



July 27, 2022

Josh and Margaret Wolff
1488 Bluebird Canyon Dr.
Laguna Beach, CA 92651

Dear Mr. Wolff,

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".

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 22-0952**

Visit Date: 07/07/22

Applicant: Josh and Margaret Wolff
View Address: 1488 Bluebird Canyon Dr.

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: Living Room, primary bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes hillside terrain and the 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: 7/27/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0952



1488 Bluebird Canyon Dr.

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

Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 07/07/22 Photographed by: *Tony Farr* Submitted to property file: *7/27/22*

Document
1 of 4



RECORD OF VIEW

VPP 22-0952



1488 Bluebird Canyon Dr.

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

Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 07/07/22 Photographed by: *Tony Farr* Submitted to property file: *7/07/22*

Document
2 of 4



RECORD OF VIEW

VPP 22-0952



1488 Bluebird Canyon Dr.

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

Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 07/07/22 Photographed by: *Tony Farr* Submitted to property file: *7/22/22*



RECORD OF VIEW

VPP 22-0952



1488 Bluebird Canyon Dr.

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

Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 07/07/22 Photographed by: *Tony Farr* Submitted to property file: *7/27/22*

Document
4 of 4



July 27, 2022

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 22-0952
1488 Bluebird Canyon Dr., Laguna Beach, CA

Dear Property Owner:

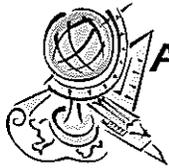
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1488 Bluebird Canyon Dr.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve 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 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 > click on green box to the right "Record of Views by Address". 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
Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

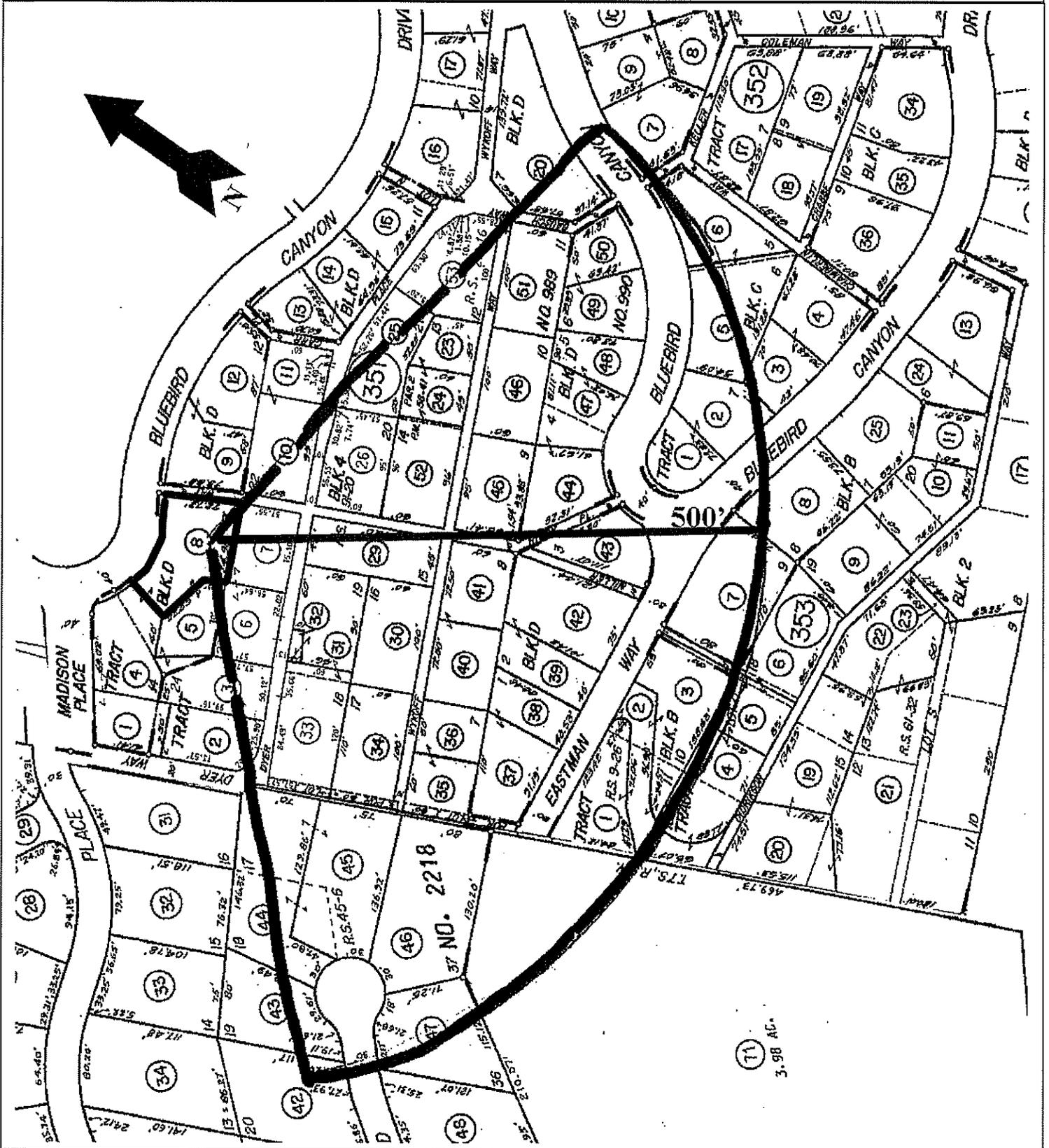
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-351-08
500' RADIUS (for View Preservation)

Address: 1488 BLUEBIRD CANYON 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

#11312

7/13/2022

500' Ownership Listing for
View Preservation

Prepared for:

644-351-08

JOSHUA M & MARGARET JAMES WOLFF
1488 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

RECEIVED

JUL 13 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

644-162-42

BRIAN & CYNTHIA KEEFE
1074 FLAMINGO RD
LAGUNA BEACH CA 92651

644-162-43

LIZA INTERLANDI STEWART
1099 DYER PLACER
LAGUNA BEACH CA 92651

644-162-44

GARY R PHILLIPS
1095 DYER PL
LAGUNA BEACH CA 92651

644-162-45

GARY A WALDRON
1096 FLAMINGO RD
LAGUNA BEACH CA 92651

644-162-46

SANDRA SHANKLE
1095 FLAMINGO RD
LAGUNA BEACH CA 92651

644-162-47

ANUPAMA NAGPAL
1087 FLAMINGO RD
LAGUNA BEACH CA 92651

644-162-48

MAN YUAN
1071 FLAMINGO RD
LAGUNA BEACH CA 92651

644-162-71

CANDICE J VARTERESIAN
1090 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-02

DE TAILLAC CHRISTIAN
BARTOUILH
1096 DYER PL
LAGUNA BEACH CA 92651

644-351-03

JAMES J KOLBERG
1086 DYER PL
LAGUNA BEACH CA 92651

644-351-05, 06

REINHARD NEUBERT
1076 DYER PL
LAGUNA BEACH CA 92651

644-351-07

DOUGLAS A BRETTIN
1066 DYER PL
LAGUNA BEACH CA 92651

644-351-08

JOSHUA M & MARGARET JAMES
WOLFF
1488 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-10

MADELAINE L MORROW
PO BOX 1435
LAGUNA BEACH CA 92652

644-351-11

ROGER K ALDERSON
2984 ROUNSEVEL TER
LAGUNA BEACH CA 92651

644-351-20

ROBERT STEPHEN COHEN
1360 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-23

MARCOS E & LESLIE E ESPIRITU
1044 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-24

TERESA L CABLE
1050 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-25

JEFFREY BRUSVEN
1035 DYER PL
LAGUNA BEACH CA 92651

644-351-26

VICENTE L MAS
1055 DYER WAY
LAGUNA BEACH CA 92651

644-351-29

THOMAS C BENT
1065 DYER WAY
LAGUNA BEACH CA 92651

644-351-30

JANET M CHANCE
1078 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-31, 32

MICHAEL ANGIOLETTI
1075 DYER PL
LAGUNA BEACH CA 92651

644-351-33

GREGORY KURT GROSZ
PO BOX 604
LAGUNA BEACH CA 92652

644-351-34
JIANGTAO WEN
1098 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-35
JOHN C LOOMIS
1095 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-36
CHARLES F DENSFORD
1085 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-37
CANDICE J & TAYA VARTERESIAN
1090 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-38
NINA M HAYES
1070 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-39
JOHN T REINHOLD
1050 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-40
MARLO BARTELS
1079 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-41
DARREN S MADRIGAL
1075 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-42
VAN J STEPHENS
1030 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-43
LORI SOLOMON
1300 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-44
LAURA MORGAN
1306 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-45
KEVIN FLAHERTY
1055 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-46
DAVID P & PAMELA HAGEN
1045 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-47
SHANNON WARNER
1310 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-48
APRIL D JAMES
1320 BLUEBIRD CANYON
LAGUNA BEACH CA 92651

644-351-49, 50
GILBERT L CARDWELL
1330 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-51
ESTELLE C FRIEDMAN
703 AVOCADO AVE
CORONA DEL MAR CA 92625

644-351-52
FREDERICK EDWARD TALARICO
1054 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-53
DAVID WALTER SUDING
1024 WYKOFF WAY
LAGUNA BEACH CA 92651

644-352-01
MYLINH THU DO
1301 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-02
PAUL ACKLEY
1285 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-03
MARTIN SUZMAN
26439 RANCHO PKWY S 105
LAKE FOREST CA 92630

644-352-05
EVAN PINTO
1335 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-06
MICHAEL DOTY
1345 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-07
DOROTHY A SKUFCA
1108 KELLER WAY
LAGUNA BEACH CA 92651

644-353-01
JEANNETTE D PETERSON
3650 HIGHTIDE DR
RANCHO PALOS VERD CA 90275

644-353-02
GREGORY & JACLYN TONKOVICH
1021 DIDRIKSON
LAGUNA BEACH CA 92651

644-353-03
DVORA TAL
1033 EASTMAN WAY
LAGUNA BEACH CA 92651

644-353-04
PATRICK NICHOLA STR BRADLEY
1024 DIDRIKSON WAY
LAGUNA BEACH CA 92651

644-353-05
JACQUELINE DEMONTRAVEL
20 FAIRFIELD AVE
DARIEN CT 6820

644-353-06
ARTHUR H FENWICK
1044 DIDRIKSON WAY
LAGUNA BEACH CA 92651

644-353-07
MICHAEL LACKNER
1239 S CAMDEN DR
LOS ANGELES CA 90035

644-353-08
LINDA A HUMES
1280 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651