



March 21, 2016

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 16-0218  
1969 SAN REMO 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 **1969 San Remo Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views". 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)

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 2016-0218**

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Visit Date: **January 26, 2016**

Applicant: **Leanoard & Leone Brockman  
1969 San Remo 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.***

Living Room, Master bedroom & Guest bedroom – upper level

- b. *Visual scene for selected viewing locations noted above.***

Living room, Master bedroom & Guest bedroom (upper level) - Catalina Island, Main Beach, Heisler Park, Hotel Laguna, whitewater and coastline views, ocean horizon, city lights and hillside terrain.

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2. RECORD OF VIEWS

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

Date: 3/27/2016 By: Tony Farr

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

Date: 3/27/2016 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 2016-0218**



**1969 San Remo Dr.**

The photograph above was taken from the property owners' Living room on the upper level of the primary residential structure.  
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and Laguna coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 2/26/16 Photographed by: *Amy Furr* Submitted to property file: *3/21/2016*



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**RECORD OF VIEW**

**VPP 2016-0218**



**1969 San Remo Dr.**

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, whitewater and Laguna coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 2/26/16 Photographed by: *Rony Fara* Submitted to property file: *3/21/2016*



**RECORD OF VIEW**

**VPP 2016-0218**



**1969 San Remo Dr.**

The photograph above was taken from the property owners' Master bedroom on the upper level of the primary residential structure.  
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and Laguna coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 2/26/16 Photographed by: *Bony Foss* Submitted to property file: *3/21/2016*





**RECORD OF VIEW**

**VPP 2016-0218**



**1969 San Remo Dr.**

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

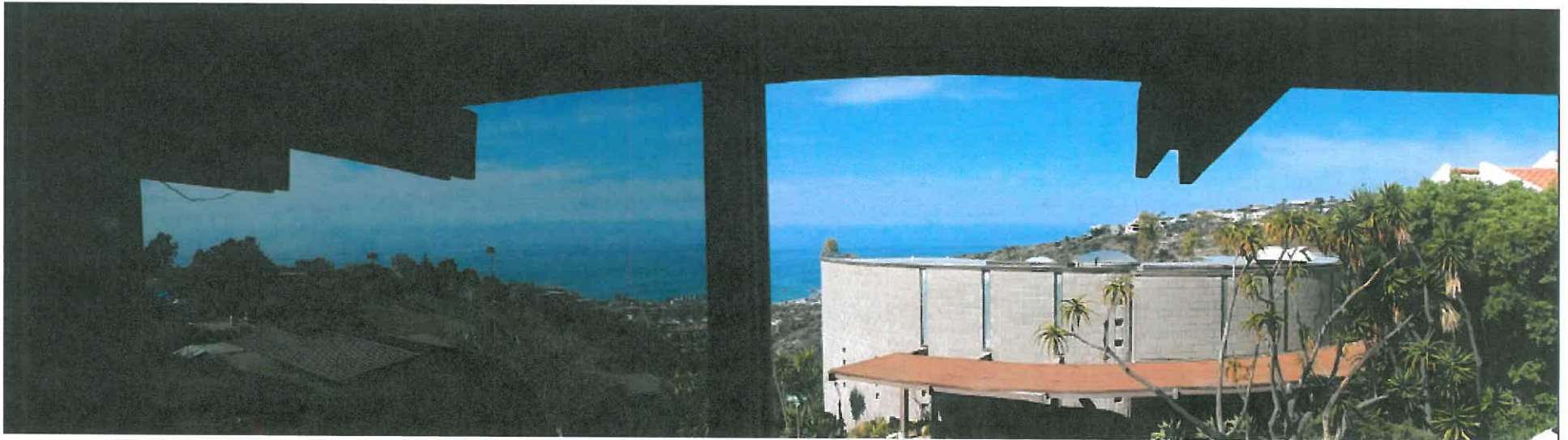
Visual scene description: San Clemente and Catalina Islands, Laguna coastline, ocean horizon.

Date of photograph: 2/26/16 Photographed by: Amy Farr Submitted to property file: 3/21/2016



RECORD OF VIEW

VPP 2016-0218



1969 San Remo Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Laguna coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 2/26/16 Photographed by: *Amy Furr* Submitted to property file: *2/21/2016*

*SUSAN W. CASE, INC.*  
*orders@susancaseinc.com*

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105 • FAX (949) 494-7418



FILE # 162872  
1969 SAN REMO DR  
LAGUNA BEACH CA  
VIEW PRESERVATION  
MARCH 18 2016  
641 393 20

641 342 01  
Goldwell Investment Group LLC  
20162 SW Birch St #180  
Newport Beach CA 92660

641 342 02  
Ivan Spiers  
2014 Donna Dr  
Laguna Beach CA 92651

641 342 03  
Kevin Kroft  
2008 Donna Dr  
Laguna Beach CA 92651

641 342 05  
Melinda Masson  
1988 Donna Dr  
Laguna Beach CA 92651

641 342 06  
To Bui  
1555 Park Ave  
Laguna Beach CA 92651

641 342 11  
Ivan Spiers  
2014 Donna Dr  
Laguna Beach CA 92651

641 342 12  
Hemjo Klein  
2020 Donna Dr  
Laguna Beach CA 92651

641 381 42  
Gordon Shaw  
1918 Temple Hills Dr  
Laguna Beach CA 92651

641 381 43  
Richard Mason  
1924 Temple Hills Dr  
Laguna Beach CA 92651

641 381 44  
Michael Scott Herdman  
1936 Temple Hills Dr  
Laguna Beach CA 92651

641 382 01  
Hassan Kiannasr  
1931 Temple Hills Dr  
Laguna Beach CA 92651

641 391 01  
Ronald Chilcote  
1940 San Remo Dr  
Laguna Beach CA 92651

641 391 02  
Joan Silverman  
1950 San Remo Dr  
Laguna Beach CA 92651

641 391 03  
Robert Lane  
1960 San Remo Dr  
Laguna Beach CA 92651

641 392 02  
Peter Chi Wang  
1974 San Remo Dr  
Laguna Beach CA 92651

641 392 03  
James Schaller  
1980 San Remo Dr  
Laguna Beach CA 92651

641 392 05  
Walter Stone  
1998 San Remo Dr  
Laguna Beach CA 92651

641 392 06  
Steven Baker  
2012 San Remo Dr  
Laguna Beach CA 92651

641 392 16  
Bruce Virga  
1968 San Remo Dr  
Laguna Beach CA 92651

641 392 17  
Ronald Hirsch  
1992 San Remo Dr  
Laguna Beach CA 92651

641 393 01  
Robert Thistle  
1950 Temple Hills Dr  
Laguna Beach CA 92651

641 393 02  
Frederick Shoemaker  
1955 San Remo Dr  
Laguna Beach CA 92651

641 393 03  
Marilyn Armstrong  
1960 Temple Hills Dr  
Laguna Beach CA 92651

641 393 18  
Rendel Gr Wicks Jr.  
1985 San Remo Dr  
Laguna Beach CA 92651

641 393 19  
Scott Whitlock  
1981 San Remo Dr  
Laguna Beach CA 92651

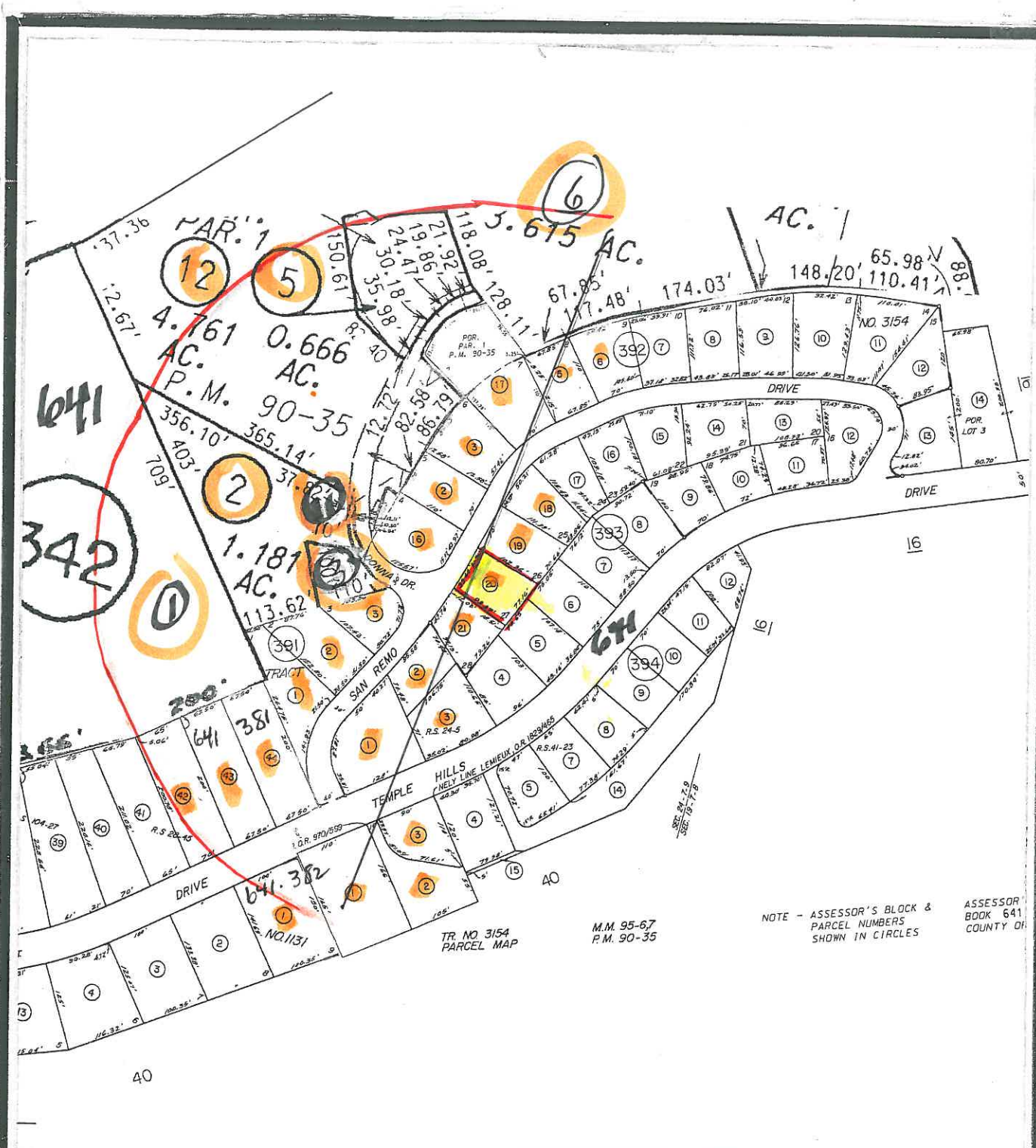
641 393 20  
Leonard Brockman  
1969 San Remo Dr  
Laguna Beach CA 92651

641 393 21  
Arthur Richard Hirsch  
939 Miramar St  
Laguna Beach CA 92651

641 394 01  
Laguna Beach County  
306 3rd St  
Laguna Beach CA 92651

641 394 02  
Scott Thompson  
1955 Temple Hills Dr  
Laguna Beach CA 92651

641 394 03  
Bayard Bigelow III  
1959 Temple Hills Dr  
Laguna Beach CA 92651



NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S BOOK 641 COUNTY OF

TR NO 3154 PARCEL MAP

M.M. 95-67 P.M. 90-35

Map Preparer:  
**SUSAN W. CASE, INC.**  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
[susancaseinc@yahoo.com](mailto:susancaseinc@yahoo.com)

FILE # 162872  
 1969 SAN REMO DR  
 LAGUNA BEACH CA  
 VIEW PRESERVATION  
 MARCH 18 2016  
 641 393 20

  
 NORTH