



August 9, 2022

Gabriella Szekely
687 Thalia St.
Laguna Beach, CA 92651

Dear Ms. Szekely,

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,

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 22-1414**

Visit Date: **07/28/22**
Applicant: **Gabriella Szekely**
View Address: **687 Thalia St.**

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: Dining room

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily 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: 8/9/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-1414



687 Thalia St.

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

Visual scene description: the ocean horizon.

Date of site visit: 07/28/22 Photographed by: *Tony Farr* Submitted to property file: 8/9/22

Document
1 of 5



RECORD OF VIEW

VPP 22-1414



687 Thalia St.

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

Visual scene description: the ocean horizon.

Date of site visit: 07/28/22 Photographed by: *Tony Farr* Submitted to property file: 8/3/22



RECORD OF VIEW

VPP 22-1414



687 Thalia St.

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

Visual scene description: the ocean horizon.

Date of site visit: 07/28/22 Photographed by: *Tony Farr* Submitted to property file: 8/3/22

Document
3 of 5



RECORD OF VIEW

VPP 22-1414



687 Thalia St.

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

Visual scene description: the ocean horizon.

Date of site visit: 07/28/22 Photographed by: *Tony Farr* Submitted to property file: 8/9/22

Document
4 of 5



RECORD OF VIEW

VPP 22-1414



687 Thalia St.

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

Visual scene description: the ocean horizon.

Date of site visit: 07/28/22 Photographed by: *Tony Farr* Submitted to property file: 8/9/22

Document
5 of 5



August 9, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1414
687 Thalia St., 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 **687 Thalia Street**. 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.

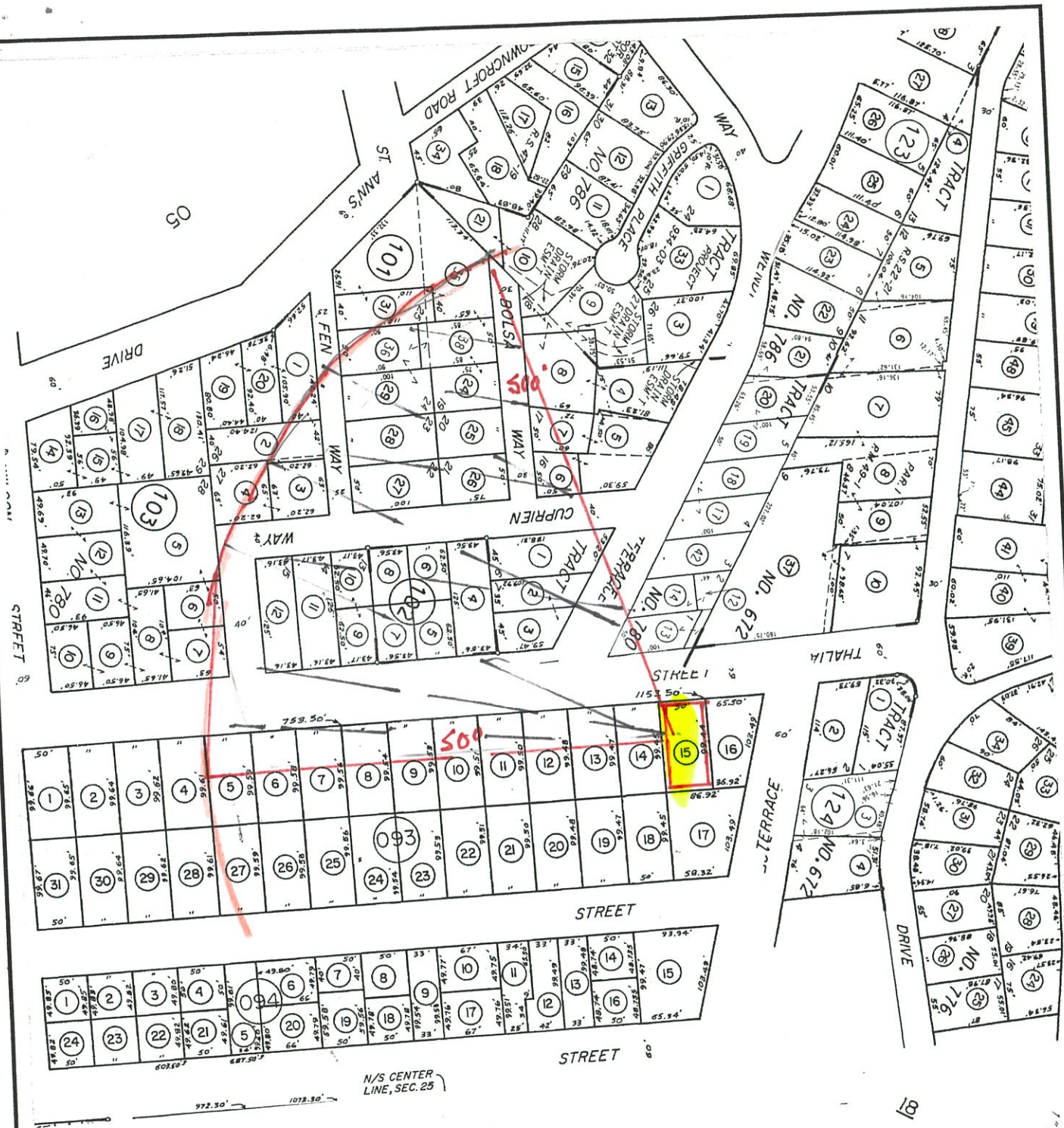
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

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

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



Map Preparer:
 SUSAN W. CASE, INC.
 4000 BARRANCA PKWY #250
 IRVINE CA 92604
 949 494 6105
susan@susancaseinc.com

FILE # 228997
 687 THALIA ST
 LAGUNA BEACH CA
 VIEW PRESERVATION
 AUGUST 7 2022
 644 093 15



SUSAN W. CASE, INC.

OWNERSHIP MAP

4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com

FILE # 228997

687 THALIA ST

LAGUNA BEACH CA

VIEW PRESERVATION

AUGUST 7 2022

644 093 15

RECEIVED

AUG 9 2022

ZONING DIVISION
CITY OF LAGUNA BEACH



Susan W Case Inc
RADIUS MAPS & LISTS

644-093-04
Megan Sullivan & John W
621 Thalia St
Laguna Beach CA 92651

644-093-05
Doris E Oftelie
627 Thalia St
Laguna Beach CA 92651

644-093-06
Patrick H Quilter
639 Thalia St
Laguna Beach CA 92651

644-093-07
Patrick H Quilter
639 Thalia St
Laguna Beach CA 92651

644-093-08
Laurens Vandenacker
645 Thalia St
Laguna Beach CA 92651

644-093-09
Erik & Susan S Ristuben
1505 11th Ave 401
Seattle WA 98122

644-093-10
Aaron Spitz
657 Thalia St
Laguna Beach CA 92651

644-093-11
Michael I Gamerl
564 Legion St
Laguna Beach CA 92651

644-093-12
Jack Everett Mcnutt
669 Thalia St
Laguna Beach CA 92651

644-093-13
Meridith Block
675 Thalia St
Laguna Beach CA 92651

644-093-14
Edward Myron Peterson
683 Thalia St
Laguna Beach CA 92651

644-093-15
Zachary M Rankin
Po Box 50025
Irvine CA 92619

644-101-05
Paul G Darrow
690 Cuprien Way
Laguna Beach CA 92651

644-101-06
James H Curtis
163 Dumond Dr
Laguna Beach CA 92651

644-101-07
Peter Dean Clothier
1727 Deloz Ave
Los Angeles CA 90027

644-101-08
Andrew M & Candy Joy Duncan
850 Bolsa Way
Laguna Beach CA 92651

644-101-09
George F Gade
553 Seaward Rd
Corona Del Mar CA 92625

644-101-10
Daniel Kovachev
720 Griffith Pl
Laguna Beach CA 92651

644-101-12
Thomas Garrood
736 Griffith Pl
Laguna Beach CA 92651

644-101-21
John R Amoroso
2890 Terry Rd
Laguna Beach CA 92651

644-101-24
Justin Bianchi
851 Bolsa Way
Laguna Beach CA 92651

644-101-25
Jean Louise Ranney
1941 Ocean Way
Laguna Beach CA 92651

644-101-26
Ralph D D Yates
989 Oriole Dr
Laguna Beach CA 92651

644-101-27
Kathryn Wickett Ostensen
660 Cuprien Way
Laguna Beach CA 92651

644-101-28
Chad Nelsen
870 Fen Way
Laguna Beach CA 92651

644-101-29
Terrance Hart
860 Fen Way
Laguna Beach CA 92651

644-101-31
Edward G Platzter
4205 Carney Ct
Riverside CA 92507

644-101-35
Jill M Bright
59 778 Kapuhi Pl
Haleiwa HI 92612

644-101-36
Radiology & Med Imaging Profit
276 Bentley Cir
Los Angeles CA 90049

644-101-38
Alan L Flatt
839 Bolsa Way
Laguna Beach CA 92651

644-102-01
Michael & Mary Mohammed
867 Wendt Ter
Laguna Beach CA 92651

644-102-02
Nancy M Wessel
879 Wendt Ter
Laguna Beach CA 92651

644-102-03
William Howard Nelson
484 Cliff Dr 14
Laguna Beach CA 92651

644-102-04
Don K Chapman
660 Thalia St
Laguna Beach CA 92651

644-102-05
Edward Hakim
656 Thalia St
Laguna Beach CA 92651

644-102-06
John G Fotsch
667 Cuprien Way
Laguna Beach CA 92651

644-102-07
Gregory E & Rebecca A Nook
5715 Nw Woodland Pt
Parkville MO 64152

644-102-08
Claudia Ann White
1026 Kingsdown Ct
Ambler PA 19002

644-102-09
Stacey L Rollings
646 Thalia St
Laguna Beach CA 92651

644-102-10
Sueko Araya Fong
645 Cuprien Way
Laguna Beach CA 92651

644-102-11
Brian Jones
635 Cuprien Way
Laguna Beach CA 92651

644-102-12
Claudia R Olsen
628 Thalia St
Laguna Beach CA 92651

644-103-01
Michael Gary Mcdermott
841 Fen Way
Laguna Beach CA 92651

644-103-02
Julie Shirley
865 Fen Way
Laguna Beach CA 92651

644-103-03
Timothy R Dismang
Po Box 1295
San Juan Capistra CA 92693

644-103-04
Gary L Roth
630 Cuprien Way
Laguna Beach CA 92651

644-103-05
K & D Entrprs
3009 Zell Dr
Laguna Beach CA 92651

644-103-06
Daniel L Bassett
610 Cuperien Way
Laguna Beach CA 92651

644-103-07
Deborah J Wolf
2449 Ancona Cir
Livermore CA 94550

644-123-13
Julie G Duquette
684 Thalia St
Laguna Beach CA 92651

644-123-14
William D & Martha M Jager
872 Wendt Ter
Laguna Beach CA 92651