



June 28, 2019

Alexander and Kathryn Kweskin  
1061 Canyon View Drive  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Kweskin,

Attached are the documents for the View Preservation/Record of Views claim 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 link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 19-3567**

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Visit Date: **June 19, 2019**

Applicant: **Alexander and Kathryn Kweskin**  
View Address: **1061 Canyon View Drive**

Visit Conducted by: **Tony Farr, Associate Planner**

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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, dining room & kitchen  
Upper level: Master bedroom  
Lower level: Secondary bedrooms/office/art studio

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina and San Clemente Islands, Heiler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater 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: 6/28/2019 By: Tony Farr

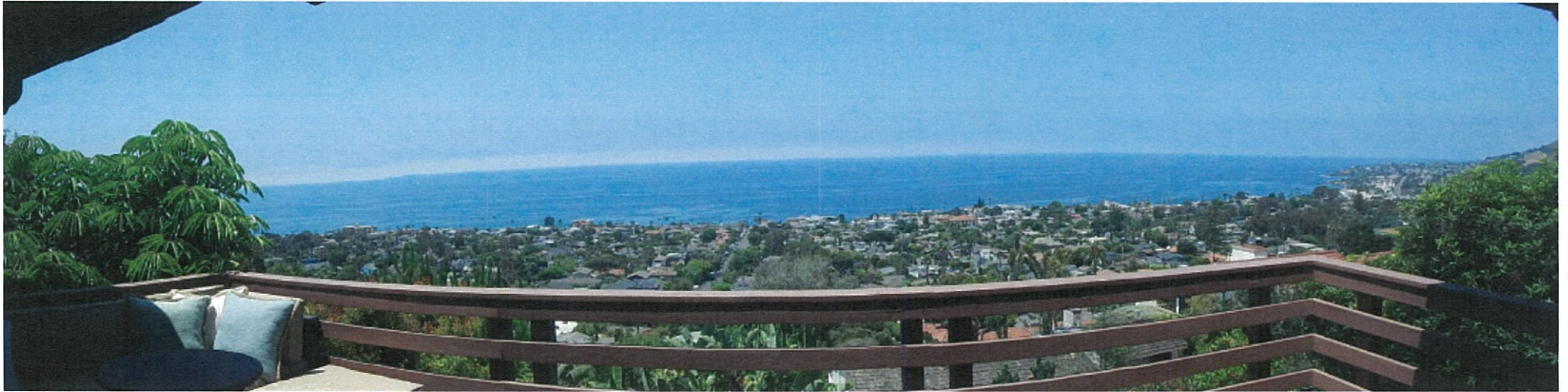
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End of Checklist



**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *M. Juan* Submitted to property file: *6/28/2019*

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**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: M. J. [Signature] Submitted to property file: 6/20/2019





**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *M. J. [Signature]* Submitted to property file: *6/28/2019*



**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: M. Fara Submitted to property file: 6/20/2019





**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

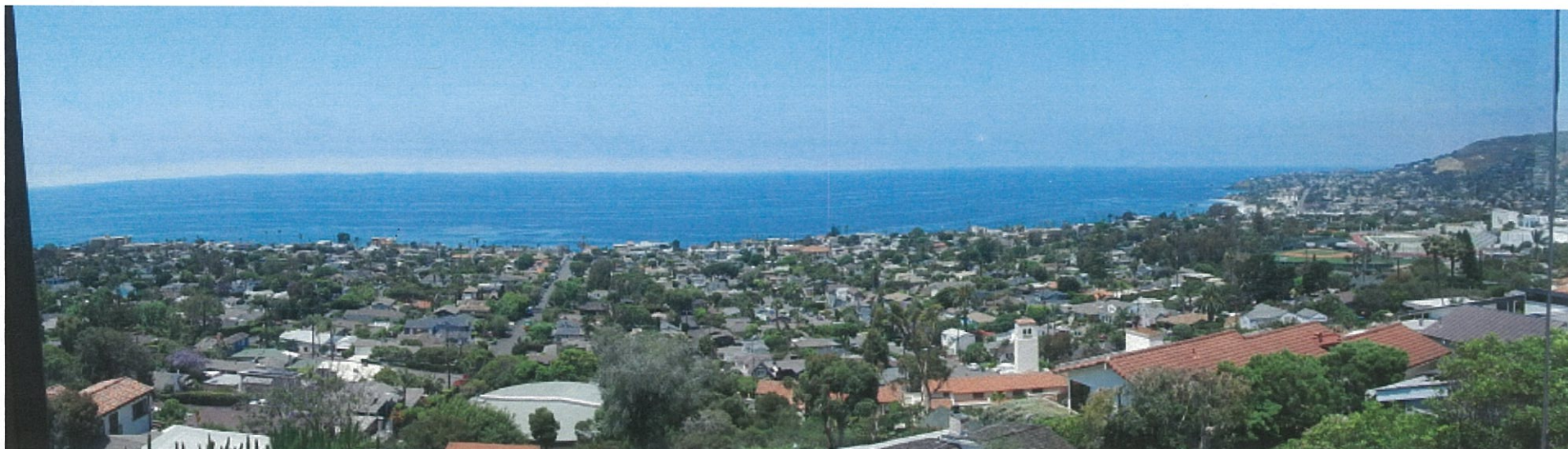
Date of photograph: 6/19/19 Photographed by: *M. Farr* Submitted to property file: *6/20/2019*

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## RECORD OF VIEW

VPP 19-3567



### 1061 Canyon View Drive

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

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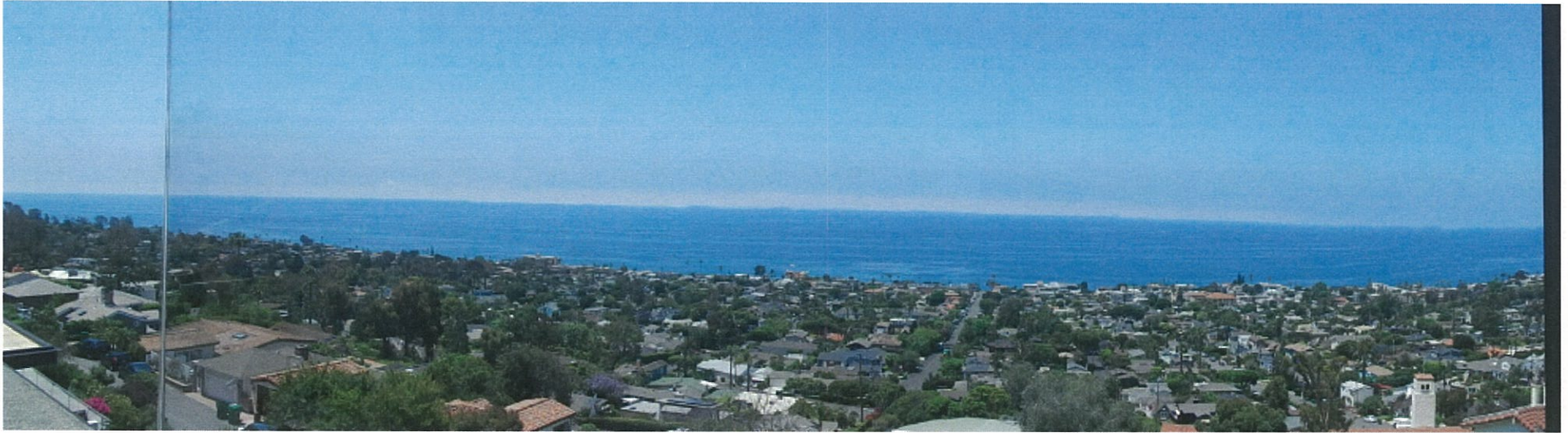
Date of photograph: 6/19/19 Photographed by: M. J. Jarr Submitted to property file: 6/20/2019





## RECORD OF VIEW

VPP 19-3567



### 1061 Canyon View Drive

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

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Date of photograph: 6/19/19 Photographed by: *M. J. [Signature]* Submitted to property file: 6/28/2019



**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *M. Farr* Submitted to property file: *6/28/2019*





**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *nyan* Submitted to property file: *6/28/2019*

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**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *M. J. [Signature]* Submitted to property file: *6/28/2019*





**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *[Signature]* Submitted to property file: 6/28/2019

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## RECORD OF VIEW

VPP 19-3567



### 1061 Canyon View Drive

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

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Date of photograph: 6/19/19 Photographed by: M. J. [Signature] Submitted to property file: 6/28/2019





**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *M. J. Jarr* Submitted to property file: 6/20/2019

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**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *M. J. [Signature]* Submitted to property file: *6/28/2019*

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**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *[Signature]* Submitted to property file: 6/28/2019

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**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: *[Signature]* Submitted to property file: 6/28/2019





**RECORD OF VIEW**

**VPP 19-3567**



**1061 Canyon View Drive**

The photograph above was taken from the lower level art studio of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Bird Rock, Crescent Bay Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 6/19/19 Photographed by: M. J. [Signature] Submitted to property file: 6/28/2019

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June 18, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3567  
1061 DRIVE, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **1061 Canyon View Drive**. 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.

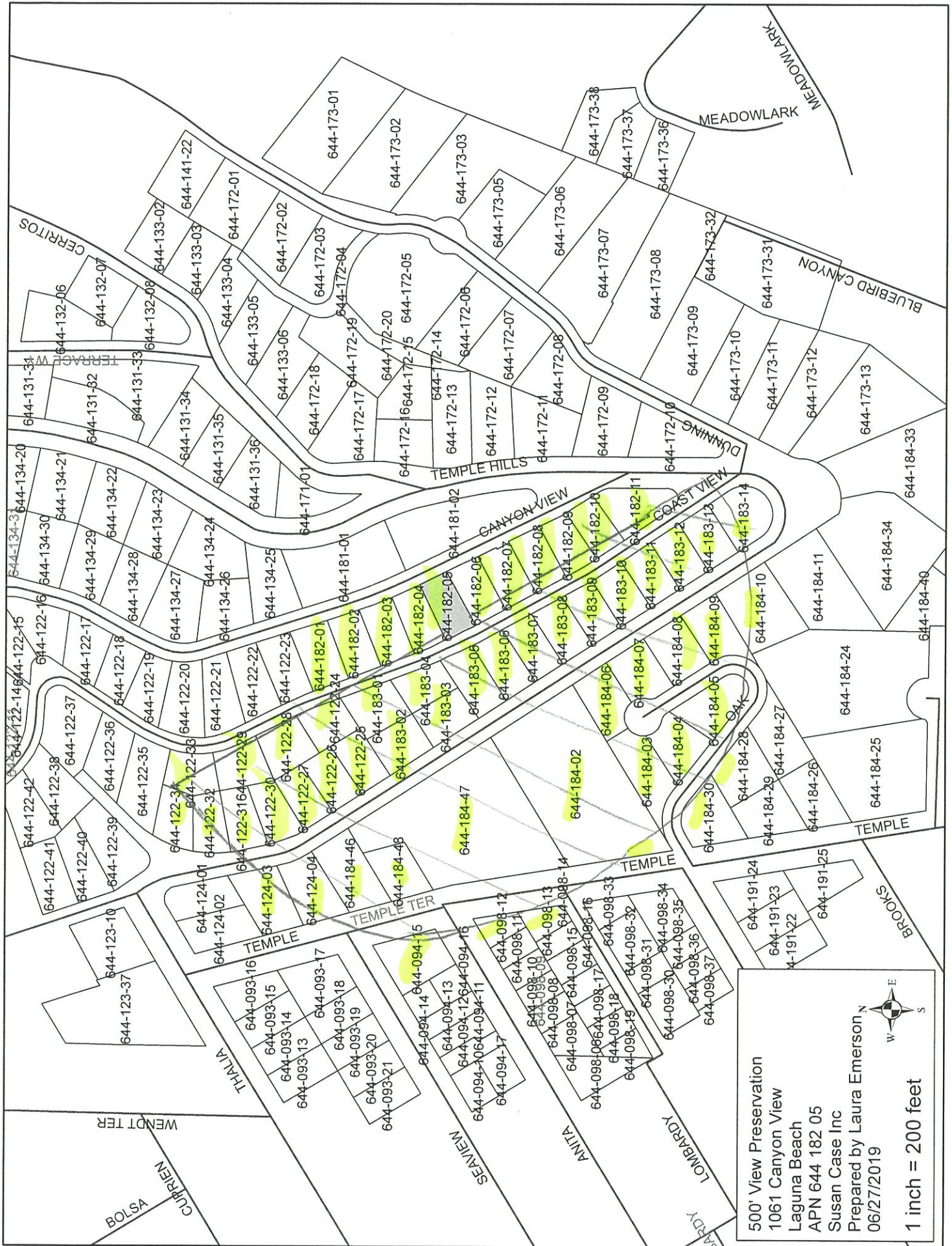
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). 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,

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)





500' View Preservation  
 1061 Canyon View  
 Laguna Beach  
 APN 644 182 05  
 Susan Case Inc  
 Prepared by Laura Emerson  
 06/27/2019



1 inch = 200 feet



*SUSAN W. CASE, INC.*

*orders@susancaseinc.com*

File# 197551 revised  
1061 Canyon View Dr  
Laguna Beach CA  
APN(s) 644 182 05  
500' View Preservation  
June 27 2019

*917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105*

**RECEIVED**  
JUN 27 2019  
ZONING DIVISION  
CITY OF LAGUNA BEACH

644 094 15  
Krishnansu Sujata Tewari  
695 Seaview St  
Laguna Beach CA 92651

644 098 12  
Elliot Tyson  
13713 Bayliss Rd  
Los Angeles CA 90049

644 098 13  
Carol Reynolds  
1041 Temple Ter  
Laguna Beach CA 92651

644 122 24  
David Mc McNatt  
999 Coast View Dr  
Laguna Beach CA 92651

644 122 25  
Diyar Irvine LLC  
2901 W Coast Hwy #242  
Newport Beach CA 92663

644 122 26  
Lisa Cambria  
982 Temple Hills Dr  
Laguna Beach CA 92651

644 122 27  
R Anthony Reese  
Po Box 4562  
Irvine CA 92616

644 122 28  
John Nicholas Clayton  
108 Byrsonima Cir  
Homosassa FL 34446

644 122 29  
Chelsea Taylor Wild  
965 Coast View Dr  
Laguna Beach CA 92651

644 122 30  
Paul Maguire  
964 Temple Hills Dr  
Laguna Beach CA 92651

644 122 31  
Lance Peterson Woo  
143 S Saltair Ave  
Los Angeles CA 90049

644 122 32  
James Kisel  
940 Temple Hills Dr  
Laguna Beach CA 92651

644 122 33  
Herbert Voss  
945 Coast View Dr  
Laguna Beach CA 92651

644 122 34  
Thomas Greenwell  
906 Temple Hills Dr  
Laguna Beach CA 92651

644 124 03  
Barry Simons  
260 Saint Anns Dr  
Laguna Beach CA 92651

644 124 04  
Ursula Adams  
954 Temple Ter  
Laguna Beach CA 92651

644 182 01  
Paul Anthony Jablon  
12819 SE 38th St #516  
Bellevue WA 98006

644 182 02  
Deane Shapiro Jr.  
1009 Canyon View Dr  
Laguna Beach CA 92651

644 182 03  
William Birnbaum  
1025 Canyon View Dr  
Laguna Beach CA 92651

644 182 04  
Patrick & Sylvia Ames  
1035 Canyon View Dr  
Laguna Beach CA 92651

644 182 05  
A & K L Kweskin  
1061 Canyon View Dr  
Laguna Beach CA 92651

644 182 06  
David Raber  
1085 Canyon View Dr  
Laguna Beach CA 92651

644 182 07  
Syam P S P & G Gaddam  
1105 Canyon View Dr  
Laguna Beach CA 92651

644 182 08  
Elliot Pollack  
7505 E 6th Ave #100  
Scottsdale AZ 85251



644 182 09  
Douglass Garibaldi  
Po Box 71584  
Reno NV 89570

644 182 10  
Mohammad Farsheed  
1135 Canyon View Dr  
Laguna Beach CA 92651

644 182 11  
Paul DePfyffer  
1224 Temple Hills Dr  
Laguna Beach CA 92651

644 183 01  
Dale Auslander  
1005 Coast View Dr  
Laguna Beach CA 92651

644 183 02  
Mamdoh Abas  
1012 Temple Hills Dr  
Laguna Beach CA 92651

644 183 03  
Satish Reddy  
1030 Temple Hills Dr  
Laguna Beach CA 92651

644 183 04  
Thomas Parisi  
1035 Coast View Dr  
Laguna Beach CA 92651

644 183 05  
Douglas Kinn  
1061 Coast View Dr  
Laguna Beach CA 92651

644 183 06  
Mike Dunn  
1082 Temple Hills Dr  
Laguna Beach CA 92651

644 183 07  
Christopher Ricketts  
4132 N 18th Ave  
Phoenix AZ 85015

644 183 08  
Greig Eric Altieri  
1107 Coast View Dr  
Laguna Beach CA 92651

644 183 09  
Dore Gilbert  
27641 Deputy Cir  
Laguna Hills CA 92653

644 183 10  
Shirley J S Endresen  
1133 Coast View Dr  
Laguna Beach CA 92651

644 183 11  
Branden Faber  
1141 Coast View Dr  
Laguna Beach CA 92651

644 183 12  
Bacall Trust  
2395 Melville Dr  
San Marino CA 91108

644 183 13  
James Conrad  
30125 Hillside Ter  
San Juan Capistrano CA 92675

644 183 14  
Thomas Combs  
1195 Coast View Dr  
Laguna Beach CA 92651

644 184 02  
Laguna Beach County  
Po Box 987  
Laguna Beach CA 92652

644 184 03  
Scharff & Christensen  
710 Oak St  
Laguna Beach CA 92651

644 184 04  
Prepas Trust  
740 Oak St  
Laguna Beach CA 92651

644 184 05  
Dennis King  
8354 Secura Way  
Santa Fe Springs CA 90670

644 184 06  
Gary Jordan Kaleta  
795 Oak St  
Laguna Beach CA 92651

644 184 07  
Reed Peterson  
785 Oak St  
Laguna Beach CA 92651

644 184 08  
Carl Brown  
775 Oak St  
Laguna Beach CA 92651

644 184 09  
Alexander Masarik  
761 Oak St  
Laguna Beach CA 92651

644 184 10  
Robert C R C Braun  
1155 Temple Hills Dr  
Laguna Beach CA 92651

644 184 28  
John Hill  
725 Oak St  
Laguna Beach CA 92651

644 184 30  
Bonnie Stormont  
1100 Temple Ter  
Laguna Beach CA 92651

644 184 46  
Stephen Larson  
215 W 20th St  
Upland CA 91784

644 184 47  
Saint Catherine Of Siena  
1042 Temple Ter  
Laguna Beach CA 92651

644 184 48  
Saint Catherine Of Siena  
13280 Chapman Ave  
Garden Grove CA 92840