



Date Filed:	2/1/2016
Application No.	VPP 16-0169

RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. 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 LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. 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.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS: Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Todd & Darcy Thornton
 Address: 2965 Mountain View Drive, Laguna Beach CA
 Telephone No. (Home/Cell) 949-494-4539 (Work) _____
 Email Address: darcy.thornton@cox.net

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

Darcy Thornton
 APPLICANT/PROPERTY OWNER'S SIGNATURE

2/1/16
 DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-0169**

Visit Date: **February 16, 2016**

Applicant: **Todd & Darcy Thornton
2965 Mountain View Drive**

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

1. VIEW LOCATION / VISUAL SCENE

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

Family room, Dining/Great room/Kitchen, Master bedroom, Kitchen nook and the Guest bedroom all on the ground floor/main level of the primary residential structure.

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

Family room, Dining/Great room/Kitchen, Master bedroom – Catalina Island, San Clemente Island, ocean horizon.

Guest bedroom – City lights and hillside terrain

Kitchen nook – Saddleback Mountain, city lights and hillside terrain.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)**

Date: 3/1/2016 By: Tony Farr

- b. Record of View documents prepared and attached to property file.**

Date: 3/1/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Family room on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/16/16 Photographed by: Alamy Jara Submitted to property file: 3/1/2016



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Family room on the main floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/16/16 Photographed by: *Benny Fern* Submitted to property file: *3/1/2016*



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Family room on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/16/16 Photographed by: *Alamy Fox* Submitted to property file: *3/1/2016*



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Family room on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/16/16 Photographed by: Romy Farn Submitted to property file: 3/1/2016



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Dining room/Great room on the main floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/16/16 Photographed by: Almy Furr Submitted to property file: 3/1/2016



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Dining room/Great room on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/16/16 Photographed by: *Robey Farn* Submitted to property file: *3/1/2016*



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Dining room/Great room on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/16/16 Photographed by: *Bony Fara* Submitted to property file: *3/1/2016*



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Dining room/Great room on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/16/16 Photographed by: *Alamy Jara* Submitted to property file: *3/1/2016*



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Master bedroom on the main floor of the primary residential structure.
Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/16/16 Photographed by: Aloney Jarr Submitted to property file: 3/1/2016



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Master bedroom on the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/16/16 Photographed by: Arney Ferr Submitted to property file: 3/1/2016



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Guest bedroom on the main floor of the primary residential structure.

Visual scene description: City lights and hillside terrain.

Date of photograph: 2/16/16 Photographed by: Amey Farn Submitted to property file: 3/1/2016



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Guest bedroom on the main floor of the primary residential structure.

Visual scene description: City lights and hillside terrain.

Date of photograph: 2/16/16 Photographed by: *Andy Farr* Submitted to property file: *3/1/2016*



RECORD OF VIEW

VPP 2016-0169



2965 Mountain View Dr.

The photograph above was taken from the property owners' Breakfast nook on the main floor of the primary residential structure.

Visual scene description: City lights and hillside terrain.

Date of photograph: 2/16/16 Photographed by: *Alamy Jass* Submitted to property file: *3/1/2016*



RECORD OF VIEW

VPP 2016-0169

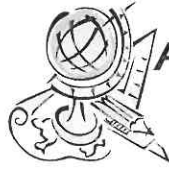


2965 Mountain View Dr.

The photograph above was taken from the property owners' Breakfast nook on the main floor of the primary residential structure.

Visual scene description: Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 2/16/16 Photographed by: Amy Farr Submitted to property file: 3/1/2016



Advanced Listing Services Inc

Ownership Listings & Radius Maps

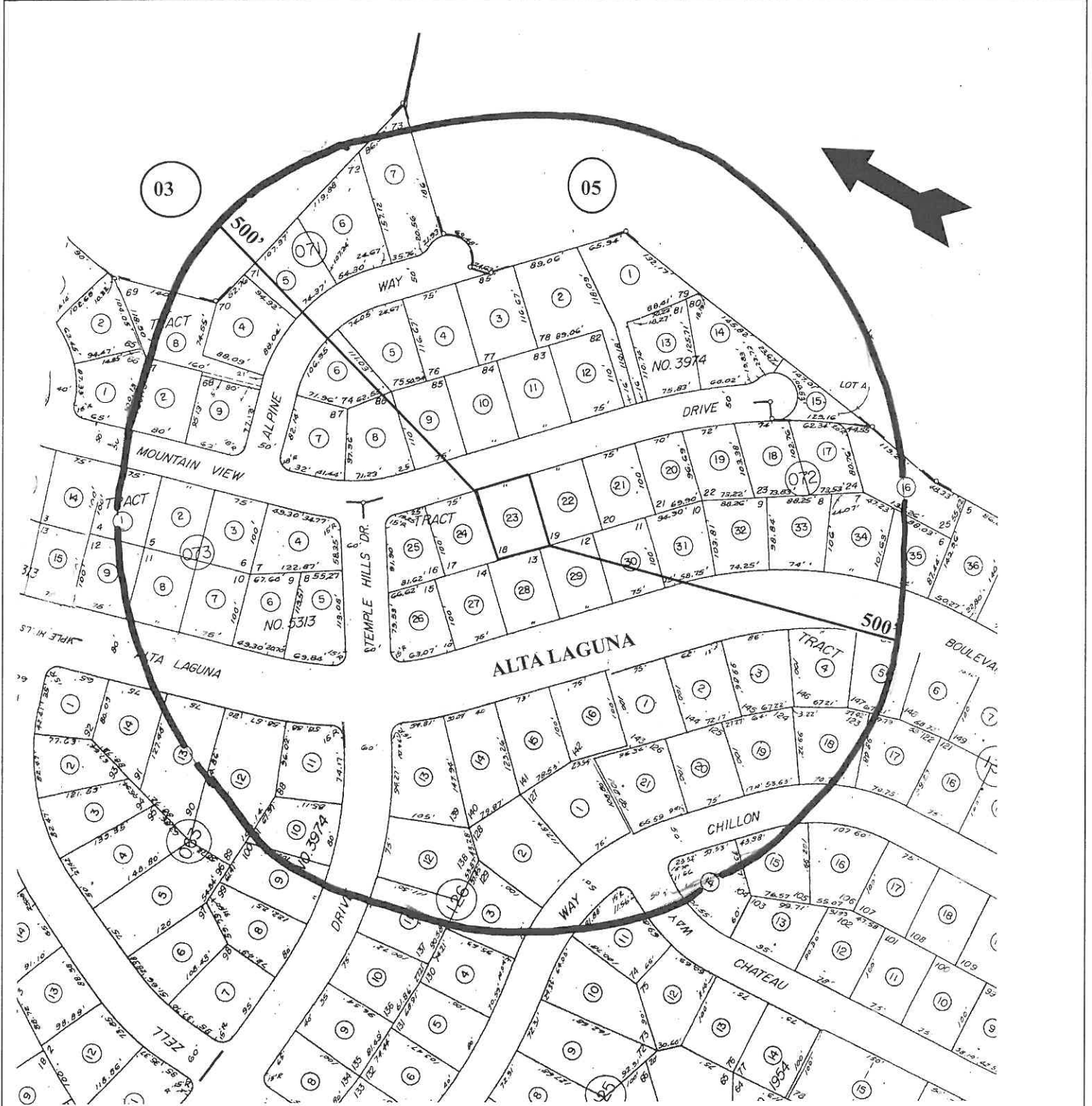
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-072-23
500' Radius (for View Preservation)

Address: 2965 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651





Advanced Listing Services Inc

Ownership Listings & Radius Maps

P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

#7258

2/29/2016

500' Ownership Listing

Prepared for:

641-072-23

TODD A THORNTON

2965 MOUNTAIN VIEW DR

LAGUNA BEACH CA 92651

641-034-01

T & E STANDISH

3018 MOUNTAIN VIEW DR

LAGUNA BEACH CA 92651

641-034-02

JOHN M YELLAND

3014 NESTALL RD

LAGUNA BEACH CA 92651

641-063-09

ROBERT R HEDDEN

2905 ZELL DR

LAGUNA BEACH CA 92651

641-063-10

WILLIAM A HOFFMAN

2768 TEMPLE HILLS DR

LAGUNA BEACH CA 92651

641-063-11

SCOTT C WOODARD

2798 TEMPLE HILLS DR

LAGUNA BEACH CA 92651

641-063-12

RONALD WHITELOCK

3025 ALTA LAGUNA BLVD

LAGUNA BEACH CA 92651

641-063-13

COLLEEN C WELTER

3045 ALTA LAGUNA BLVD

LAGUNA BEACH CA 92651

641-063-14

ARTHUR D CONNELL

3055 ALTA LAGUNA BLVD

LAGUNA BEACH CA 92651

641-071-02

KIRTLAND BOULTINGHOUSE

3008 MOUNTAIN VIEW DR

LAGUNA BEACH CA 92651

641-071-04

EDMUND L BOWEN

27781 RUISEÑOR

MISSION VIEJO CA 92692

641-071-05

SASCHA B COHEN

495 3RD AVE 2

SAN FRANCISCO CA 94118

641-071-06

MICHAEL A & JEANNINE MOHLER

2965 ALPINE WAY

LAGUNA BEACH CA 92651

641-071-07

JAMES W MOILANEN

2955 ALPINE WAY

LAGUNA BEACH CA 92651

641-071-08

HARRY T SIMONS

943 TEMPLE HILLS DR

LAGUNA BEACH CA 92651

641-071-09

JOSEPH SCARPA

2995 ALPINE WAY

LAGUNA BEACH CA 92651

641-072-01

BRYAN FRIEDMAN

2924 MOUNTAIN VIEW DR

LAGUNA BEACH CA 92651

641-072-02

ANTHONY LYTHGOE

2934 MOUNTAIN VIEW DR

LAGUNA BEACH CA 92651

641-072-03

RITA J KNISELY

21215 CANCUN

MISSION VIEJO CA 92692

641-072-04

ERNIE P QUIGLEY

2954 ALPINE WAY

LAGUNA BEACH CA 92651

641-072-05

BRUCE J & TERESA SPERA

2974 ALPINE WAY

LAGUNA BEACH CA 92651

641-072-06

ALAN ELIAS

2984 ALPINE WAY

LAGUNA BEACH CA 92651

641-072-07

DAVID BERGERON

2994 ALPINE WAY

LAGUNA BEACH CA 92651

641-072-08

FREDERICK & JULIETTE HUME

2984 MOUNTAIN VIEW DR

LAGUNA BEACH CA 92651

641-072-09

LAWRENCE LANDIS

2974 MOUNTAIN VIEW DR

LAGUNA BEACH CA 92651

641-072-10
NANCY MAGRUDER
2964 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-11
CHARLES & SARAH WILLIAMS
2954 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-12
CLAYTON T BRANDT
2944 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-13
DENIS & VICKI CAMBRUZZI
2945 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-14
JESSE CURTIS
2904 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-15
MONARC ESTATES INC
11706 RAMONA BLVD
EL MONTE CA 91732

641-072-16
KENNETH G AUBUCHON
2901 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-17
THOMAS P & MARTHA DAVIS
2903 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-18
PIER L WEMYSS
2905 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-19
TROY M & SARAH LEE
2913 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-20
BRETT & KATHY ROSE
2925 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-21
DENIS J & VICTORIA CAMBRUZZI
2945 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-22
BURTON FAMILY TRUST
2955 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-23
TODD A THORNTON
2965 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-24
KURT & LINDA CONLAN
2975 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-25
CHRISTIANNE M MILLER
2985 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-26
PRISCILLA W DE ANGELIS
2996 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-072-27
MARK A COSTANZO
2986 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-072-28
LORNA L GIBBS
2980 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-072-29
ALAN OBRIEN
2974 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-072-30
JACK W DAVIS
2968 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-072-31
F DURK
1234 CORONADO DR
LAGUNA BEACH CA 92651

641-072-32
STEPHEN C JENVEY
2954 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-072-33
RALPH E RIES
2948 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-072-34
WILSON O STEPHENS
2942 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-072-35
GEORGE PLETTS
2936 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-073-01
JOHN FLOWERS
3013 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-073-02
PHILLIP COMPTON
3009 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-073-03
JONATHON & BRIANA COHEN
3005 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-073-04
STEPHEN HUBERTY
3003 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-073-05
ILSE LENSCHOW
3010 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-073-06
WATSON RICHARD YORK 3RD
3030 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-073-07
GLORIA J CORTES
3050 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-073-08
SCOTT A & MELANIE SILVERMAN
3060 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-073-09
JANET L FRITSEN
3066 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-125-11
ROBIN NABORS
2897 CHATEAU WAY
LAGUNA BEACH CA 92651

641-126-01
JANET PETERSEN
95 GALAN ST
RANCHO MISSION VIEJO CA 92694

641-126-02
ANNE HARLOW
2908 CHILLON WAY
LAGUNA BEACH CA 92651

641-126-03
TYLER J SPRING
2928 CHILLON WAY
LAGUNA BEACH CA 92651

641-126-11
ANDREW J WOOD
2755 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-126-12
JAMES S SWEENEY
2775 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-126-13
SYLVIA M HORNE
1220 ANACAPA WAY
LAGUNA BEACH CA 92651

641-126-14
CLAUDE & NATHALIE GOURDAL
2989 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-126-15
DIXIE JORDAN
2983 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-126-16
PASQUALE CLEMENTE
2977 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-01
JOAN CHAKSHUVEJ
3474 MILTON ST
PASADENA CA 91107

641-131-02
BADAMCHIAN NEZAFATI
2963 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-03
JOSEPH R MARTIN
2111 CRESTVIEW DR
LAGUNA BEACH CA 92651

641-131-04
MARGARET J & DAVID PUFFER
2947 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-05
ANNA BARTLETT-BRANCA
1325 N STATE PKWY
CHICAGO IL 60610

641-131-17
JASON & TRACIE LYBBERT
2848 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-18
AUTH CAROLE M
2858 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-19
ROBERT F BUSS
2868 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-20
RICHARD M HEARD
811 EMERALD BAY
LAGUNA BEACH CA 92651

641-131-21
CRISTINE HAMILTON
2888 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-14
ROGER KEMPLER
2885 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-15
ANITA H SANDS
2875 CHILLON WAY
LAGUNA BEACH CA 92651

641-151-03
ORANGE COUNTY HARBORS
BEACHES &
PO BOX 4048
SANTA ANA CA 92702

641-151-05
SCHOOL LAGUNA BEACH UNIFIED DIST
670 PARK AVE
LAGUNA BEACH CA 92651