



November 7, 2018

James Cushing and Joyce Weatherford  
70 S. La Senda Dr.  
Laguna Beach, CA 92651

Dear Mr. Cushing and Ms. Weatherford,

Attached are the documents for the View Preservation/Record of Views claim filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

As we discussed, 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 by staff 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, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

SCANNED



Date Filed:	10/18/18
Application No.	VPP 18 - 2261

RECEIVED

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

OCT 18 2018

PLANNING DIVISION  
CITY OF LAGUNA BEACH

**Establishment of a Protected or Preserved View.** A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Pursuant to Section 12.16.010(b), *it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation.* Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation process.

FEE: \$690

**Noticing Requirements:** Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include 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. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: James Cushing Joyce Weatherford  
 Address: 70 South La Senda Drive  
 Telephone No. (Home/Cell) 949 499 0247 (Work) \_\_\_\_\_  
 Email Address: Circlew@me.com

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*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.*

Joy Weatherford James Cushing  
 Property Owner's Signature Date

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-2261**

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Visit Date: **October 30, 2018**  
Applicant: **James Cushing and Joyce Weatherford**  
View Address: **70 S. La Senda 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, living room, dining room and master bedroom  
Lower level: Den

*Visual scene for each location noted above.*

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina Island, Whale Rock, Shell Beach, Palos Verdes peninsula, hillside terrain, whitewater, and ocean horizon.

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**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: 11/7/2018 By: Tony Farr

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End of Checklist

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *Ryan* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *M. J. [Signature]* Submitted to property file: 11/7/2018



**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

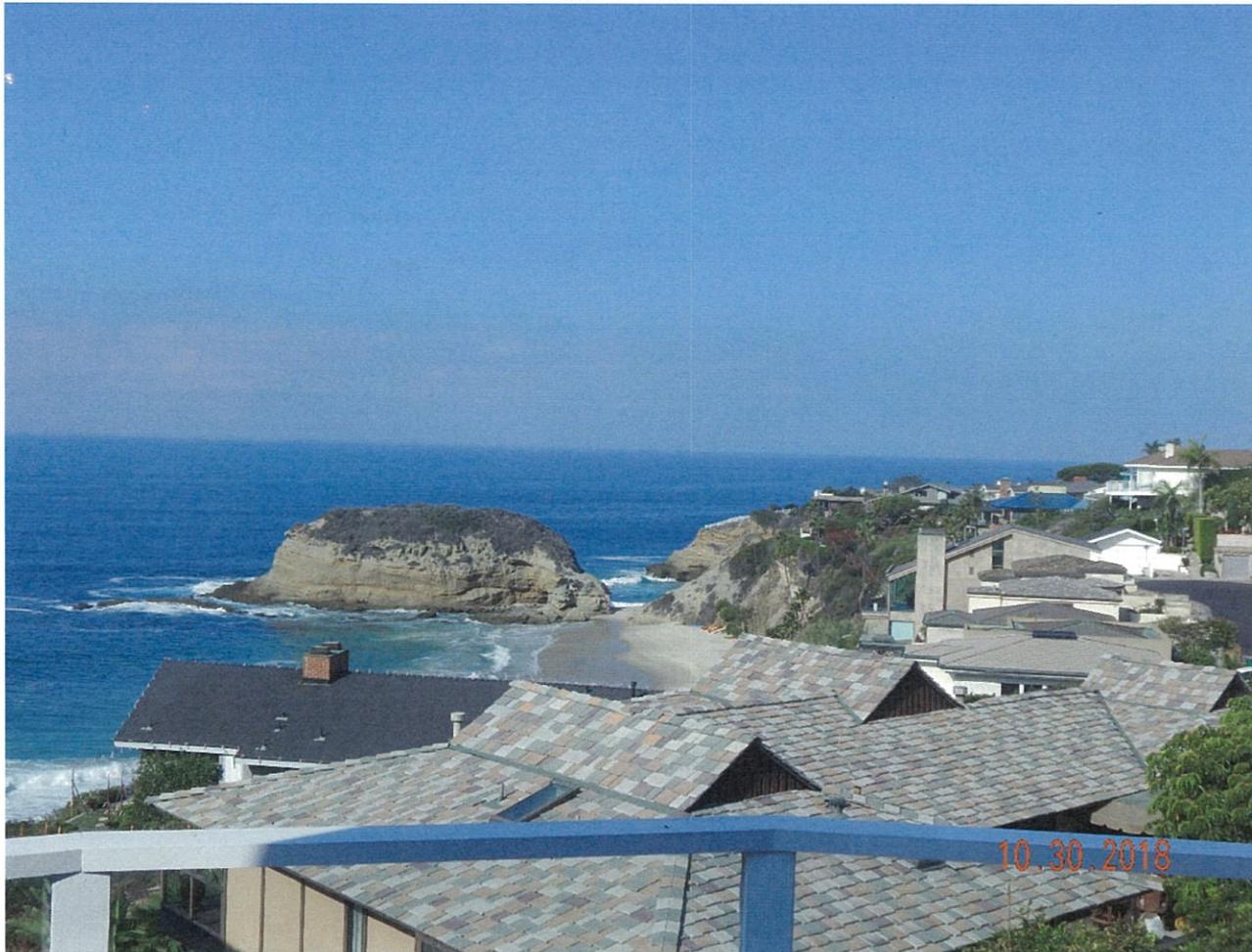
Document  
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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

The photograph above was taken from the living room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.  
Date of photograph: 10/30/2018 Photographed by: *myan* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: ryan Submitted to property file: 11/7/2018

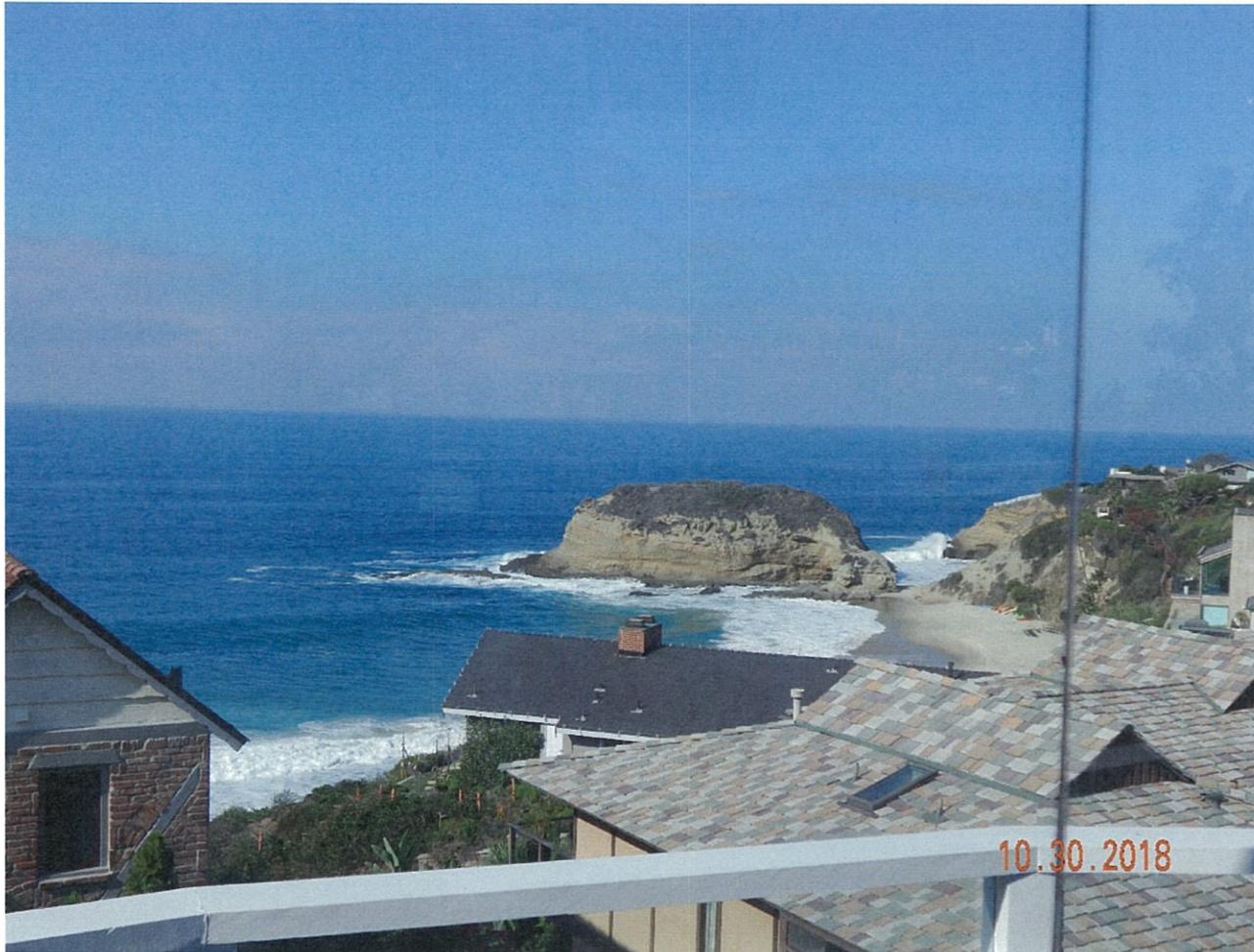
Document

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, hillside terrain, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *myan* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *myan* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

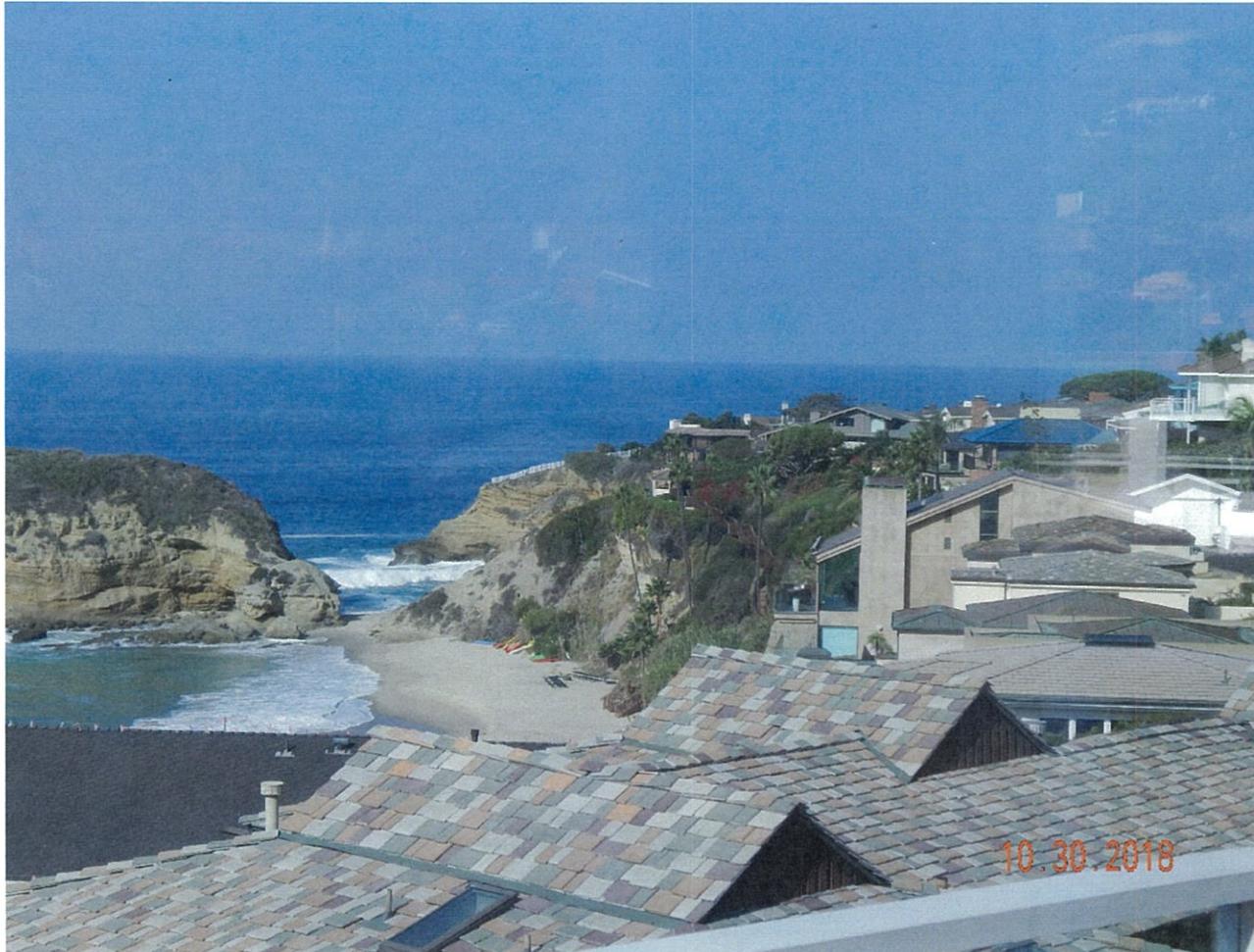
Document  
11 of 18

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

The photograph above was taken from the living room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Whale Rock, Shell Beach, Palos Verde peninsula, whitewater, and ocean horizon.  
Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, Shell Beach, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: hillside terrain.

Date of photograph: 10/30/2018 Photographed by: *W. J. [Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island, Whale Rock, whitewater, and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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**RECORD OF VIEW**

**VPP 2018-2261**



**70 S. La Senda Dr.**

The photograph above was taken from the den on the lower level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/30/2018 Photographed by: *[Signature]* Submitted to property file: 11/7/2018

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November 7, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-2261  
70 S. LA SENDA 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 **70 S. La Senda 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.

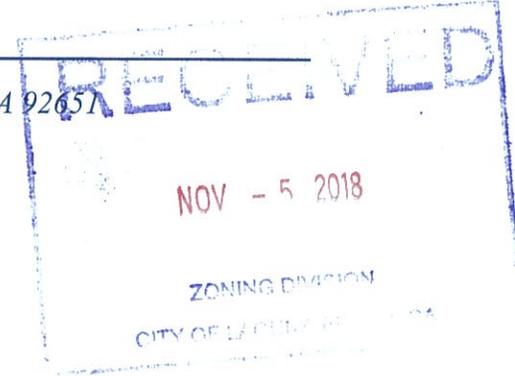
Regards,

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

2018  
NOV 14 10:30 AM  
CITY OF LAGUNA BEACH



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



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

FILE #186555  
70 S LA SENDA  
LAGUNA BEACH CA  
500' VIEW PRESERVATION  
NOVEMBER 5 2018  
053 193 61

056 180 25  
Donald Redfern  
20362 Windrow Dr  
Lake Forest CA 92630

056 180 29  
Neil Anenberg  
23 Bay Dr  
Laguna Beach CA 92651

056 180 30  
Yossi Yosef Cohen  
5 Upper Vintage  
Laguna Niguel CA 92677

056 180 31  
Foxdale Properties LLC  
180 S Lake Ave #405  
Pasadena CA 91101

056 180 33  
Thomas Reynolds  
17 Bay Dr  
Laguna Beach CA 92651

056 180 48  
Charles Denham  
25 Bay Dr  
Laguna Beach CA 92651

056 180 55  
Arch Bay Assn Three  
5 Bay Dr  
Laguna Beach CA 92651

056 180 56  
Reynolds  
17 Bay Dr  
Laguna Beach CA 92651

056 180 57  
Lothenbach Properties Iv  
328 Barry Ave S #100  
Wayzata MN 55391

056 180 59  
George Karcazes  
31 Bay Dr  
Laguna Beach CA 92651

056 180 60  
Fls Business Center LLC  
29 Bay Dr  
Laguna Beach CA 92651

056 193 49  
T & L Aoal LLC  
12633 Lake Shore Ct N  
Fort Worth TX 76179

056 193 50  
Steven Charles Bair  
1252 Bellair Way  
Menlo Park CA 94025

056 193 51  
Dean Stephan Jr.  
84 S La Senda Dr  
Laguna Beach CA 92651

056 193 52  
Thaddeus Winfield Jones  
82 S La Senda Dr  
Laguna Beach CA 92651

056 193 53  
Patea Lee Newman Post  
355 Hillcrest Dr  
Encinitas CA 92024

056 193 54  
Sharon Jennings Kearns  
76 S La Senda Dr  
Laguna Beach CA 92651

056 193 55  
Glebe West LLC  
7070 John Marshall Hwy  
The Plains VA 20198

056 193 56  
Nichols Holding Co  
Po Box 1196  
Oklahoma City OK 73101

056 193 57  
Mauro  
32641 Barranca Way  
Laguna Beach CA 92651

056 193 58  
Pacific Loan Mgmt Inc  
30262 Crown Valley Pkwy #B448  
Laguna Niguel CA 92677

056 193 59  
Pacific Loan Mgmt Inc  
30262 Crown Valley Pkwy #B448  
Laguna Niguel CA 92677

056 193 60  
Arch Bay Assn Three  
5 Bay Dr  
Laguna Beach CA 92651

056 193 61  
James Cushing  
70 S La Senda Dr  
Laguna Beach CA 92651

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056 193 62  
Susan Outcalt  
72 S La Senda Dr  
Laguna Beach CA 92651

056 193 63  
Arch Bay Assn Three  
5 Bay Dr  
Laguna Beach CA 92651

056 193 64  
Arch Bay Assn Three  
5 Bay Dr  
Laguna Beach CA 92651

056 193 79  
T & L Aosal LLC  
12633 Lake Shore Ct N  
Fort Worth TX 76179

056 204 05  
Dan Daniels  
2 Bay Dr  
Laguna Beach CA 92651

056 204 06  
Donald & Jette Laws  
44 S La Senda Dr  
Laguna Beach CA 92651

056 204 07  
Jay Francis  
4328 N Arcadia Ln  
Phoenix AZ 85018

056 204 10  
Wyatt Hampton Peabody  
6300 Indian Canyon Dr  
Austin TX 78746

056 204 15  
Arch Bay Assn Three  
5 Bay Dr  
Laguna Beach CA 92651

056 204 16  
Margaret Brown  
3775 Modoc Rd #51  
Santa Barbara CA 93105

056 204 19  
Dominic Cancellieri Jr.  
15 Bay Dr  
Laguna Beach CA 92651

056 204 24  
Scott Hinkle  
1 Bay Dr  
Laguna Beach CA 92651

056 204 26  
Robert Sanchis  
4 Bay Dr  
Laguna Beach CA 92651

056 204 27  
Roop Jennifer The &  
6 Bay Dr  
Laguna Beach CA 92651

056 204 28  
Pennie Susan Walley  
11 Tranquility Pl  
Ladera Ranch CA 92694

056 204 30  
John Peyton  
Po Box 4580  
Santa Barbara CA 93140

056 204 31  
A H Studenmund  
850 Saint Katherine Dr  
La Canada Flintridge CA 91011

056 204 32  
Stephen Bauman  
309 S Westgate Ave  
Los Angeles CA 90049

056 204 33  
John Peyton  
Po Box 4580  
Santa Barbara CA 93140

056 204 37  
Edwin Stoney  
26 Bay Dr  
Laguna Beach CA 92651

056 204 44  
William Leonard  
28 Panorama  
Coto De Caza CA 92679

056 204 45  
David Warden  
121 N Post Oak Ln #2006  
Houston TX 77024

056 204 47  
Doug Jolley  
804 Rochester Ln  
Southlake TX 76092

056 204 49  
Steven Mann  
1994 San Pasqual St  
Pasadena CA 91107

056 204 50  
Craig Miller  
20 Bay Dr  
Laguna Beach CA 92651

056 204 51  
Lesley Danenhauer  
1236 Adair St  
San Marino CA 91108

056 204 58  
Betty Kinard  
2096 Clearwater Lake Dr  
Henderson NV 89044

056 204 61  
Robert Scott Samuelian  
3 Bay Dr  
Laguna Beach CA 92651

056 204 62  
Gordon Goudy  
24 Bay Dr  
Laguna Beach CA 92651

056 204 64  
Arch Bay Assn Three  
5 Bay Dr  
Laguna Beach CA 92651

056 204 65  
Arch Bay Assn Three  
5 Bay Dr  
Laguna Beach CA 92651

056 204 66  
Scott Runyon  
13 Bay Dr  
Laguna Beach CA 92651

056 204 67  
David Babcock  
2017 E Herbert Ave  
Salt Lake City UT 84108

056 204 68  
Burton L P A Via  
66 S La Senda Dr  
Laguna Beach CA 92651

056 205 02  
C Rowlands  
53 S La Senda Dr  
Laguna Beach CA 92651

056 205 03  
Arnold Wensinger  
57 S La Senda Dr  
Laguna Beach CA 92651

056 205 04  
Daidre Ann McCredie  
59 S La Senda Dr  
Laguna Beach CA 92651

056 205 07  
Richard Everett Fair  
51 S La Senda Dr  
Laguna Beach CA 92651

056 205 08  
Melinda Kirkpatrick Kemp  
356 Woodley Rd  
Santa Barbara CA 93108

056 205 08