



June 10, 2021

Annegret Weisbrod
1620 Thurston
Laguna Beach, CA 92651

Dear Mrs. Weisbrod,

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 can be located on the city's website via the file path, Government > Community Development > Planning & Zoning > Views & Trees.

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 should an obstruction occur from vegetation 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
Planning Division, Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-8870**

Visit Date: **April 27, 2021**
Applicant: **Ann Weisbrod**
View Address: **1620 Thurston Drive**

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

VIEW LOCATION / VISUAL SCENE

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

Main level: Kitchen, dining room, living room, master bedroom
Lower level: Guest bedroom, office

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater 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: 6/10/21 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: *6/15/21*

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/27/21 Photographed by: ryan Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/10/21*

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: Catalina Island and ocean horizon.

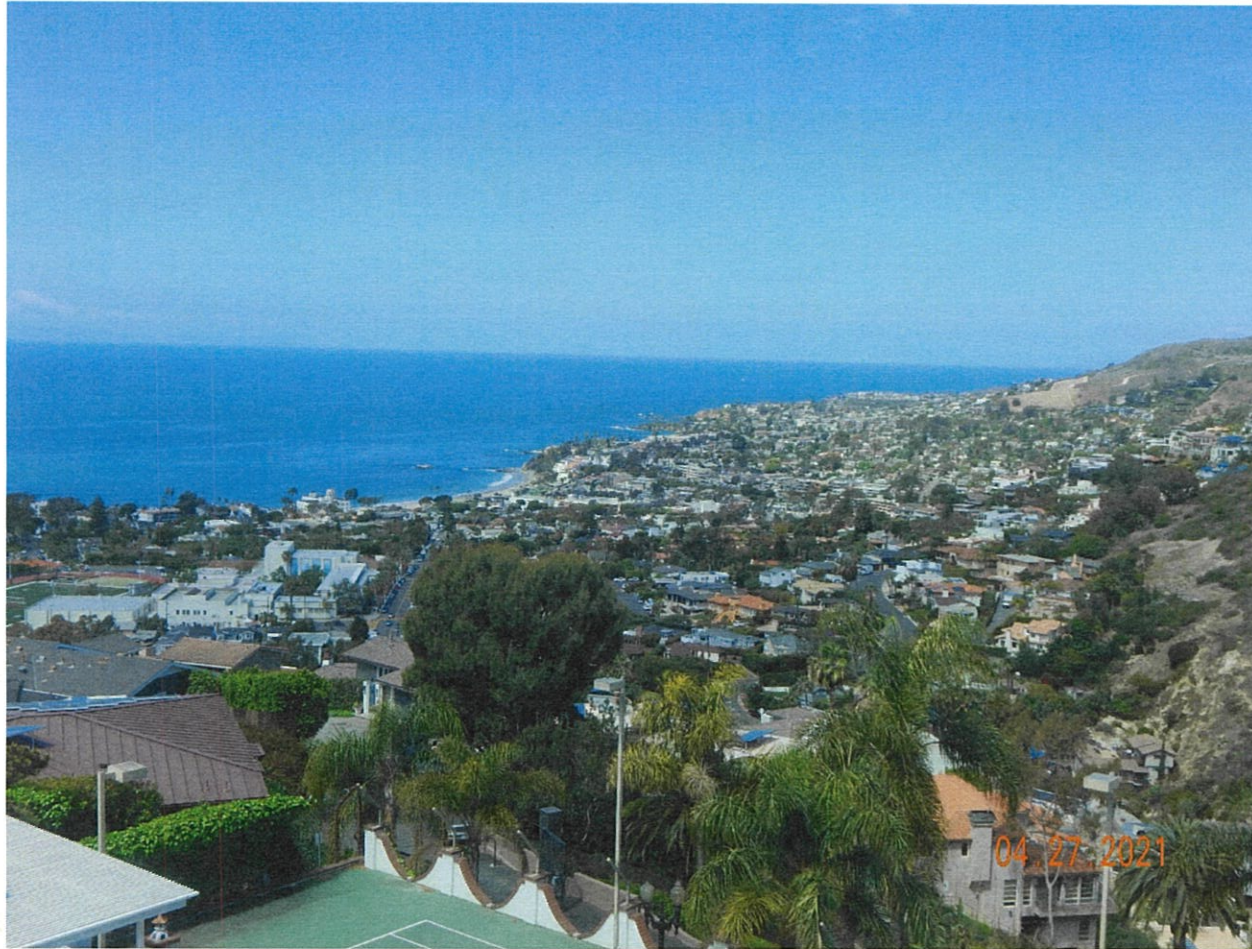
Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater and ocean horizon.

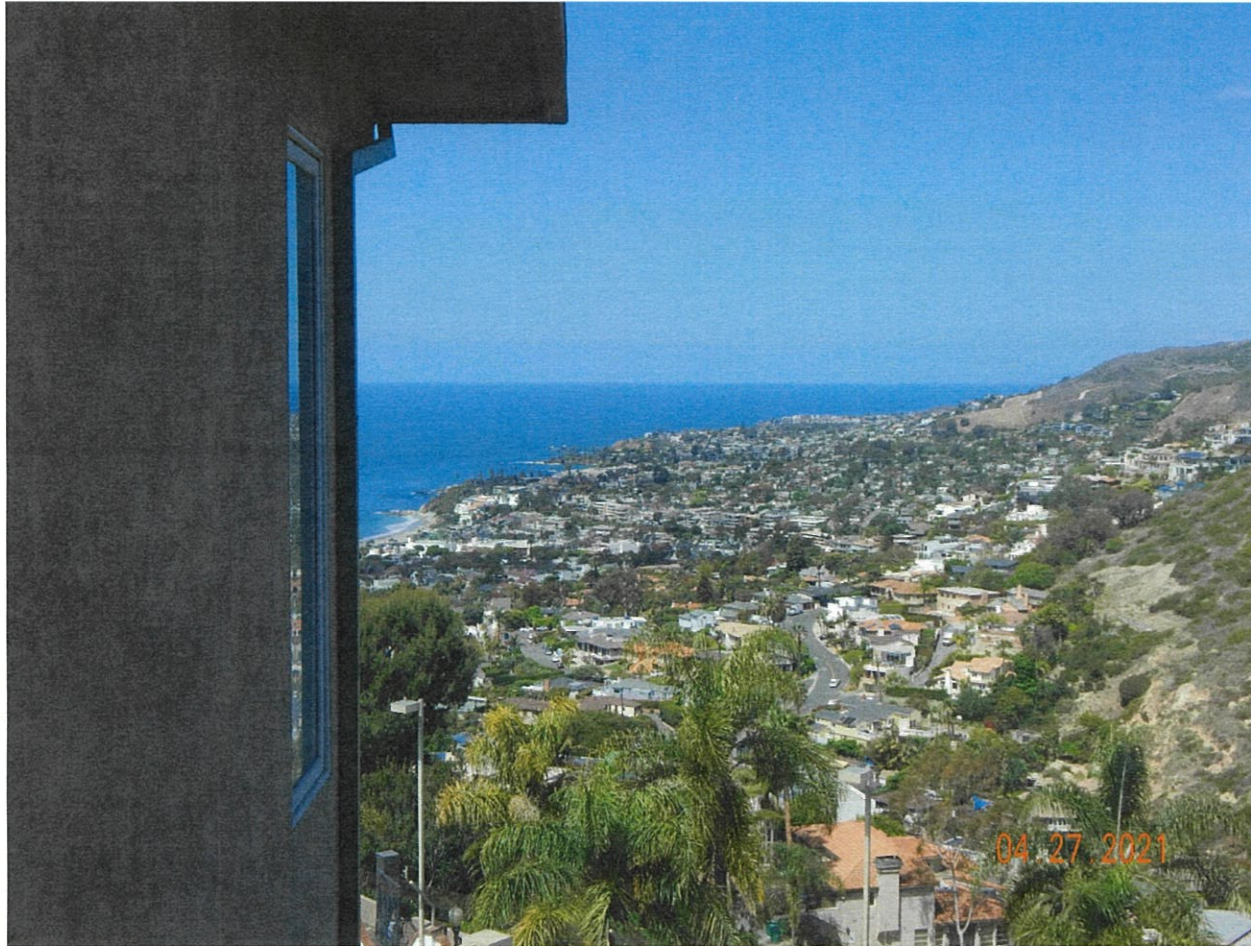
Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

The photograph above was taken from the guest bedroom on lower floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

The photograph above was taken from the guest bedroom on lower floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *M. J. [Signature]* Submitted to property file: *6/10/21*

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

The photograph above was taken from the guest bedroom on lower floor of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

The photograph above was taken from the guest bedroom on lower floor of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/27/21 Photographed by: Myan Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *M. J. [Signature]* Submitted to property file: 6/10/21

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RECORD OF VIEW

VPP 21-8870



1620 Thurston Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[Signature]* Submitted to property file: 6/10/21

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June 10, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-8870
1620 Thurston Drive, Laguna Beach, CA

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1620 Thurston 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 by vegetation as defined in LBMC Section 12.16.030.

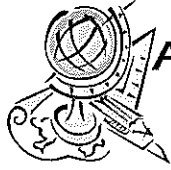
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees. 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,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

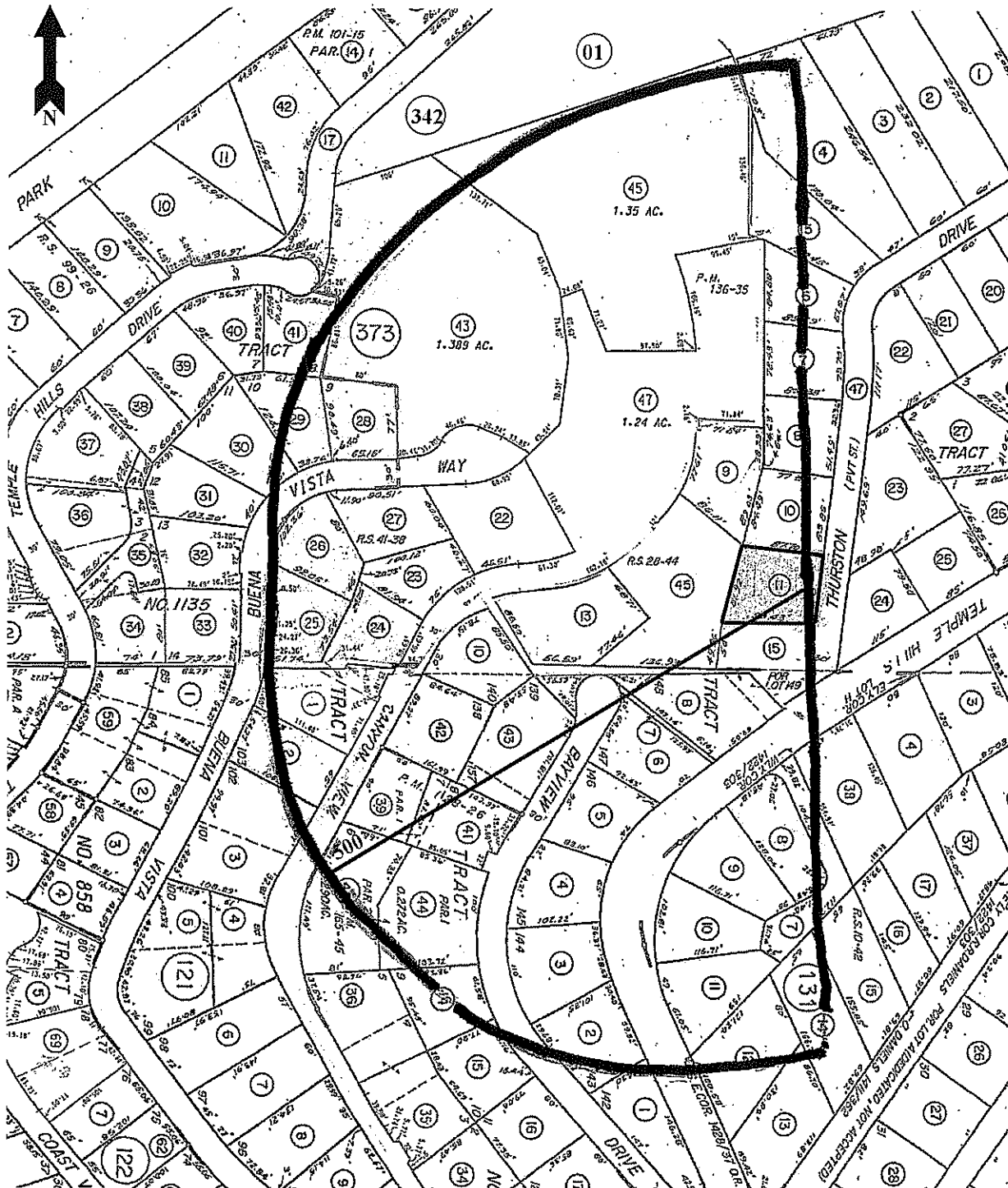
P.O. Box 2593 • Dana Point, CA • 92624

Office: [949] 361-3921 • Cell: [949] 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-381-11
500' RADIUS (for View Preservation)

Address: 1620 THURSTON DR
LAGUNA BEACH CA 92651



#10650
5/30/2021



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

500' Ownership Listing
for View Preservation
Prepared for:

641-381-11
PETER G WEISBROD
1620 THURSTON DR
LAGUNA BEACH CA 92651

RECEIVED

JUN 01 2021

**ZONING DIVISION
CITY OF LAGUNA BEACH**

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

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

641-373-23
JOHN BRAGG
679 CANYON VIEW DR
LAGUNA BEACH CA 92651

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

641-373-25
NICHOLAS SMITH
668 BUENA VISTA
LAGUNA BEACH CA 92651

641-373-26
JAMES C DICKERMAN
650 BUENA VISTA WAY
LAGUNA BEACH CA 92651

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

641-373-30
RANDALL JAMES SMITH
645 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-41
JAMES R DALEY
528 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-43
DAVID W COZZENS
566 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-45
DAVID W SHIPP
444 LINDEN ST
LAGUNA BEACH CA 92651

641-373-47
THREE CARDENAS
12223 HIGHLAND AVE 106-55
RANCHO CUCAMONGA CA 91739

641-381-04
BARONIAN STELLA
795 HOLLADAY RD
PASADENA CA 91106

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

641-381-06
DAVID ALAN HUGHES
142 ARBOUR VISTA CL NW
CALGARY, ALBERTA CA NADA

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
58 CIPRESSO
IRVINE CA 92618

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

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

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

644-121-01
JEFFREY TROTTER
709 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-02
NEIL OLSON
725 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-03
CYNTHIA J COHN
700 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-131-07
YVONNE C SCHROEDER
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

644-131-10
YVONNE C SCHROEDER
1493 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-11
DOUGLAS J FARRELL
PO BOX 183
SIERRA MADRE CA 91025

644-131-12
BARBARA B HEDDEN
1433 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-13
YUKA F SADA
1401 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-14
ROBERT R COFFEE
1435 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-15
JOHN N WILKERSON
1437 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-131-38
JAMES CLAUDE & PATRICIA
MUSSELMAN
1609 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-01
BENJAMIN E TESCHNER
1414 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-02
BRUCE ALAN DONENFELD
1280 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-134-03
ARDEN A SMITH
1492 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-04
ARDEN A SMITH
1492 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

644-134-14
TAYLOR CHRISTOPHER W
159 E WALTON PL 13F
CHICAGO IL 60611

644-134-15
MARION J FEDORUK
755 BAYVIEW PL
LAGUNA BEACH CA 92651

644-134-39
NORMAN J REST
736 CANYON VW
LAGUNA BEACH CA 92651

644-134-41
DAVID FISHER
3213 TYROL DR
LAGUNA BEACH CA 92651

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

644-134-44
MORRIS SKENDERIAN
731 BAYVIEW PL
LAGUNA BEACH CA 92651

644-134-45
DOUGLAS DALE ANDERSON
800 CANYON VIEW DR
LAGUNA BEACH CA 92651