



June 22, 2022

Larry Weng
1640 Thurston Dr.
Laguna Beach, CA 92651

Dear Mr. Weng,

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 22-0710**

Visit Date: **06/06/22**
Applicant: **Larry Weng**
View Address: **1640 Thurston 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, Bar lounge area
Lower level: Pool table/family room, primary bedroom, guest bedroom 1 and guest bedroom 2

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, Main Beach, Hotel Laguna, Heisler Park, Contino Point, 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: 6/22/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



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Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: *6/20/22*

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

The photograph above was taken from the pool room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/20/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

The photograph above was taken from the pool room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

The photograph above was taken from the pool room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

The photograph above was taken from the primary bedroom on the lower level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: *6/08/22*

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/22/22



RECORD OF VIEW

VPP 22-0710



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Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: *6/22/22*

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: *6/22/22*

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RECORD OF VIEW

VPP 22-0710



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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

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RECORD OF VIEW

VPP 22-0710



1640 Thurston Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 06/06/22 Photographed by: *Tony Farr* Submitted to property file: 6/20/22

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June 22, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0710
1640 Thurston 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 **1640 Thurston Dr.** 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.

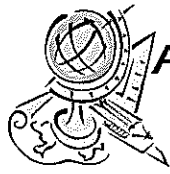
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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

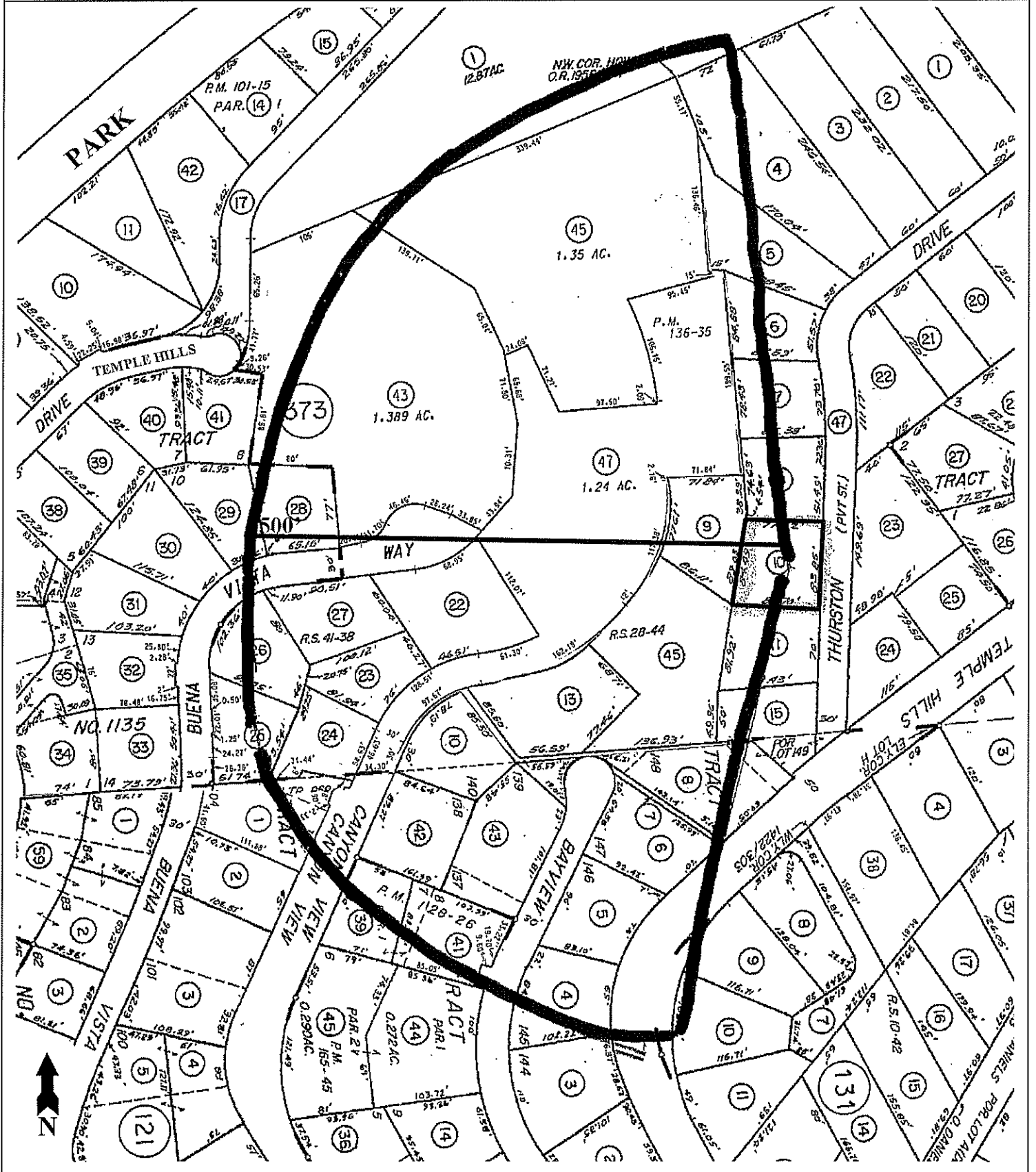
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-381-10
500' RADIUS

Address: 1640 THURSTON DR
LAGUNA BEACH CA 92651



#11267
6/22/2022



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

**500' Ownership Listing for
View Preservation**

Prepared for:

641-381-10

LARRY YOSHIHARU WENG

1640 THURSTON DR

LAGUNA BEACH CA 92651

RECEIVED

JUN 21 2022

ZONING DEPARTMENT
CITY OF LAGUNA BEACH

641-342-01
GOLDWELL INVESTMENT GROUP
20162 BIRCH ST 180
NEWPORT BEACH CA 92660

641-373-22
ROGER J NILSEN
669 CANYON VIEW DR
LAGUNA BEACH CA 92651

641-373-23
JOHN BRAGG
679 CANYON VIEW DR
LAGUNA BEACH CA 92651

641-373-24
CRAIG LEONARD FELBERG
681 CANYON VIEW DR
LAGUNA BEACH CA 92651

641-373-25
DANIEL KRAVITZ
14540 VALLEY VISTA BLVD
SHERMAN OAKS CA 91403

641-373-26
JAMES C DICKERMAN
650 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-27
MARC B SCHER
644 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-28
CORBIN HAMIL
631 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-29
NGUYEN
639 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-43
DAVID W COZZENS
3049 CRESTA WAY
LAGUNA BEACH CA 92651

641-373-45
DAVID W SHIPP
444 LINDEN ST
LAGUNA BEACH CA 92651

641-373-47
THREE CARDENAS
12223 HIGHLAND AVE 106-55
RANCHO CUCAMONGA CA 91739

641-381-04
STELLA BARONIAN
795 HOLLADAY RD
PASADENA CA 91106

641-381-05
IRIS SILVIA HIRT
1704 THURSTON DR
LAGUNA BEACH CA 92651

641-381-06
DAVID ALAN HUGHES
142 ARBOUR VISTA CL NW
CALGARY, ALBERTA CA 0

641-381-07
PHILLIP H RHINER
1682 THURSTON DR
LAGUNA BEACH CA 92651

641-381-08
GARY S HUNTER
1421 CARMELITA PL
ARCARDIA CA 91006

641-381-09
GHASEM SEDAGHAT NAMINI
58 CIPRESSO
IRVINE CA 92618

641-381-10
LARRY YOSHIHARU WENG
1640 THURSTON DR
LAGUNA BEACH CA 92651

641-381-11
PETER G WEISBROD
1620 THURSTON DR
LAGUNA BEACH CA 92651

641-381-13
JEFFREY MULLIGAN
681 BAYVIEW PL
LAGUNA BEACH CA 92651

641-381-15
KHOSHNIYATI BEHZAD
1598 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-381-45
ANNE KRIZMAN
240 FOREST AVE
LAGUNA BEACH CA 92651

644-121-01
CEMO CHRISTINE
709 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-131-09
SHANE R DONAVAN
1529 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-10
YVONNE C SCHROEDER
1493 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-03
ANTONIO FERNANDO OLIVEIRA
1492 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-04
ANTONIO FERNANDO OLIVEIRA
1492 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-05
GEORGE & ANI AZADIAN
707 FOOTHILL BLVD 200
LA CANADA FLINTRI CA 91011

644-134-06
MICHAEL A ELLIS
1278 GLENNEYRE ST 284
LAGUNA BEACH CA 92651

644-134-07
LAGUNA BEACH COUNTY
WATERDISTRICT
P O BOX 987
LAGUNA BEACH CA 92652

644-134-08
PAUL M PINES
1550 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-09
JEFFREY L & DEBORAH S MULLIGAN
681 BAYVIEW PL
LAGUNA BEACH CA 92651

644-134-10
LESLIE A BOWLUS
668 N COAST HWY 1411
LAGUNA BEACH CA 92657

644-134-39
NORMAN J REST
736 CANYON VW
LAGUNA BEACH CA 92651

644-134-41
DAVID FISHER
727 BAYVIEW PL
LAGUNA BEACH CA 92651

644-134-42
PETER FRENCH
715 BAYVIEW PL
LAGUNA BEACH CA 92651

644-134-43
PETER J FRENCH
715 BAYVIEW PL
LAGUNA BEACH CA 92651