



February 8, 2022

Richard and Drenda Cass
495 Thalia St.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Cass,

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 > click on the green box to the right "Record of Views by Address".

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 22-0059**

Visit Date: **January 25, 2022**

Applicant: **Richard & Drenda Cass**
View Address: **495 Thalia St.**

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.

Rear unit: Kitchen/office, 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 consists of 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: 2/8/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-0059



495 Thalia St.

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, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 2/8/22 Photographed by: *Tony Farr* Submitted to property file: 2/8/22

Document
1 of 7



RECORD OF VIEW

VPP 22-0059



495 Thalia St.

The photograph above was taken from the kitchen, office and living room of the rear unit of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 1/25/22 Photographed by: *Tony Farr* Submitted to property file: 2/8/22

Document
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RECORD OF VIEW

VPP 22-0059



495 Thalia St.

The photograph above was taken from the kitchen, office and living room of the rear unit of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 1/25/22 Photographed by: *Tony Farr* Submitted to property file: *2/8/22*

Document
3 of 7



RECORD OF VIEW

VPP 22-0059



495 Thalia St.

The photograph above was taken from the kitchen, office and living room of the rear unit of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 1/25/22 Photographed by: *Tony Farr* Submitted to property file: *2/8/22*

Document
4 of 7



RECORD OF VIEW

VPP 22-0059



495 Thalia St.

The photograph above was taken from the kitchen, office and living room of the rear unit of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 1/25/22 Photographed by: *Tony Farr* Submitted to property file: 2/8/22

Document
5 of 7



RECORD OF VIEW

VPP 22-0059



495 Thalia St.

The photograph above was taken from the kitchen, office and living room of the rear unit of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 1/25/22 Photographed by: *Tony Farr* Submitted to property file: 2/8/22

Document
6 of 7



RECORD OF VIEW

VPP 22-0059



495 Thalia St.

The photograph above was taken from the kitchen, office and living room of the rear unit of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 1/25/22 Photographed by: *Tony Farr* Submitted to property file: *2/8/22*

Document
7 of 7



February 8, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0059
495 Thalia St., 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 **495 Thalia St.** 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.

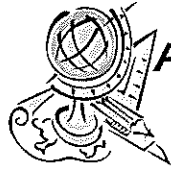
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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 > 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. 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
Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

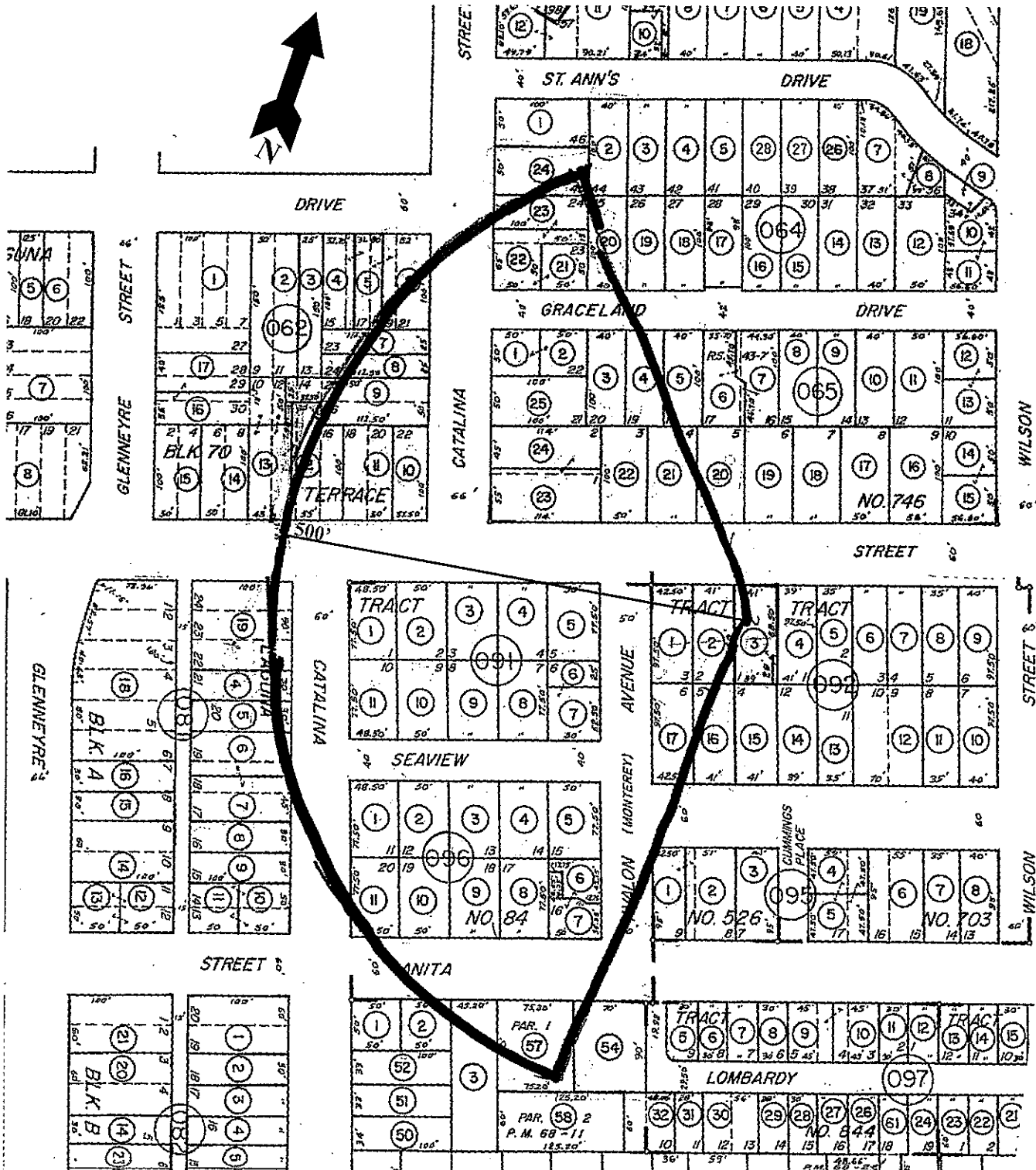
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-092-03
500' RADIUS for View Preservation

Address: 495 THALIA ST
LAGUNA BEACH CA 92651



#11048
2/4/2022



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

FEB 07 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

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

**644-092-03
RICHARD S CASS
495 THALIA ST
LAGUNA BEACH CA 92651**

644-062-05
DANIEL DREWNOWSKI
371 ST ANNS DR
LAGUNA BEACH CA 92651

644-062-06
TOCA GROUP TOCA
635 CAMINO DE LOS MARES 206
SAN CLEMENTE CA 92673

644-062-07
MARJORIE R MCGLOTHLIN
2155 E ORANGE GROVE BLVD
PASADENA CA 91104

644-062-08
JAMES H YOUNG
845 CATALINA ST
LAGUNA BEACH CA 92651

644-062-09
ROGER V OHANESIAN
675 DIAMOND ST
LAGUNA BEACH CA 92651

644-062-10
DAHLEN FAMILY OFFICE
1850 LAS FLORES DR
GLENDALE CA 91207

644-062-11
BRIAN L PALLAS
668 N COAST HWY 131
LAGUNA BEACH CA 92651

644-062-12
JORGE & MARIZILDA SERGIO PORTA
19 WIMBLEDON CT
DANA POINT CA 92629

644-062-13
ROSEMARY B SCHROEDER
305 S ORANGE GROVE BLVD
PASADENA CA 91105

644-064-02
STEPHEN H DONNER
504 E MCKINLEY AVE
POMONA CA 91767

644-064-20
MICHAEL F MCFADDEN
23022 STEARNS CIR
LAKE FOREST CA 92630

644-064-21
ROBERT ARONSON
11124 MEADS AVE
ORANGE CA 92869

644-064-22
CHRIS M BUTTERS
465 BROOKS ST
LAGUNA BEACH CA 92651

644-064-23
THOMAS J COLLINS
810 CATALINA ST
LAGUNA BEACH CA 92651

644-064-24
HELGA YAILLEN
790 CATALINA
LAGUNA BEACH CA 97651

644-065-01
JON ROBERT WILCOX
1841 WHITESTONE TER
SANTA ANA CA 92705

644-065-02
NELSON J & NAOMI KOTTLER
BERKOWITZ
78250 MONTE SERENO CIRCLE
INDIAN WELLS CA 92210

644-065-03
ETIENNE PIERRE DROULEZ
2318 ANACAPA ST
SANTA BARBARA CA 93105

644-065-04
DENISE DI NOVI
3525 HAYDEN AVE
CULVER CITY CA 90232

644-065-05
ALEXANDRA T LASHLEY
510 GRACELAND
LAGUNA BEACH CA 92651

644-065-20
NEIL WALKER
490 THALIA ST
LAGUNA BEACH CA 92651

644-065-21
ANDREW C EVANS
71 REMINGTON LN
ALISO VIEJO CA 92656

644-065-22
RICHARD C RAEBER
2525 E CAMINO MIRAVAL
TUCSON AZ 85718

644-065-23
LEONARD R CIRELLI
24400 CORNSTALK RD
WILDOMAR CA 92595

644-065-24
LEAH M CANO
868 CATALINA ST 2
LAGUNA BEACH CA 92651

644-065-25
REPUBLIC BF
1841 WHITESTONE TERRACE
SANTA ANA CA 92705

644-081-04
NEAL H GAMMELL
734 BELAIR DR
VISTA CA 92084

644-081-05
JENNIFER EVE SLATER
939 CATALINA ST
LAGUNA BEACH CA 92651

644-081-06
RONALD C WOODS
41558 GRAND VIEW DR
MURRIETA CA 92562

644-081-07
ANTONY & HEATHER KENIHAN
961 CATALINA ST
LAGUNA BEACH CA 92651

644-081-19
GLENNEYRE LLC
108 PACIFICA
IRVINE CA 92618

644-091-01
THOMAS G DONOVAN
916 CATALINA ST
LAGUNA BEACH CA 92651

644-091-02
LOURDES M TORRESTRUEBA
419 THALIA ST
LAGUNA BEACH CA 92651

644-091-03
JUSTIN YU COTR LEE
425 THALIA ST
LAGUNA BEACH CA 92651

644-091-04
PEGASUS PML
302 GLENNEYRE ST
LAGUNA BEACH CA 92651

644-091-05
JEFFREY A KOEGEL
449 THALIA ST
LAGUNA BEACH CA 92651

644-091-06
DAVID L TRAPP
32581 BALEARIC RD
DANA POINT CA 92629

644-091-07
BRENDON KEITH CRIGLER
PO BOX 7431
LAGUNA NIGUEL CA 92607

644-091-08
ANNE-GAELLE MARIE POUILLE
1365 CATALINA ST
LAGUNA BEACH CA 92651

644-091-09
MORGAN LOUISE & DARYL JUSTIN
TOMAN
48405 PECHANGA RD
TEMECULA CA 92572

644-091-10, 11
COLIN PETRIE-NORRIS
440 SEAVIEW ST
LAGUNA BEACH CA 92651

644-092-01
RUTH T SCHMITT
475 THALIA ST
LAGUNA BEACH CA 92651

644-092-02
GREGORY HURLEY
428 POPLAR
LAGUNA BEACH CA 92651

644-092-03
RICHARD S CASS
930 N CLARK ST L
CHICAGO IL 60610

644-092-16
ANDRA R & WILLIAM A MILLER
860 DIAMOND ST
LAGUNA BEACH CA 92651

644-092-17
PAUL STANLEY & DENISE
WHITAKER REED
4701 E MARIPOSA ST
PHOENIX AZ 85018

644-095-01
BRIAN CHAMBERS & ANGELA RUSH
GOODWIN
500 ANITA ST
LAGUNA BEACH CA 92651

644-096-01
960 CATALINA ST
PO BOX 4663
LAGUNA BEACH CA 92652

644-096-02
GRAEME JOSEPH KRONBERG
425 SEAVIEW ST
LAGUNA BEACH CA 92651

644-096-03
PETER A DE BARBER
435A SEAVIEW ST
LAGUNA BEACH CA 92651

644-096-04
JAMES G REYNOLDS
1509 DOLPHIN TER
CORONA DEL MAR CA 92625

644-096-05
MARIA TAM
485 SEAVIEW ST
LAGUNA BEACH CA 92651

644-096-06
DAN SASSO
983 AVALON ST
LAGUNA BEACH CA 92651

644-096-07
CAROL I KIRKBRIDE
460 ANITA ST
LAGUNA BEACH CA 92651

644-096-08, 09
RUSSELL & SHAMEEM HINDS
4703 TIMBERLINE DR
AUSTIN TX 78746

644-096-10
PATRICIA P TRUMAN
P O BOX 1084
LAGUNA BEACH CA 92652

644-096-11
COMMUNITY SERVICE PROGRAMS
1221 E DYER RD 120
SANTA ANA CA 92705

644-097-02
JULITA JONES
490 ARROYO CHICO
LAGUNA BEACH CA 92651

644-097-03
FRED J SIKITA
5865 GRAND AVE
RIVERSIDE CA 92504

644-097-54
EDWARD A CHATLIN
495 ANITA ST
LAGUNA BEACH CA 92651

644-097-57
THOMAS KUBSIK
PO BOX 2002
CAPO BEACH CA 92624