-284-14	Nick C Ralston	2055 Catalina St	Laguna Bea CA	92651
66	644-284-15	Brett Maurer	79 Kittansett Loop	Henderson NV	89052
67	644-284-16	Becky Traskell	378 Ruby St	Laguna Bea CA	92651
68	644-284-17	Kathleen Claire Chaix	730 2nd St E	Sonoma CA	95476
69	644-284-18	Robert K & Cecilia I Ornelas	350 Ruby St	Laguna Bea CA	92651
70	644-284-19	Timothy & Maria Schmanski	340 Ruby St	Laguna Bea CA	92651
71	644-284-20	Gloria J Gilbert	326 Ruby St	Laguna Bea CA	92651
72	644-284-21	David A Kulber	159 S Medio Dr	Los Angeles CA	90049
73	644-284-22	Joy A Berry	22361 3rd Ave	Laguna Bea CA	92651
74	644-284-23	Bruce J Aguinaldo	2030 Glenneyre St	Laguna Bea CA	92651
75	644-285-01	Charlotte K Wolfe	2110 Glenneyre St	Laguna Bea CA	92651
76	644-285-02	Lauryl Jane Sabaroff	2130 Glenneyre St	Laguna Bea CA	92651
77	644-285-03	Patricia L Tartaglia-mars	325 Ruby St A	Laguna Bea CA	92651
78	644-285-04	Randy B Lewis	339 Ruby St	Laguna Bea CA	92651
79	644-285-05	Taylor Cole Simshauser	4333 E Indianola Ave	Phoenix AZ	85018
80	644-285-06	George M Patterson	375 Ruby St	Laguna Bea CA	92651
81	644-285-07	Craig R Perkins	385 Ruby St	Laguna Bea CA	92651
82	644-285-08	Kristi D Grooms	8155 Baywood Ct	Maineville OH	45039
83	644-285-09	John Joseph Cushing	2135 Catalina	Laguna Bea CA	92651
84	644-285-10	Brett Nelson Lebarts	2145 Catalina St	Laguna Bea CA	92651
85	644-285-11	Michael S Kahn	Po Box 2286	Palm Springs CA	92263
86	644-285-12	Jay G Thornton	300 Radcliff Ct	Laguna Bea CA	92561
87	644-285-13	Jay G Thornton	300 Radcliff Ct	Laguna Bea CA	92561
88	644-285-14	Tia Rose Management	2526 Monaco Dr	Laguna Bea CA	92651
89	644-285-15	Claudia Helen Kawas	380 Moss St	Laguna Bea CA	92651
90	644-285-16	Michelle Ann Saladino	360 Moss St	Laguna Bea CA	92651
91	644-285-17	James E Farthing	340 Moss St	Laguna Bea CA	92651
92	644-285-18	Jack M Early	320 Moss St	Laguna Bea CA	92651
93	644-285-19	Shane Curran	2152 Glenneyre St	Laguna Bea CA	92651
94	644-286-01	Brian C Kennedy	2010 Catalina St	Laguna Bea CA	92651
95	644-286-02	Amy Donner Colburn	1944 Waverley St	Palo Alto CA	94301
96	644-286-03	Sandra Kaye Anderson	Po Box 190	Miles City MT	59301
97	644-286-04	Sean Diggins	461 38th St	Oakland CA	94609
98	644-286-05	Susan Yusun Jung	489 Diamond St	Laguna Bea CA	92651
99	644-286-06	Cheryl A Mc Cabe	490 Osgood Ct	Laguna Bea CA	92651
100	644-286-07	Ina G Fishbach	480 Osgood Ct	Laguna Bea CA	92651
101	644-286-08	Gilbert A Salinas	2149 Ocean Way	Laguna Bea CA	92651
102	644-286-09	Alex Powell	450 Osgood Ct	Laguna Bea CA	92651
103	644-286-10	Michael D Basic	440 Osgood Ct	Laguna Bea CA	92651
104	644-286-11	Thomas W Freeberg	Po Box 2420	Running Sp CA	92382
105	644-286-12	Joseph I Hitter	7401 N Moonspirit Ln	Tucson AZ	85718
106	644-286-13	Dana Wilde	2030 Catalina St	Laguna Bea CA	92651
107	644-286-14	Catherine A Reiland	2310 S Farnsworth Dr 2	Mesa AZ	85209
108	644-286-15	Paul M Maggetti	2060 Catalina St	Laguna Bea CA	92651
109	644-286-16	Patricia Verne Smith	2080 Catalina St	Laguna Bea CA	92651
110	644-286-17	421 Osgood	2315 Bayside Dr	Corona Del CA	92625
111	644-286-18	Nakisa Emrani	9515 Highridge Dr	Beverly Hill CA	90210
112	644-286-19	Katherine C Wade	441 Osgood Ct	Laguna Bea CA	92651
113	644-286-20	Brian C Kennedy	2010 Catalina St	Laguna Bea CA	92651
114	644-286-22	Victoria S Meyer	584 Michigan Blvd	Pasadena CA	91107
115	644-286-25	Rona Martin	790 Wendt Ter	Laguna Bea CA	92651
116	644-286-26	Blaine Mcfadden	450 Ruby St	Laguna Bea CA	92651
117	644-286-27	Dennis D Campbell	440 Ruby St	Laguna Bea CA	92651
118	644-286-28	Joseph & Galina Klaver	16060 Ventura Blvd 110/513	Encino CA	91436
119	644-286-29	Joseph Ravenna	125 Thalia St	Laguna Bea CA	92651
120	644-286-30	Lena T Abdelahad	410 Ruby St	Laguna Bea CA	92651
121	644-286-31	Ernest A Kahl	103 Diablo View Rd	Orinda CA	94563
122	644-286-32	Joanne Artman	225 Brangwyn Way	Laguna Bea CA	92651

123 644-286-34	Robert Johnston Talbert	12 711 Waioleka St	Pahoa HI	94778
124 644-286-35	Dennis D Parrett	480 Ruby St	Laguna Bea CA	92651
125 644-287-01	Kevin & Maura Hunter Byrne	2110 Catalina St	Laguna Bea CA	92651
126 644-287-04	Andrew Lee Hammel	490 Diamond St	Laguna Bea CA	92651
127 644-287-05	Thomas Scott Hutchinson	9258 Muller St	Downey CA	91406
128 644-287-06	Robert Wynn Oneill	2145 Ruby Pl	Laguna Bea CA	92651
129 644-287-07	Susan J Tucker	450 Radcliffe Ct	Laguna Bea CA	92651
130 644-287-09	2180 Catalina	Po Box 4034	Laguna Bea CA	92652
131 644-287-14	Kelly & Amanda Anderson	430 Radcliffe Ct	Laguna Bea CA	92651
132 644-287-15	Dean Hull Armentrout	2683 Victoria Dr	Laguna Bea CA	92651
133 644-287-16	C J Hermosillo	453 Radcliff Ct	Laguna Bea CA	92651
134 644-287-18	Christopher Kerfoot	425 Ruby St	Laguna Bea CA	92651
135 644-287-19	Christopher A & Manal A Kerfoot	425 Ruby St	Laguna Bea CA	92651
136 644-292-06	Lisa E Straube	Po Box 57	Petaluma CA	94953
137 644-292-07	John D Hensley	2072 Glenneyre St	Laguna Bea CA	92651
138 644-292-09	Patrick E Cory	2147 Crestview Dr	Laguna Bea CA	92651
139 644-292-19	Daniel N Meredith	545 Diamond St	Laguna Bea CA	92651
140 644-292-20	Mary E Rutkowski	3 Rockledge Rd	Laguna Bea CA	92651
141 644-292-22	Shores Seaside	5882 Bolsa Ave 120	Huntington CA	92649
142 644-293-03	David Lee Shobe	2110 Ruby Pl	Laguna Bea CA	92651
143 644-293-05	James E Connor	2130 Ruby Pl	Laguna Bea CA	92651
144 644-293-07	Julie Gschwind	2142 Ruby Pl	Laguna Bea CA	92651
145 644-293-08	Edward W Schlag	715 N Central Ave 300	Glendale CA	91203
146 644-293-09	Michael J Stively	23781 Salvador Bay	Monarch Bc CA	92629
147 644-293-10	Connie K Kelly	2530 N 8th St	Grand Junc CO	81501
148 644-293-26	Ronald R Williamson	2198 Ruby Pl	Laguna Bea CA	92651
149 644-293-27	Heidi Mueller	2186 Ruby Pl	Laguna Bea CA	92651
150 644-293-30	Thaddeus & Susan Heitmann	2299 Crestview Pl	Laguna Bea CA	92651
151 644-293-30	Thaddeus & Susan Heitmann	2299 Crestview Pl	Laguna Bea CA	92651
152 644-293-30	Thaddeus & Susan Heitmann	2299 Crestview Pl	Laguna Bea CA	92651
153 644-293-30	Thaddeus & Susan Heitmann	2299 Crestview Pl	Laguna Bea CA	92651
154 644-293-32	Carol L Stansbury	2230 Crestview Pl	Laguna Bea CA	92651
155 656-123-13	James T Caillouette	419 Moss St	Laguna Bea CA	92651
156 656-123-14	James T Caillouette	419 Moss St	Laguna Bea CA	92651
157 656-125-01	Eric M Byrens	5595 Mountain View Ave	Yorba Lindz CA	92886
158 656-125-02	Ellen Witt	2209 Catalina St	Laguna Bea CA	92651
159 656-125-28	Sepehr Aaron Saeedi	913 Spring Tide Dr	Newport Bc CA	92660
	CITY OF LAGUNA BEACH/.M BALLARD	505 Forest Ave	Laguna Bea CA	92651