



June 6, 2024

Francine Scinto
360 High Drive
Laguna Beach, CA 92651
VPP 24-1865

Dear Ms. Scinto,

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. 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,

Daniel Latham

Daniel Latham, Associate Planner
Community Development
Tel. (949) 464-6612
dlatham@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 24-1865**

Visit Date: **1/25/2024**

Applicant: **Francine Scinto**

View Address: **360 High Drive**

Visit Conducted by: **Daniel Latham, Associate Planner**

VIEW LOCATION / VISUAL SCENE

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

Entry level:	Bedrooms, Family Room and Entry
Main level:	Living Room, Dining Room
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 is primarily Catalina Island, the ocean horizon, white water, Downtown Laguna and surrounding ridgeline.

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: *6/6/2025* By: *Daniel Latham*

End of Checklist



RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Downtown Laguna, whitewater, ridgeline and ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

The photograph above was taken from the front entry doorway on the entry level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

The photograph above was taken from the front entry on the entry level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

The photograph above was taken from the bedroom #2 doorway on the entry level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

The photograph above was taken from the bedroom #3 doorway on the entry level of the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Whitewater, ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25



RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Downtown Laguna, ridgeline, whitewater, Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Whitewater, Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Whitewater, Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Ridgeline, Downtown Laguna, Whitewater, Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Ridgeline, Downtown Laguna, Whitewater, Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Ridgeline, Downtown Laguna, Whitewater, Ocean horizon.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Whitewater, Ocean horizon, Catalina Island.

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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RECORD OF VIEW

VPP 24-1865



360 High Drive

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

Visual scene description: Downtown Laguna, Whitewater, Ocean horizon

Date of photograph: 1/21/25 Photographed by: *Daniel Latham* Submitted to property file: 6/6/25

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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

May 27, 2025

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at:

Address: 360 High Drive | APN: 496-141-20
View Preservation VPP Number: VPP 24-1865

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.

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.

496-141-02
DENNIS J AIGNER
424 HIGH DR
LAGUNA BEACH CA 92651

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **360 High Drive**. 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:

www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address.

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 dlatham@lagunabeachcity.net or (949) 464-6612.



VPP 24-1865
360 High Drive

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 30 days to perform the necessary restoration action.

AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 27TH day of May, 2025, that I deposited 86 notices as described below in the United States Post Office, a Public Awareness Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 496-141-20

**Subject: 360 HIGH DR
LAGUNA BEACH CA 92651**

that on said day there was regular communication by United States Mail to the addresses shown above.


Denise Kaspar

#12802
5/27/2025

**500' Ownership Listing
For View Preservation
Prepared for:**

**496-141-20
CHAPWOOD L P
360 HIGH DR
LAGUNA BEACH CA 92651**

496-051-06
LAGUNA BEACH COUNTY
WATERDISTRICT
306 3RD ST
LAGUNA BEACH CA 92651

496-051-09
COUNTY OF ORANGE
320 N FLOWER ST 400
SANTA ANA CA 92703

496-051-12
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

496-141-02
DENNIS J AIGNER
424 HIGH DR
LAGUNA BEACH CA 92651

496-141-03
DANIEL ZOSH
434 HIGH DR
LAGUNA BEACH CA 92651

496-141-10
MARTIN L & TAMELA K OWENS
430 HIGH DR
LAGUNA BEACH CA 92651

496-141-11
JAMES ALAN ZASLAW
420 HIGH DR
LAGUNA BEACH CA 92651

496-141-12
KEITH D SWAYNE
402 HIGH DR
LAGUNA BEACH CA 92651

496-141-13
LAGUNA HALE
2984 E MILLCREEK CANYON RD
SALT LAKE CITY UT 84109

496-141-14, 15, 16
MARK CHRISTY
386 HIGH DR
LAGUNA BEACH CA 92651

496-141-17
DEEDEE MCCABE
380 HIGH DR
LAGUNA BEACH CA 92651

496-141-18
DOUGLAS H CORTEZ
789 BAYVIEW PL
LAGUNA BEACH CA 92651

496-141-19
GWEN & MICHAEL GOODMAN
366 HIGH DR
LAGUNA BEACH CA 92651

496-141-20
CHAPWOOD L P
250 N GOLDEN CIR 211
SANTA ANA CA 92705

496-141-21
JANET B TORONSKI
346 HIGH DR
LAGUNA BEACH CA 92651

496-141-22
JOHN FRANCIS MATTIMOE
340 HIGH DR
LAGUNA BEACH CA 92651

496-154-06
THE HOWARD & ANNE CUSIC
SURVIVORS
421 HIGH DR
LAGUNA BEACH CA 92651

496-154-24, 25
PHILIP J COLLIAS
1855 WESTRIDGE RD
LOS ANGELES CA 90049

496-154-26
JEFFREY SCOTT ROVNER
466 JASMINE ST
LAGUNA BEACH CA 92651

496-154-27
ARMANDO & DANA MARRON
472 JASMINE ST
LAGUNA BEACH CA 92651

496-154-28
JOAN S HALVAJIAN
478 JASMINE
LAGUNA BEACH CA 92651

496-154-29
JAMES T JONES
484 JASMINE ST
LAGUNA BEACH CA 92651

496-154-30
ALLISON CARRACINO
409 HIGH DR
LAGUNA BEACH CA 92651

496-154-31
WESLEY LEWIS LITZINGER
495 LOCUST ST
LAGUNA BEACH CA 92651

496-154-32
MARK L & JILL E SKAIST
427 HIGH DRIVE
LAGUNA BEACH CA 92651

496-155-01
SONJA RADACH
383 HIGH DR
LAGUNA BEACH CA 92651

496-155-02
SUSAN WILLIG
489 JASMINE ST
LAGUNA BEACH CA 92651

496-155-03
DONALD O ENSMINGER
483 JASMINE ST
LAGUNA BEACH CA 92651

496-155-04
KERRY L MOGHAREBI
475 JASMINE ST
LAGUNA BEACH CA 92651

496-155-05
WILLIAM E ELLWANGER
469 JASMINE ST
LAGUNA BEACH CA 92651

496-155-06
DANIEL O MC INERNY
464 JASMINE ST
LAGUNA BEACH CA 92651

496-155-07
SHARON JENNINGS
76 S LA SENDA
LAGUNA BEACH CA 92651

496-155-08
KARL D BASSLER
451 JASMINE ST
LAGUNA BEACH CA 92651

496-155-09
KATHLEEN P VICK
31011 ALMARA LN
LAGUNA NIGUEL CA 92677

496-155-10
TERENCE P FITZGERALD
435 JASMINE ST
LAGUNA BEACH CA 92651

496-155-22
DOUGLAS PAUL & ELIZABETH ANN
MCCOMBS
438 HOLLY ST
LAGUNA BEACH CA 92651

496-155-23
BRADFORD H BARRETT
668 N COAST HWY 1370
LAGUNA BEACH CA 92651

496-155-24
GINA M WATSON
452 HOLLY ST
LAGUNA BEACH CA 92651

496-155-25
AGAN J DOUGALL
460 HOLLY ST
LAGUNA BEACH CA 92651

496-155-26
STEVEN C BILT
464 HOLLY ST
LAGUNA BEACH CA 92651

496-155-27
LAGUNAHOUSE LLC
472 HOLLY ST
LAGUNA BEACH CA 92651

496-155-28
CAMERON SEHAT
478 HOLLY ST
LAGUNA BEACH CA 92651

496-155-29
STEVEN D WELDON
486 HOLLY ST
LAGUNA BEACH CA 92651

496-155-30
ELIZABETH YAP RUBEL
494 HOLLY ST
LAGUNA BEACH CA 92651

496-155-31
HIGH PROPERTIES
1412 W BAY AVE
NEWPORT BEACH CA 92661

496-161-07
MELISSA METEZ
448 RANDALL RD
ELYRIA OH 44035

496-161-08 496-163-01
PAUL SAVAS COLUMBUS
PO BOX 1207
LAGUNA BEACH CA 92652

496-161-09
JEFFREY CRAIG MUIR
280 HIGH DR
LAGUNA BEACH CA 92651

496-161-10
WILLA CATHER LANG
292 HIGH DR
LAGUNA BEACH CA 92651

496-161-11, 12, 13
JAMES WILLIAM SHEA
314 HIGH DR
LAGUNA BEACH CA 92651

496-161-14
PATRICK M KELLY
1809 LADERA VISTA PL
FULLERTON CA 92831

496-162-25
LAURA VICTORIA OSMANSKI
463 ASTER ST
LAGUNA BEACH CA 92651

496-162-26
LINDA BRATCHER
465 ASTER ST
LAGUNA BEACH CA 92651

496-162-27
LOUIS M ROHL
580 ALLVIEW TER
LAGUNA BEACH CA 92651

496-162-28
JAMES M KNAPP
PO BOX 100
MYERS FLAT CA 95554

496-162-29
MICHAEL RONALD SOLTON
489 ASTER ST
LAGUNA BEACH CA 92651

496-162-30
JAMES G MORTIMER
295 HIGH DR
LAGUNA BEACH CA 92651

496-163-02
CHRISTOPHER MURPHY
490 ASTER ST
LAGUNA BEACH CA 92656

496-163-03
THOMAS E GIBBS
482 ASTER ST
LAGUNA BEACH CA 92651

496-163-04
DENNIS J WHITE
474 ASTER ST
LAGUNA BEACH CA 92651

496-163-05
JEFFREY LEE TOMEI
466 ASTER ST
LAGUNA BEACH CA 92651

496-163-06
RUFUS A ARTMANN
460 ASTER ST
LAGUNA BEACH CA 92651

496-163-07
MARK E CHASTENEY
452 ASTER ST
LAGUNA BEACH CA 92651

496-163-08
EMILY W SPARKUHL
233 CLAYTON ST 5
SAN FRANCISCO CA 94117

496-163-18
BRENT MARTIN KULP
435 HOLLY ST
LAGUNA BEACH CA 92651

496-163-19
COBY W NAESS
445 HOLLY ST
LAGUNA BEACH CA 92651

496-163-20
JANET L & RICHARD W NAESS
22601 ALLVIEW TER
LAGUNA BEACH CA 92651

496-163-21
MARK B LEWIS
459 HOLLY ST
LAGUNA BEACH CA 92651

496-163-22, 23
JILL MOULTON
473 HOLLY ST
LAGUNA BEACH CA 92651

496-163-24
ROBERT J WHALEN
477 HOLLY ST
LAGUNA BEACH CA 92651

496-163-25
EDITH N TONKON
485 HOLLY ST
LAGUNA BEACH CA 92651

496-163-26
CAROL ANN JACKSON
333 HIGH DR
LAGUNA BEACH CA 92651

496-164-01
ERIK ARTHUR AASLAND
4219 CANYON CREST RD
ALTADENA CA 91001

496-164-02
JOSEPH A GELBER
335 LOOKOUT DR
LAGUNA BEACH CA 92651

496-164-03
JULIA E PADACH
302 HAROLD DR
LAGUNA BEACH CA 92651

496-164-04
R THOMAS PETERSON
2415 CAMPUS DR #120
IRVINE CA 92612

496-164-05
DOUGLAS D WATKINS
9828 N 58TH ST
SCOTTSDALE AZ 85253

496-164-06
GELBER HIGGINS INVESTMENTS
380 GLENNEYRE ST F
LAGUNA BEACH CA 92651

496-164-07
CAMERON RING
140 WESTRIDGE DR
PORTOLA VALLEY CA 94028

496-164-08
ARCHIE L BRAINARD
365 LOOKOUT DR
LAGUNA BEACH CA 92651

496-164-09
JAMES D LYONS
383 LOOKOUT DR
LAGUNA BEACH CA 92651

496-164-10
393 LOOKOUT DRIVE
393 LOOKOUT DR
LAGUNA BEACH CA 92651

496-165-01
LOOKOUT LLC 310
310 LOOKOUT DR
LAGUNA BEACH CA 92651

496-165-03
ECKHARD CHRISTIAN GOETTLING
18839 HICREST RD
GLENORA CA 91741

496-165-04
STEPHEN K BANNON
8391 BEVERLY BLVD 479
LOS ANGELES CA 90048

496-165-06, 07
NANCY L DEWHIRST
392 LOOKOUT DR
LAGUNA BEACH CA 92651