



October 5, 2023

Todd MacCallum
31525 Bluff Drive
Laguna Beach, CA 92651
VPP 23-1199

Dear Mr. MacCallum,

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 23-1199**

Visit Date: **7/13/2023**
Applicant: **Todd MacCallum**
View Address: **31525 Bluff Drive**

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: Kitchen, primary bedroom
Lower level: Bedroom, den, foyer

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 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: *10/02/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023



RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: _____

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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RECORD OF VIEW

VPP 23-1199



31525 Bluff Drive

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/2/2023

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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 31525 Bluff Drive.**

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 L.B.M.C. Section 12.16.030.

Date September 29, 2023

View Preservation VPP Number: VPP 23-1199

Address: 31525 Bluff Drive | APN:658-092-05

658-092-05

TODD ALEXANDER MACCALLUM

31525 BLUFF DR

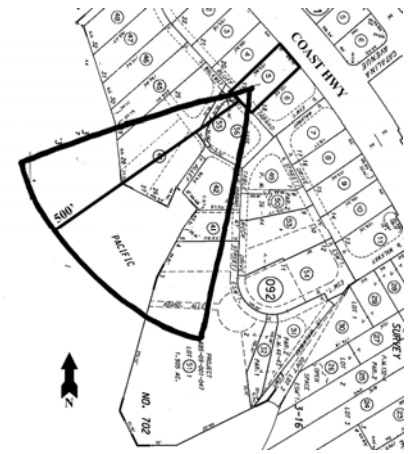
LAGUNA BEACH CA 92651

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **31525 Bluff 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 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) 497-0322 or at the email address listed below.



VPP 23-1199
31525 Bluff 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 thirty 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 29th day of September, 2023, that I deposited 52 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: 658-092-05

Subject: 31525 BLUFF DR
LAGUNA BEACH CA92651

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


Denise Kaspar

#11993
9/29/2023

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

**658-092-05
TODD ALEXANDER MACCALLUM
31525 BLUFF DR
LAGUNA BEACH CA 92651**

658-092-05
TODD ALEXANDER MACCALLUM
31525 BLUFF DR
LAGUNA BEACH CA 92651

658-092-41
JACK C EVANS
31551 TABLE ROCK DR
LAGUNA BEACH CA 92651

658-092-42
LIZANNE L WITTE
31541 TABLE ROCK DR
LAGUNA BEACH CA 92651

658-092-44, 55
STEPHEN J MULLER
31521 BLUFF DR
LAGUNA BEACH CA 92651

658-092-45
CAPITAL MMC
150 ROCKLEDGE TER
LAGUNA BEACH CA 92651

658-092-56
CITY OF LAGUNA BEACH
13042 OLD MYFORD RD
IRVINE CA 92602

895-09-001
NORBERTO E COLLINS
400 S WABASH AVE
REDLANDS CA 92374

895-09-002
LEELANANDA WEERASINGHE
207 CARLOW
IRVINE CA 92618

895-09-003
BLAKE C COLBURN
10922 CORTE MEJILONES
SAN DIEGO CA 92130

895-09-004
DANIEL URI
2806 JEM CT
CHARLOTTE NC 28226

895-09-005
31561 TABLE ROCK
7838 ELEMENT AVE
PLANO TX 75024

895-09-006
VANESSA CONWAY
1711 HEATHER RIDGE DR
GLENDALE CA 91207

895-09-007
JEFF L MITCHELL
31561 TABLEROCK DR 107
LAGUNA BEACH CA 92651

895-09-008
ROBERT L BELT
31561 TABLE ROCK 108
LAGUNA BEACH CA 92651

895-09-009
CHESTER L MITCHELL
3435 QUIET CV
CORONA DEL MAR CA 92625

895-09-010
KATHLEEN WALLEN
PO BOX 1685
LA QUINTA CA 92247

895-09-011
ANDREW VAN MOURICK
187 MONARCH BAY DR
DANA POINT CA 92629

895-09-012
PLASTIQUE NEWPORT
20311 SW BIRCH ST 200
NEWPORT BEACH CA 92660

895-09-013
STEPHEN G TOOMEY
18500 VILLA DR
VILLA PARK CA 92861

895-09-014
RUSSELL DEAN WATERS
2237 CRESCENT AVE
MONTROSE CA 91020

895-09-015
MARJORIE M BURNETT
9505 CENTER DR
VILLA PARK CA 92861

895-09-016
BRUCE A & SUSAN D CHEATHAM
2624 POLO LN
PLANO TX 75093

895-09-017
VALERIE E LYONS
6135 SAN VINCENTE BLVD
LOS ANGELES CA 90048

895-09-018
ROCK PANORAMA TABLE
2312 E NOTTINGHAM ST
SPRINGFIELD MO 65804

895-09-019
WARREN GRANT
602 WALDEN DR
BEVERLY HILLS CA 90210

895-09-020
RANDALL C WOLMAN
3552 WELLESLEY AVE
SAN DIEGO CA 92122

895-09-021
NICHOLAS TSELIKIS
416 ST ANDREWS CT
LAS VEGAS NV 89144

895-09-022
WILLIAM G YOUNG
18335 OLD COACH WAY
POWAY CA 92064

895-09-023
JANET C HERKELRATH
31561 TABLE ROCK 213
LAGUNA BEACH CA 92651

895-09-024
MARY ANN YOEN
507 N PLYMOUTH BLVD
LOS ANGELES CA 90004

895-09-025
RENE MEGROZ
611 DIAMOND ST
LAGUNA BEACH CA 92651

895-09-026
BARBARA LOUISE SCOTT
7933 W GREENSLEEVES WAY
TUCSON AZ 85743

895-09-027
DIANE BROWN
3901 E COAST HIGHWAY 47
CORONA DEL MAR CA 92625

895-09-028
YI PAN
25 GALE PL
SANTA MONICA CA 90402

895-09-029
CRAIG A PIETROW
20461 GLEN BRAE DR
SARATOGA CA 95070

895-09-030
RONALD STEVEN & LINDA IVY
31561 TABLE ROCK DR 309
LAGUNA BEACH CA 92651

895-09-031
ALDON E CLARK
100 VISTA DEL SOL
LAGUNA BEACH CA 92651

895-09-032
RAEL SACKS
1279 W MORAGA RD
FRESNO CA 93711

895-09-033
HEATHER E HEINZ
31561 TABLE ROCK 309
LAGUNA BEACH CA 92651

895-09-034
JONATHAN P COHEN
495 N CARLISLE PL
ORANGE CA 92869

895-09-035
MICHAEL RUSTIGAN
31561 TABLE ROCK DR 311
LAGUNA BEACH CA 92651

895-09-036
TONY N NAKHLA
15 SEAWATCH
NEWPORT COAST CA 92657

895-09-037
RANDALL J PARKER
201 LESTER LANE
BASALT CO 81621

895-09-038
PINE WILD PROPERTIES
PO BOX 3600
CARSON CITY NV 89702

895-09-039
DAVID MASCIORINI
31561 TABLE ROCK DR 413
LAGUNA BEACH CA 92651

895-09-040
VINCENT R MAROTTO
31561 TABLE ROCK DR 414
LAGUNA BEACH CA 92651

895-09-041
JOAO ALVES DE SOUSA NETO
9903 S SANTA MONICA BLVD 205
BEVERLY HILLS CA 90212

895-09-042
DON D SESSIONS
1 S ALTA MIRA
LAGUNA BEACH CA 92651

895-09-043
TRUCKING HOLLIDAY
1401 N BENSON AVE
UPLAND CA 91786

895-09-044
FARZIN A ABEDZADEH
25932 ERNESTINE CT
LAGUNA HILLS CA 92653

895-09-046
SUSAN SKINNER
2042 PORT PROVENCE PL
NEWPORT BEACH CA 92660

895-09-047
BARBARA S FALLON
15 DENHAM CT
HILLSBOROUGH CA 94010