



August 20, 2024

James DeCock
1682 Thurston Dr
Laguna Beach, CA 92651
VPP 23-0274

Dear Applicant,

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". 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,

Isidoro Serna

Isidoro Serna
Community Development
Tel. (949) 715-8616
iserna@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-0274**

Visit Date: **January 5th 2024**
Applicant: **James DeCock**
View Address: **1682 Thurston Drive**

Visit Conducted by: **Josh DeLoach, Assistant Planner**

VIEW LOCATION / VISUAL SCENE

Property owner selected viewing locations in both the principal residential structure and a secondary structure where view is significantly unimpaired.

Main level (Primary):	Living room, Dining room, and Master bedroom
Lower level (Secondary):	Study

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 hillside terrain and 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: *08/20/2024* By: *Isidoro Serna*

End of Checklist



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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

Visual scene description: Ocean horizon and hillside terrain.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document
1 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

The photograph above was taken from the dining room on the main level of the primary residential structure.
Visual scene description: Ocean horizon and hillside terrain.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document
2 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document

3 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document

4 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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

Visual scene description: Ocean horizon and Hillside terrain.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document

5 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document
6 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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: 01/05/24 Photographed by: *Josh Deloach* Submitted to property file: 08/20/24

Document
7 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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: 01/05/24 Photographed by: *Josh Deloach* Submitted to property file: 08/20/24

Document
8 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document
9 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

The photograph above was taken from the master bedroom on the main level of the primary residential structure.
Visual scene description: Ocean horizon and Hillside terraan.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

**Document
10 of 15**



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document

11 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

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

Visual scene description: Ocean horizon and Hillside terrain.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document
12 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

The photograph above was taken from the Study on the main level of the secondary residential structure.

Visual scene description: Ocean horizon and Hillside terrain.

Date of photograph: 01/05/24 Photographed by: *Josh DeLoach* Submitted to property file: 08/20/24

Document
13 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

The photograph above was taken from the Study on the main level of the secondary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 01/05/24 Photographed by: *Josh Deloach* Submitted to property file: 08/20/24

Document
14 of 15



RECORD OF VIEW

VPP 23-0274



1682 Thurston Dr

The photograph above was taken from the Study on the main level of the secondary residential structure.

Visual scene description: Ocean horizon and hillside terrain.

Date of photograph: 01/05/24 Photographed by: *Josh Deloach* Submitted to property file: 08/20/24

**Document
15 of 15**



**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 1682 Thurston 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.

TO:

**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.

August 8, 2024

View Preservation VPP Number: VPP 23-0274

Address: 1682 Thurston Dr | APN: 641-381-07

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1682 Thurston Dr.**

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) 497-0390 or at jmendoza@lagunabeachcity.net



VPP 23-0274
1682 Thurston Dr

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 19th day of August, 2024, that I deposited 64 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: 641-381-07

Subject: 1682 THURSTON DR
LAGUNA BEACH CA 92651

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


Denise Kaspar

#12382
8/19/2024

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

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

**CITY OF LAGUNA BEACH
KIRSTEN GALLACHER
505 FOREST AVE
LAGUNA BEACH CA 92651**

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

641-373-14
BRIAN DORST
1025 PARK AVE
LAGUNA BEACH CA 92651

641-373-15
WILLIAM ANTTONY & SARAH
CAMPBELL BESSO
1045 PARK AVE
LAGUNA BEACH CA 92651

641-373-16
HEIDI D BURNETT
1075 PARK AVE
LAGUNA BEACH CA 92651

641-373-17
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

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

641-373-23
JOHN MILTON BRAGG
280 S BEVERLY DR 205
BEVERLY HILLS CA 90212

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

641-373-25
GARY GELLER
668 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-26
JAMES C DICKERMAN
650 BUENA VISTA WAY
LAGUNA BEACH CA 93652

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
TRI M NGUYEN
639 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-41
JAMES R DALEY
420 RIDGEWAY ROAD
LAKE OSWEGO OR 97034

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
SHAWN C ROGERS
648 CANYON VIEW DR
LAGUNA BEACH CA 92651

641-381-01
SIMON TAVASSOLI
1711 LANGLEY AVE A
IRVINE CA 92614

641-381-02
MICHAEL ROSS WALDMAN
1724 THURSTON DR
LAGUNA BEACH CA 92651

641-381-03
GRANT N WETZEL
1722 THURSTON DR
LAGUNA BEACH CA 92651

641-381-04
LEYLA GRAYELI
800 WINCREST PL
GREAT FALLS VA 22066

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

641-381-06
DAVID ALAN HUGHES
204 BLUERIDGE RISE
CALGARY, ALBERTA

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
654 CANYON VIEW DRIVE
LAGUNA BEACH CA 92651

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

641-381-18
ANDREWS J COYLE
1771 THURSTON DR
LAGUNA BEACH CA 92651

641-381-19
STANLEY WELDON FLORES
1751 THURSTON DR
LAGUNA BEACH CA 92651

641-381-20
MICHAEL J GRANDPRE
1723 THURSTON DR
LAGUNA BEACH CA 92651

641-381-21
THOMAS W WINDSOR
1711 THURSTON DR
LAGUNA BEACH CA 92651

641-381-22
AZRA GHASSEMI
1677 THURSTON DR
LAGUNA BEACH CA 92651

641-381-23
JAMES PHILLIP ROY
1247 E SIERRA MADRE AVE
GLENORA CA 91741

641-381-24
NURIA F PLEITEZ
3167 HILLSIDE DR
WEST COVINA CA 91791

641-381-25
MICHAEL R HAGEMEISTER
1684 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-381-26
LUCILLE A DODGE
1710 PALM DR
LAGUNA BEACH CA 92651

641-381-27
DAVID M EMMES
1720 PALM DR
LAGUNA BEACH CA 92651

641-381-28
1740 PALM
761 MATADERO AVE
PALO ALTO CA 94306

641-381-29
TROELS D LARSEN
1760 PALM DR
LAGUNA BEACH CA 92651

641-381-30
LAGHA TALEBREZA
1770 PALM DR
LAGUNA BEACH CA 92651

641-381-31
DAVID FINKELSTEIN
1774 PALM DR
LAGUNA BEACH CA 92651

641-381-32
RALPH W CYGAN
1401 LANSDOWN LN
SANTA ANA CA 92705

641-381-35
DAVID TRUNECEK
1771 PALM DR
LAGUNA BEACH CA 92651

641-381-36
HOWARD S ROBERTS
1785 PALM DR
LAGUNA BEACH CA 92651

641-381-37
ROBERT S & SUSAN K BEALL
1818 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

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

641-381-46
KEITH A & NATALIE NEWBURRY
PO BOX 14996
IRVINE CA 92623

641-381-47
SIMON TAVASSOLI
1730 THURSTON DR
LAGUNA BEACH CA 92651

641-382-06
RABIA HIDIRLAR
1797 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-382-07
SPENCER & MELANIE HARRISON
1765 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-382-08
JOHN D HENSLEY
1737 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-382-09
MITCHELL ROCHELEAU
1734 RIM ROCK CANYON RD
LAGUNA BEACH CA 92651

641-382-10
TIMOTHY PATRICK NIELSEN
1754 RIM ROCK CANYON RD
LAGUNA BEACH CA 92651

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

644-131-01
JOHN S WALKER
1715 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-02
DEBRA S DAVIS
1697 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-03
KATHLEEN KANE
1687 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-04
C BUGGY INVESTMENTS
456 E FOOTHILL BLVD
SAN DIMAS CA 91773

644-131-07
GEORGE THEODORE MUNDORFF
1585 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-08
GEORGE THEODORE MUNDORFF
1585 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

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

644-131-16
BEAU G & BRANDEE B BIANCHI
1439 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-17
HEIDI K BURKHARDT
1441 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-20
ARSALAN NADERI
1445 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-21
RONALD LYNNE RUSS
3035 WHITE OAK LN
HIGHLANDS RANCH CO 80129

644-131-22
NICOLE K ANDERSON
1701 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-37
ARSALAN NADERI
1445 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-38
JAMES CLAUDE & PATRICIA
MUSSELMAN
1609 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

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

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



**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 1682 Thurston 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 LBMC Section 12.16.030.

August 19, 2024

View Preservation VPP Number: VPP 23-0274
Address: 1682 Thurston Dr | APN: 641-381-07

641-373-22

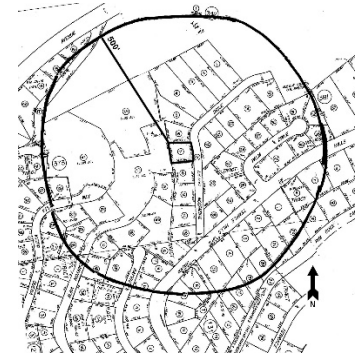
ROGER J NILSEN
669 CANYON VIEW DR
LAGUNA BEACH CA 92651

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1682 Thurston Dr.**

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) 497-0390 or at jmendoza@lagunabeachcity.net



VPP 23-0274
1682 Thurston Dr

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