



August 28, 2024

David and Pamela Hagen  
1045 Wykoff Way  
Laguna Beach, CA 92651

Dear David and Pamela Hagen,

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".

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 that reads "Jessica Mendoza". The signature is written in a cursive, flowing style.

Jessica Mendoza, Assistant Planner  
View Preservation and Restoration  
Community Development  
Tel. 949.497.0390  
jmendoza@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 23-1027**

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Visit Date: **01/11/2024**

Applicant: **David and Pamela Hagen**

View Address: **1045 Wykoff Way**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Living room, master bedroom

***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 Catalina Island and ocean horizon.

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**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: *08/30/2024* By: *Jessica Mendoza*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-1027**



**1045 Wykoff Way**

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: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document  
1 of 9



**RECORD OF VIEW**

**VPP 23-1027**



**1045 Wykoff Way**

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

Visual scene description: hillside terrain

Date of photograph: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document  
2 of 9



**RECORD OF VIEW**

**VPP 23-1027**



**1045 Wykoff Way**

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

Visual scene description: hillside terrain

Date of photograph: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document

3 of 9



## RECORD OF VIEW

VPP 23-1027



### 1045 Wykoff Way

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: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document  
4 of 9



**RECORD OF VIEW**

**VPP 23-1027**



**1045 Wykoff Way**

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: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document  
5 of 9



**RECORD OF VIEW**

**VPP 23-1027**



**1045 Wykoff Way**

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: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document  
6 of 9





**RECORD OF VIEW**

**VPP 23-1027**



**1045 Wykoff Way**

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: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document  
7 of 9



**RECORD OF VIEW**

**VPP 23-1027**



**1045 Wykoff Way**

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: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document  
8 of 9



**RECORD OF VIEW**

**VPP 23-1027**



**1045 Wykoff Way**

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

Visual scene description: hillside terrain

Date of photograph: 1/11/2024 Photographed by: *Joshua DeLoach* Submitted to property file: 8/28/2024

Document  
9 of 9



Planning Division  
City of Laguna Beach  
505 Forest Ave  
Laguna Beach, CA 92651

## **NOTICE OF RECORD OF VIEW**

Community Development / Views and Trees

**8/29/2024**

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

**TO:**

**Address:** 1045 Wykoff Way | APN: 644-351-46

**View Preservation VPP Number:** VPP 23-1027

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.

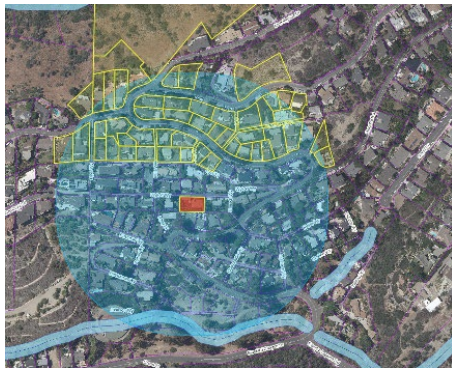
Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1045 Wykoff Way**. 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:

[www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address](http://www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address).

**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 [jmendoza@lagunabeachcity.net](mailto:jmendoza@lagunabeachcity.net) or (949) 497-0390.



**VPP 23-1027**  
**1045 Wykoff Way**

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 30 days to perform the necessary restoration action.

4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com

**FILE # 249451**

**1045 WYKOFF WAY**

**8-29-2024**



**Susan W Case Inc**

RADIUS MAPS & LISTS

644-151-26 1  
Brenton R & Diane L Babcock  
1565 Skyline Dr  
Laguna Beach CA 92651

644-162-32 4  
Anne H Duncan  
1081 Madison Pl  
Laguna Beach CA 92651

644-162-46 7  
Sandra Shankle  
1095 Flamingo Rd  
Laguna Beach CA 92651

644-311-01 10  
Brenton R & Diane L Babcock  
1565 Skyline Dr  
Laguna Beach CA 92651

644-311-04 13  
Melinda Phillips  
1096 Madison Pl  
Laguna Beach CA 92651

644-321-02 16  
Martha A Kruger  
1520 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-321-07 19  
Susan Mcl Whitin  
1540 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-02 22  
Mace M Morse  
1499 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-162-30 2  
Ruth Scriver Wadetr Castro  
1090 Madison Pl  
Laguna Beach CA 92651

644-162-44 5  
Gary R Phillips  
1095 Dyer Pl  
Laguna Beach CA 92651

644-162-47 8  
Anupama Nagpal  
1087 Flamingo Rd  
Laguna Beach CA 92651

644-311-02 11  
Eric Vincent & Rita Darlene  
1590 S Coast Hwy 10  
Laguna Beach CA 92651

644-311-05 14  
Edward M Keyes  
1500 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-321-03 17  
Martha Ann Kruger  
1520 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-321-31 20  
Bluebird Canyon Drive Llc 1560  
668 N Hwy Pmb #504  
Laguna Beach CA 92651

644-322-03 23  
John M Lombardo  
1479 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-162-31 3  
James Robbins  
1089 Madison Pl  
Laguna Beach CA 92651

644-162-45 6  
Gary A Waldron  
1096 Flamingo Rd  
Laguna Beach CA 92651

644-162-71 9  
Candice J Varteresian  
1090 Eastman Way  
Laguna Beach CA 92651

644-311-03 12  
Eva Darai Fischer  
1094 Madison Pl  
Laguna Beach CA 92651

644-321-01 15  
Joseph A Morreale  
1514 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-321-06 18  
Susan Mcl Whitin  
1540 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-01 21  
Ellett L Anne  
1511 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-04 24  
Daniel P & Fabienne Witte  
1515 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-05 25  
Ryan & Dianne Hitzel  
1535 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-06 26  
Jaspreet S Arora  
22111 Steeplechase Ln  
Diamond Bar CA 91765

644-322-07 27  
Raylene Choy  
101 Capeberry  
Irvine CA 92603

644-322-08 28  
Maia Ziegler Dwyer  
1455 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-09 29  
Mario Alberto Avila  
1545 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-10 30  
Robert S Daggett  
1120 Jefferson Way  
Laguna Beach CA 92651

644-322-11 31  
William Bond Horner  
1565 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-12 32  
Peter Grohmann  
1278 Glenneyre St 66  
Laguna Beach CA 92651

644-322-13 33  
Llc Hqm  
100 N Arlington Ave #350  
Reno NV 89501

644-322-19 34  
Emerich H Hlava  
1115 Jefferson Way  
Laguna Beach CA 92651

644-322-20 35  
Stanley A Sholik  
1449 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-21 36  
Kyslee Greve  
1445 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-22 37  
Colleen P Nabhan  
537 S Atlantic Ave  
Virginia Beach VA 23451

644-322-23 38  
Beverly Ann Kelly  
1431 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-24 39  
Stephanie E Allen  
303 Broadway St 104-52  
Laguna Beach CA 92651

644-322-25 40  
John R & Virginia Creighton  
1417 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-39 41  
Leo J Johnson  
1409 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-40 42  
John Charles Mckeown  
1405 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-42 43  
Vladimir Schotkin  
1160 Jefferson Way  
Laguna Beach CA 92651

644-322-43 44  
Harpal Sadhal  
1585 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-322-45 45  
Barbara J Winars  
Po Box 7052  
Rancho Santa Fe CA 92067

644-351-01 46  
Carrie A Lange  
846 W Foothill Blvd M  
Upland CA 91786

644-351-02 47  
De Taillac Christian Bartouilh  
1096 Dyer Pl  
Laguna Beach CA 92651

644-351-03 48  
James J Kolberg  
1086 Dyer Pl  
Laguna Beach CA 92651

644-351-04 49  
Lindsay C Morrison  
31841 Coast Highway  
Laguna Beach CA 92651

644-351-05 50  
Reinhard Neubert  
1076 Dyer Pl  
Laguna Beach CA 92651

644-351-06 51  
Reinhard Neubert  
1076 Dyer Pl  
Laguna Beach CA 92651

644-351-07 52  
Douglas A Brettin  
1066 Dyer Pl  
Laguna Beach CA 92651

644-351-08 53  
Joshua M & Margaret James  
1488 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-351-09 54  
Pro Properties Llc Sos  
3225 Mcleod Dr #777  
Las Vegas NV 89121

644-351-10	55	644-351-11	56	644-351-12	57
Madelaine L Morrow		Roger K Alderson		Nicholas D Lekas	
Po Box 1435		2984 Rounsevel Ter		1474 Bluebird Canyon Dr	
Laguna Beach CA 92652		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-13	58	644-351-14	59	644-351-15	60
Febvre Gary Le		Richard L Mc Intire		Stan M Arellano	
1464 Bluebird Canyon Dr		1454 Bluebird Canyon Dr		1450 Bluebird Canyon Dr	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-16	61	644-351-17	62	644-351-18	63
Larry W Laird		John Gordon Miller		David R Butler	
1444 Bluebird Canyon Dr		25292 Buckskin Dr		1295 Brangwyn Way	
Laguna Beach CA 92651		Laguna Hills CA 92651		Laguna Beach CA 92651	
644-351-19	64	644-351-20	65	644-351-23	66
Charles W Howlett		Robert Stephen Cohen		Marcos E & Leslie E Espiritu	
1404 Bluebird Canyon Dr		1360 Bluebird Canyon Dr		1044 Wykoff Way	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-24	67	644-351-25	68	644-351-26	69
Teresa L Cable		Jeffrey Brusven		Vicente L Mas	
1050 Wykoff Way		1035 Dyer Pl		1055 Dyer Way	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-29	70	644-351-30	71	644-351-31	72
Thomas C Bent		Janet M Chance		Michael Angioletti	
1065 Dyer Way		1078 Wykoff Way		1075 Dyer Pl	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-32	73	644-351-33	74	644-351-34	75
Michael Angioletti		Gregory Kurt Grosz		Jiangtao Wen	
1075 Dyer Pl		Po Box 604		1098 Wykoff Way	
Laguna Beach CA 92651		Laguna Beach CA 92652		Laguna Beach CA 92651	
644-351-35	76	644-351-36	77	644-351-37	78
John C Loomis		Charles F Densford		Candice J Varteresian	
1095 Wykoff Way		1085 Wykoff Way		1090 Eastman Way	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-38	79	644-351-39	80	644-351-40	81
Nina M Hayes		John T Reinhold		Marlo Bartels	
1070 Eastman Way		1050 Eastman Way		1079 Wykoff Way	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-41	82	644-351-42	83	644-351-43	84
Darren S Madrigal		Van J Stephens		Lori Solomon	
1075 Wykoff Way		1030 Eastman Way		1300 Bluebird Canyon Dr	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	



644-351-44	85	644-351-45	86	644-351-46	87
Laura Morgan		Kevin Flaherty		David P & Pamela Hagen	
1306 Bluebird Canyon Dr		1055 Wykoff Way		1045 Wykoff Way	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-47	88	644-351-48	89	644-351-49	90
Shannon Warner		April D James		Gilbert L Cardwell	
4429 Lennox Ave		1320 Bluebird Cyn		1330 Bluebird Canyon Dr	
Sherman Oaks CA 91423		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-351-50	91	644-351-51	92	644-351-52	93
Gilbert L Cardwell		Estelle C Friedman		Pamela Helene Talarico Talarico	
1330 Blue Bird Canyon Dr		703 Avocado Ave		1054 Wykoff Way	
Laguna Beach CA 92651		Corona Del Mar CA 92625		Laguna Beach CA 92651	
644-351-53	94	644-351-53	95	644-352-01	96
David Walter Suding		David Walter Suding		Bao Cao Nguyen	
1024 Wykoff Way		1024 Wykoff Way		1301 Bluebird Canyon Dr	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-352-02	97	644-352-03	98	644-352-04	99
Paul Ackley		Martin Suzman		Eckhard Goettling	
1285 Bluebird Canyon Dr		26439 Rancho Pkwy S 105		18839 Hicrest Rd	
Laguna Beach CA 92651		Lake Forest CA 92630		Glendora CA 91741	
644-352-05	100	644-352-06	101	644-352-07	102
Evan Pinto		Michael Doty		Jacqueline & Ronald Slope	
1335 Bluebird Canyon Dr		1345 Bluebird Canyon Dr		1108 Keller Way	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-352-08	103	644-352-09	104	644-352-10	105
Daneille M Hinsche		Chris Y Chen		Sarayu Kumar	
11 Kimble Ave		2151 Via Aquila		1301 Topanga Dr	
Los Gatos CA 95030		San Clemente CA 92673		San Marcos CA 92069	
644-352-11	106	644-352-12	107	644-352-13	108
Rebecca Jean & Steven		Jill Trimble		Suzanne Tiffany	
1385 Bluebird Canyon Dr		1397 Bluebird Canyon Dr		Po Box 9447	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92652	
644-352-14	109	644-352-15	110	644-352-16	111
Nancy M Willis		Nancy M Willis		Ian A & Nicole Mcmann	
1140 Keller Way		1140 Keller Way		1120 Keller Way	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	
644-352-17	112	644-352-18	113	644-352-19	114
Michelle D Svoboda		Robina L Allen		Nancy Goodwin	
1111 Keller Way		1130 Crabbe Way		1170 Crabbe Way	
Laguna Beach CA 92651		Laguna Beach CA 92651		Laguna Beach CA 92651	

644-352-20 115  
Christophe Litwin  
21 Twain  
Irvine CA 92617

644-352-21 116  
Kathleen A Sellick  
424 San Elijo St  
San Diego CA 92106

644-352-22 117  
Robert H & Carol A Friis  
3 Malibu Cir  
Corona DI Mar CA 92625

644-352-23 118  
Moe & Shahla Torabi  
793 Barracuda Way  
Laguna Beach CA 92651

644-352-24 119  
Austen Nicholas & Lauren Mary  
1175 Keller Way  
Laguna Beach CA 92651

644-352-34 120  
Aaron Talarico  
1175 Crabbe Way  
Laguna Beach CA 92651

644-352-35 121  
Herbert K Laasch  
1245 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-352-36 122  
Cari Abbate  
1255 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-353-01 123  
Jeannette D Peterson  
3650 Hightide Dr  
Rancho Palos Verd CA 90275

644-353-02 124  
Gregory & Jaclyn Tonkovich  
1021 Didrikson  
Laguna Beach CA 92651

644-353-03 125  
Dvora Tal  
1033 Eastman Way  
Laguna Beach CA 92651

644-353-04 126  
Patrick Nicholastr Bradley  
1024 Didrickson Way  
Laguna Beach CA 92651

644-353-05 127  
Jacqueline Demonstravel  
20 Fairfield Ave  
Darien CT 6820

644-353-06 128  
Arthur H Fenwick  
32272 Azores Rd  
Dana Point CA 92629

644-353-07 129  
Michael Lackner  
1239 S Camden Dr  
Los Angeles CA 90035

644-353-08 130  
Linda A Humes  
1280 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-353-09 131  
1065 Didrickson  
8 Hickory Tree Ln  
Irvine CA 92612

644-353-10 132  
1065 Didrickson  
8 Hickory Tree Ln  
Irvine CA 92612

644-353-11 133  
1065 Didrickson  
8 Hickory Tree Ln  
Irvine CA 92612

644-353-13 134  
Capital Hendaya  
26280 Paseo Horizonte  
San Juan Capistra CA 92675

644-353-14 135  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644-353-15 136  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644-353-16 137  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644-353-17 138  
1065 Didrickson  
8 Hickory Tree Ln  
Irvine CA 92612

644-353-19 139  
Robert L Earl  
1037 Didrickson Way  
Laguna Beach CA 92651

644-353-20 140  
Jaclyn Marie & Gregory Paul  
1021 Didrikson Way  
Laguna Beach CA 92651

644-353-21 141  
Laguna Beach County  
306 Third St  
Laguna Niguel CA 92656

644-353-22 142  
Curt A Sandman  
1047 Didrikson Way  
Laguna Beach CA 92651

644-353-23 143  
Curt A Sandman  
1047 Didrikson Way  
Laguna Beach CA 92651

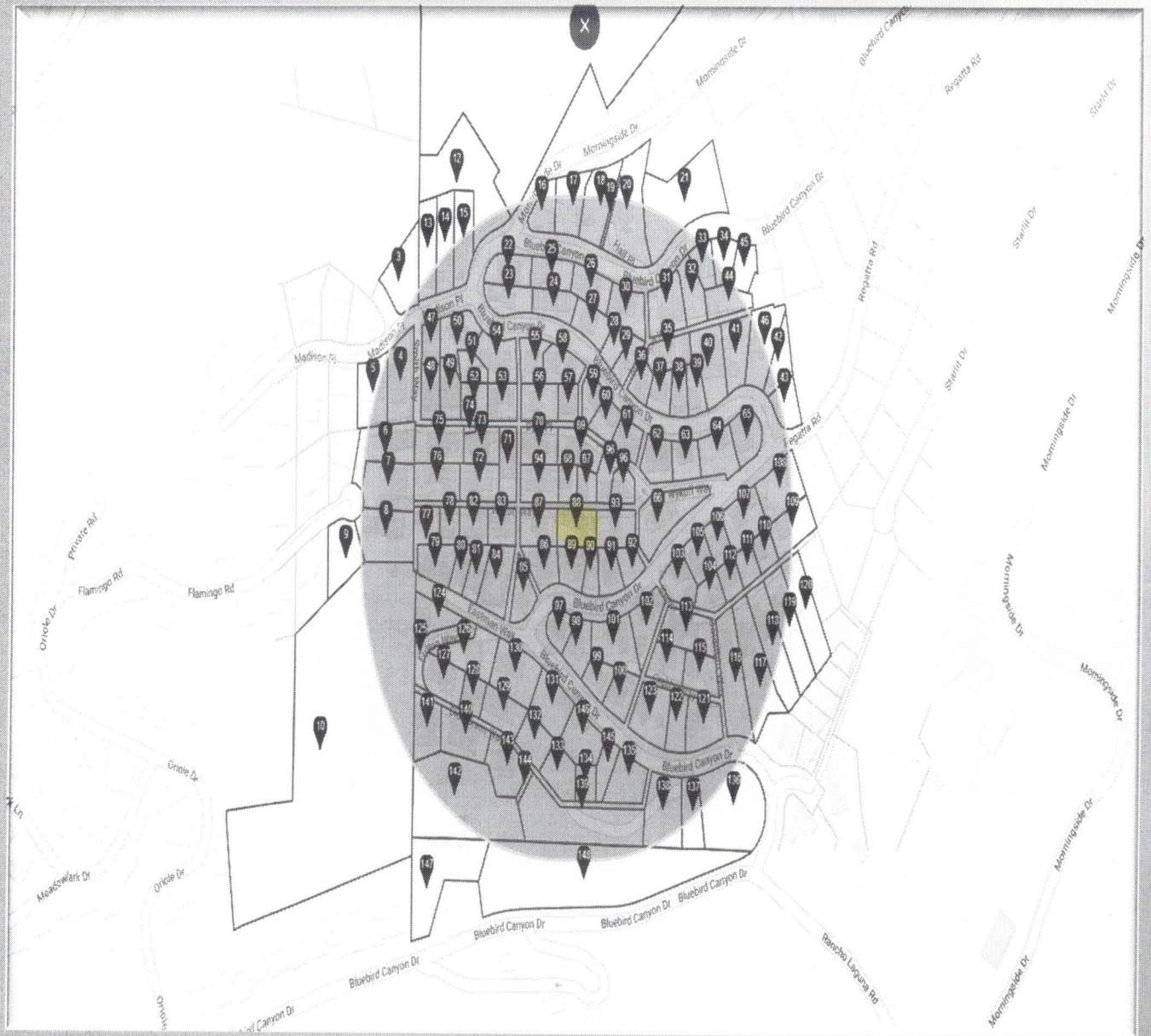
644-353-24 144  
Kamran Akber  
7127 Green Glen Ct  
Rancho Cucamonga CA 91739

644-353-25 145  
Linda A Humes  
1280 Bluebird Canyon Dr  
Laguna Beach CA 92651

644-361-01 146  
Laguna Beach County  
306 3rd St  
Laguna Beach CA 92651

644-361-03 147  
City Of Laguna Beach/k Gallacher  
505 Forest Ave  
Laguna Beach CA 92651

File # 249451  
1045 WYKOFF WAY  
AUGUST 29 2024  
SUBJECT #88



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

AUGUST 29 2024

The public notification was mailed on AUGUST 29TH for the property located at 1045 WYKOFF WAY.

A handwritten signature in black ink, appearing to read "Susan Case". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Susan Case