



March 28, 2019

Enrique Lavernia & Julie Schoenung
1770 Palm Drive
Laguna Beach, CA 92651

Dear Mr. Lavernia and Ms. Schoenung,

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 on the View Preservation and Restoration web page.

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, appearing to read "Tony Farr".

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 19-3139**

Visit Date: **March 22 , 2019**
Applicant: **Enrique J. Lavernia and Julie M. Schoenung**
View Address: **1770 Palm 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.

Upper level: Living room/dining room, kitchen & master bedroom

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 and San Clemente Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, Crescent Bay Park, hillside and canyon terrain, 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: 3/28/2019 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 3/22/19 Photographed by: *[Signature]* Submitted to property file: 3/28/19



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 3/22/19 Photographed by: *[Signature]* Submitted to property file: 3/28/19

Document
2 of 11



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 3/22/19 Photographed by: *M. J. [Signature]* Submitted to property file: *3/28/19*



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

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

Visual scene description: ocean horizon, hillside and canyon terrain.

Date of photograph: 3/22/19 Photographed by: *W. J. [Signature]* Submitted to property file: *3/28/19*



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

The photograph above was taken from the kitchen on the first floor of the primary residential structure.

Visual scene description: hillside and canyon terrain.

Date of photograph: 3/22/19 Photographed by: *[Signature]* Submitted to property file: 3/28/19



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

The photograph above was taken from the kitchen on the first floor of the primary residential structure.

Visual scene description: San Clemente Island, ocean horizon.

Date of photograph: 3/22/19 Photographed by: [Signature] Submitted to property file: 3/28/19

Document
6 of 11



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

The photograph above was taken from the kitchen on the first floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 3/22/19 Photographed by: *[Signature]* Submitted to property file: 3/28/19

Document
7 of 11



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

The photograph above was taken from the kitchen on the first floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 3/22/19 Photographed by: *Ryan* Submitted to property file: 3/28/19

Document
8 of 11



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/22/19 Photographed by: *[Signature]* Submitted to property file: 3/28/19

Document
9 of 11



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

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

Visual scene description: Catalina Island, hillside terrain and ocean horizon.

Date of photograph: 3/22/19 Photographed by: ryann Submitted to property file: 3/28/19



RECORD OF VIEW

VPP 19-3139



1770 Palm Drive

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

Visual scene description: hillside and canyon terrain.

Date of photograph: 3/22/19 Photographed by: *ryan* Submitted to property file: 3/28/19

Document
11 of 11



March 28, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-3139
1770 PALM 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 **1770 Palm 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 as defined in LBMC Section 12.16.030.

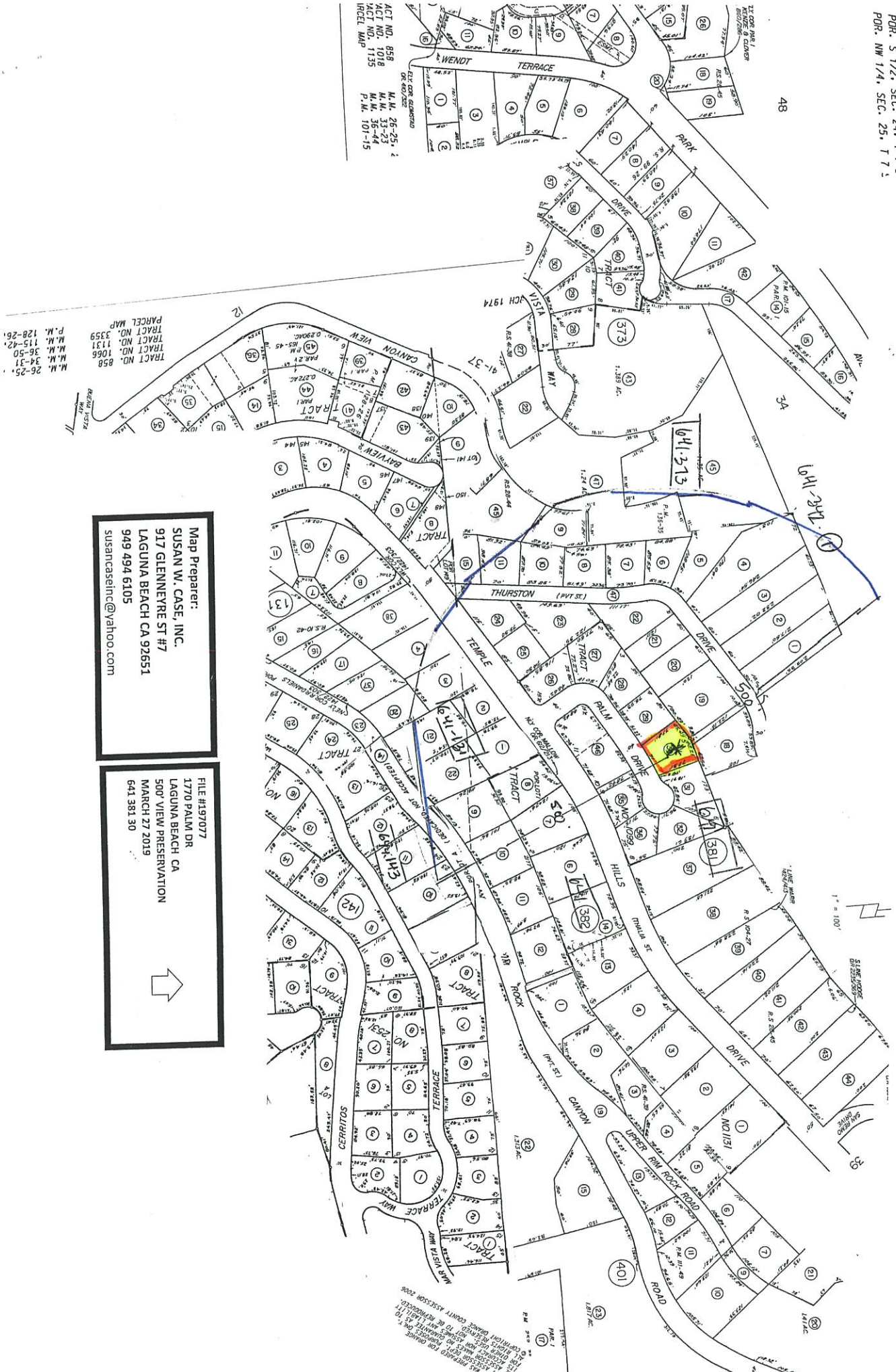
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. From the webpage, click on the subject address to view the recorded views 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 cursive script, appearing to read "Tony Farr".

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



TRACT NO. 858
 TRACT NO. 1131
 TRACT NO. 1066
 TRACT NO. 858
 PARCEL MAP
 M.M. 26-25, 1
 M.M. 33-23
 M.M. 36-44
 P.M. 101-45
 IROEL MAP
 ACT NO. 858
 ACT NO. 1018
 ACT NO. 1135
 M.M. 26-25, 1
 M.M. 33-23
 M.M. 36-44
 P.M. 101-45
 IROEL MAP

Map Preparer:
 SUSAN W. CASE, INC.
 917 GLENNYRE ST #7
 LAGUNA BEACH CA 92651
 949 494 6105
 susancasesinc@yahoo.com

FILE #197077
 1770 PALM DR
 LAGUNA BEACH CA
 500' VIEW PRESERVATION
 MARCH 27 2019
 641 381 30

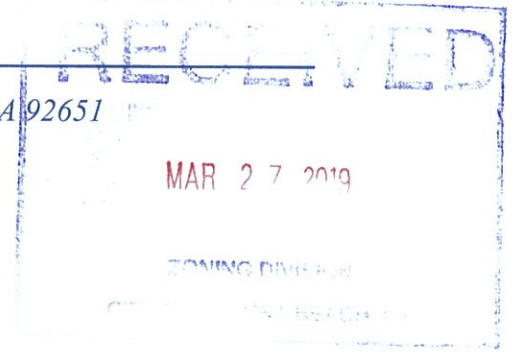


THIS MAP WAS PREPARED FOR QUANTIFICATION OF THE PROPERTY SHOWN THEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE PREPARED FOR QUANTIFICATION OF THE PROPERTY SHOWN THEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

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

FILE #197077
1770 PALM DR
LAGUNA BEACH CA
500' VIEW PRESERVATION
MARCH 27 2019
641 381 30

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



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

641 373 45
David Shipp
444 Linden St
Laguna Beach CA 92651

641 373 47
Cardenas Three LLC
12223 Highland Ave #106-553
Rancho Cucamonga CA 91739

641 381 01
Simon Tavassoli
1730 Thurston Dr
Laguna Beach CA 92651

641 381 02
Michael Ross Waldman
1724 Thurston Dr
Laguna Beach CA 92651

641 381 03
Grant Wetzel
1722 Thurston Dr
Laguna Beach CA 92651

641 381 04
Ira Admin Fbo Midland
1712 Thurston Dr
Laguna Beach CA 92651

641 381 05
Iris Silvia Hirt
1704 Thurston Dr
Laguna Beach CA 92651

641 381 06
David Alan Hughes
1694 Thurston Dr
Laguna Beach CA 92651

641 381 07
Phillip Rhiner
1682 Thurston Dr
Laguna Beach CA 92651

641 381 08
Gary & Sheryl Hunter
1660 Thurston Dr
Laguna Beach CA 92651

641 381 09
Ghasem Sedaghat Namini
58 Cipriani
Irvine CA 92606

641 381 10
Dwight Griffith
1640 Thurston Dr
Laguna Beach CA 92651

641 381 11
Peter Weisbrod
1620 Thurston Dr
Laguna Beach CA 92651

641 381 15
Bk
1598 Temple Hills Dr
Laguna Beach CA 92651

641 381 18
Coyle
1771 Thurston Dr
Laguna Beach CA 92651

641 381 19
Stanley Weldon Flores
1751 Thurston Dr
Laguna Beach CA 92651

641 381 20
Michael Grandpre
1723 Thurston Dr
Laguna Beach CA 92651

641 381 21
Thomas Windsor
1711 Thurston Dr
Laguna Beach CA 92651

641 381 22
Azra Ghassemi
1677 Thurston Dr
Laguna Beach CA 92651

641 381 23
James Phillip Roy
1651 Thurston Dr
Laguna Beach CA 92651

641 381 24
Nuria Pleitez
3167 E Hillside Dr
West Covina CA 91791

641 381 25
Michael Hagemeister
1684 Temple Hills Dr
Laguna Beach CA 92651

641 381 26
A Dodge Lucille
1710 Palm Dr
Laguna Beach CA 92651

641 381 27
David Emmes Sr.
1720 Palm Dr
Laguna Beach CA 92651

641 381 28
Bruce Buckingham
761 Matadero Ave
Palo Alto CA 94306

641 381 29
Troels Td Larsen
1760 Palm Dr
Laguna Beach CA 92651

641 381 30
Enrique Lavernia
1770 Palm Dr
Laguna Beach CA 92651

641 381 35
David Trunecek
1771 Palm Dr
Laguna Beach CA 92651

641 381 45
Anne Krizman
715 Mystic Way
Laguna Beach CA 92651

641 381 46
Keith Newburry
Po Box 14996
Irvine CA 92623

641 381 47
Simon Tavassoli
1730 Thurston Dr
Laguna Beach CA 92651

641 382 07
Spencer Harrison
1765 Temple Hills Dr
Laguna Beach CA 92651

641 382 08
Hensley
1737 Temple Hills Dr
Laguna Beach CA 92651

641 382 09
Margaret Cruickshank
11352 Murray Ln
Santa Ana CA 92705

641 382 10
Timothy Nielsen
1676 J D Miller Rd
Santa Rosa Beach FL 32459

644 131 01
John Walker
1715 Temple Hills Dr
Laguna Beach CA 92651

644 131 02
Debra Davis
1697 Temple Hills Dr
Laguna Beach CA 92651

644 131 03
Nicholas & Prudence Wyman
1687 Temple Hills Dr
Laguna Beach CA 92651

644 131 04
Richard Dillon Chiera
906 Calle Frondosa
San Dimas CA 91773

644 131 20
Arsalan The Naderi
1445 Temple Hills Dr
Laguna Beach CA 92651

644 131 21
Ronald Lynne Russ
3035 White Oak Ln
Highlands Ranch CO 80129

644 131 22
Nicole & Peter Anderson
1701 Temple Hills Dr
Laguna Beach CA 92651

644 143 10
Carolyn Zehner
1384 Terrace Way
Laguna Beach CA 92651

644 143 11
Sabee Molloi
1378 Terrace Way
Laguna Beach CA 92651

644 143 14
Gill Development &
no address avail