



May 31, 2023

Linda Sholik
1449 Bluebird Canyon
Laguna Beach, CA 92651
VPP 23-0771

Dear Linda Sholik,

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 via the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on the green box to the right "Record of Views by Address".

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 "J DeLoach". The signature is stylized and fluid.

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. 949.497.0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-0771**

Visit Date: **5/11/2023**
Applicant: **Linda Sholik**
View Address: **1449 Bluebird Canyon**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level: Sunroom, Living Room, Kitchen

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 ocean view.

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: *5/31/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

The photograph above was taken from the front door threshold on the main level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

The photograph above was taken from the threshold to the sunroom on the main level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

The photograph above was taken from the threshold to the sunroom on the main level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

The photograph above was taken from the east side of the sunroom on the main level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Ocean horizon

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Mountain vista

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Mountain vista

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Mountain vista

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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RECORD OF VIEW

VPP 23-0771



1449 Bluebird Canyon

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

Visual scene description: Ocean vista

Date of photograph: 5/11/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 5/31/2023

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May 25 2023

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 23-0771
1449 Bluebird Canyon, 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 **1449 Bluebird Canyon**. 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.**

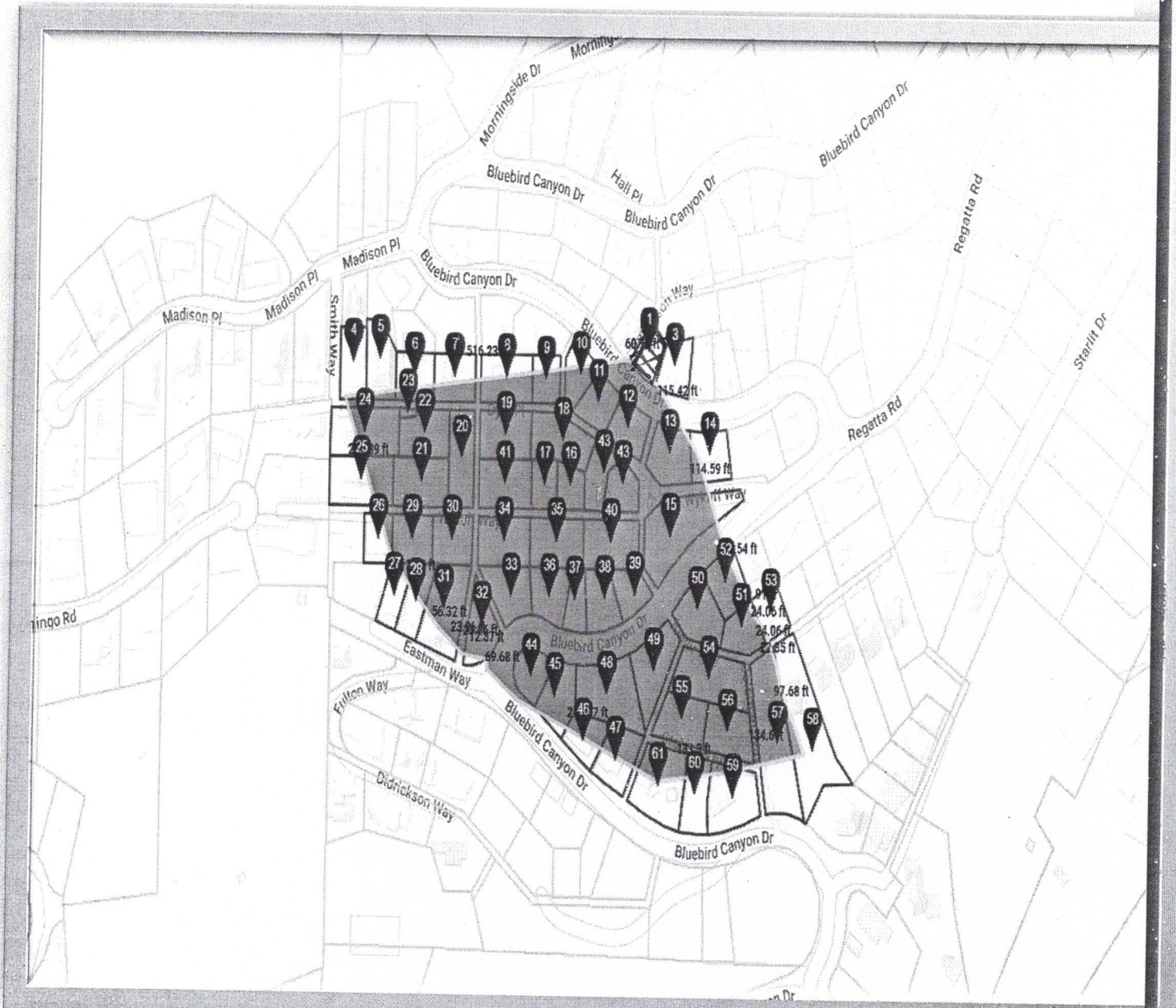
The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on green box to the right "Record of Views by Address". From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 500 feet of the subject property is attached. 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.

Warm Regards,

Joshua DeLoach

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
jdeloach@lagunabeachcity.net

FILE# 239227
1449 BLUEBIRD CANYON DR
LAGUNA BEACH CA
APN 644 322 20
PREPARED ON 5/25/23
SUBJECT KEY NUMBER 1



Susan Case Inc
4000 Barranca Pkwy #250
Irvine CA 92604
orders@susancaseinc.com

4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com



Susan W Case Inc

RADIUS MAPS & LISTS

FILE # 239227
1449 BLUEBIRD CANYON
LAGUNA BEACH CA
APN 644 322 20
MAY 25 2023

644-322-20 1
Stanley A Sholik
1449 Bluebird Canyon Dr
Laguna Beach CA 92651

644-322-21 3
Greg Dziuk
Po Box 9735
Laguna Beach CA 92652

644-351-02 4
De Taillac Christian Bartouilh
1096 Dyer Pl
Laguna Beach CA 92651

644-351-03 5
James J Kolberg
1086 Dyer Pl
Laguna Beach CA 92651

644-351-06 6
Reinhard Neubert
1076 Dyer Pl
Laguna Beach CA 92651

644-351-07 7
Douglas A Brettin
1066 Dyer Pl
Laguna Beach CA 92651

644-351-10 8
Madelaine L Morrow
Po Box 1435
Laguna Beach CA 92652

644-351-11 9
Roger K Alderson
2984 Rounsevel Ter
Laguna Beach CA 92651

644-351-13 10
Febvre Gary Le
1464 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-14 11
Richard L Mc Intire
1454 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-15 12
Stan M Arellano
1450 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-16 13
Larry W Laird
1444 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-17 14
John Gordon Miller
25292 Buckskin Dr
Laguna Hills CA 92651

644-351-20 15
Robert Stephen Cohen
1360 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-23 16
Marcos E & Leslie E Espiritu
1044 Wykoff Way
Laguna Beach CA 92651

644-351-24 17
Teresa L Cable
1050 Wykoff Way
Laguna Beach CA 92651

644-351-25 18
Jeffrey Brusven
1035 Dyer Pl
Laguna Beach CA 92651

644-351-26 19
Vicente L Mas
1055 Dyer Way
Laguna Beach CA 92651

644-351-29 20
Thomas C Bent
1065 Dyer Way
Laguna Beach CA 92651

644-351-30 21
Janet M Chance
1078 Wykoff Way
Laguna Beach CA 92651

644-351-31 22
Michael Angioletti
1075 Dyer Pl
Laguna Beach CA 92651

644-351-32 23
Michael Angioletti
1075 Dyer Pl
Laguna Beach CA 92651

644-351-33 24
Gregory Kurt Grosz
Po Box 604
Laguna Beach CA 92652

644-351-34 25
Jiangtao Wen
1098 Wykoff Way
Laguna Beach CA 92651

644-351-36 26
Charles F Densford
1085 Wykoff Way
Laguna Beach CA 92651

644-351-40 29
Marlo Bartels
1079 Wykoff Way
Laguna Beach CA 92651

644-351-43 32
Lori Solomon
1300 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-46 35
David P & Pamela Hagen
1045 Wykoff Way
Laguna Beach CA 92651

644-351-49 38
Gilbert L Cardwell
1330 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-52 41
Frederick Edward Talarico
1054 Wykoff Way
Laguna Beach CA 92651

644-352-01 44
Bao Cao Nguyen
1301 Bluebird Canyon Dr
Laguna Beach CA 92651

644-352-04 47
Eckhard Goettling
18839 Hicrest Rd
Glendora CA 91741

644-352-07 50
Dorothy A Skufca
1108 Keller Way
Laguna Beach CA 92651

644-352-16 53
Ian A & Nicole Mcmann
1120 Keller Way
Laguna Beach CA 92651

644-351-38 27
Nina M Hayes
1070 Eastman Way
Laguna Beach CA 92651

644-351-41 30
Darren S Madrigal
1075 Wykoff Way
Laguna Beach CA 92651

644-351-44 33
Laura Morgan
1306 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-47 36
Shannon Warner
1310 Bluebird Canyon Dr
Laguna Beach CA 92651

644-351-50 39
Gilbert L Cardwell
1330 Blue Bird Canyon Dr
Laguna Beach CA 92651

644-351-53 42
David Walter Suding
1024 Wykoff Way
Laguna Beach CA 92651

644-352-02 45
Paul Ackley
1285 Bluebird Canyon Dr
Laguna Beach CA 92651

644-352-05 48
Evan Pinto
1335 Bluebird Canyon Dr
Laguna Beach CA 92651

644-352-08 51
Daneille M Hinsche
11 Kimble Ave
Los Gatos CA 95030

644-352-17 54
Michelle D Svoboda
1111 Keller Way
Laguna Beach CA 92651

644-351-39 28
John T Reinhold
1050 Eastman Way
Laguna Beach CA 92651

644-351-42 31
Van J Stephens
1030 Eastman Way
Laguna Beach CA 92651

644-351-45 34
Kevin Flaherty
1055 Wykoff Way
Laguna Beach CA 92651

644-351-48 37
April D James
1320 Bluebird Cyn
Laguna Beach CA 92651

644-351-51 40
Estelle C Friedman
703 Avocado Ave
Corona Del Mar CA 92625

644-351-53 43
David Walter Suding
1024 Wykoff Way
Laguna Beach CA 92651

644-352-03 46
Martin Suzman
26439 Rancho Pkwy S 105
Lake Forest CA 92630

644-352-06 49
Michael Doty
1345 Bluebird Canyon Dr
Laguna Beach CA 92651

644-352-09 52
Thomas Charles Stewart Stewart
1369 Bluebird Canyon Dr
Laguna Beach CA 92651

644-352-18 55
Robina L Allen
1130 Crabbe Way
Laguna Beach CA 92651

644-352-19 56
Nancy Goodwin
1170 Crabbe Way
Laguna Beach CA 92651

644-352-34 59
Aaron Talarico
1278 Glenneyre St 153
Laguna Beach CA 92651

644-352-20 57
Julian & Kimberly Hills
1125 Keller Way
Laguna Beach CA 92651

644-352-35 60
Herbert K Laasch
1245 Bluebird Canyon Dr
Laguna Beach CA 92651

644-352-21 58
Kathleen A Sellick
424 San Elijo St
San Diego CA 92106

644-352-36 61
Cari Abbate
1255 Bluebird Canyon Dr
Laguna Beach CA 92651