



October 19, 2020

Beth Coyle  
1771 Thurston Drive  
Laguna Beach, CA 92651

Dear Ms. Coyle,

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. The documented Record of Views they may be located on the city's website via the link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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  
Planning Division, Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 20-6742**

---

Visit Date: **October 14, 2020**  
Applicant: **Beth Coyle**  
View Address: **1771 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: Dining room, kitchen, living room, guest 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 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: 10/19/2020 By: 

---

End of Checklist



**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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

Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 10/14/20 Photographed by: *[Signature]* Submitted to property file: 10/12/2020

Document  
1 of 10



**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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

Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 10/14/20 Photographed by: M. J. [Signature] Submitted to property file: 10/19/2020



**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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

Visual scene description: hillside terrain and the ocean horizon.

Date of photograph: 10/14/20 Photographed by: *Myan* Submitted to property file: *10/19/2020*

Document  
3 of 10



**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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

Visual scene description: hillside terrain and the ocean horizon.

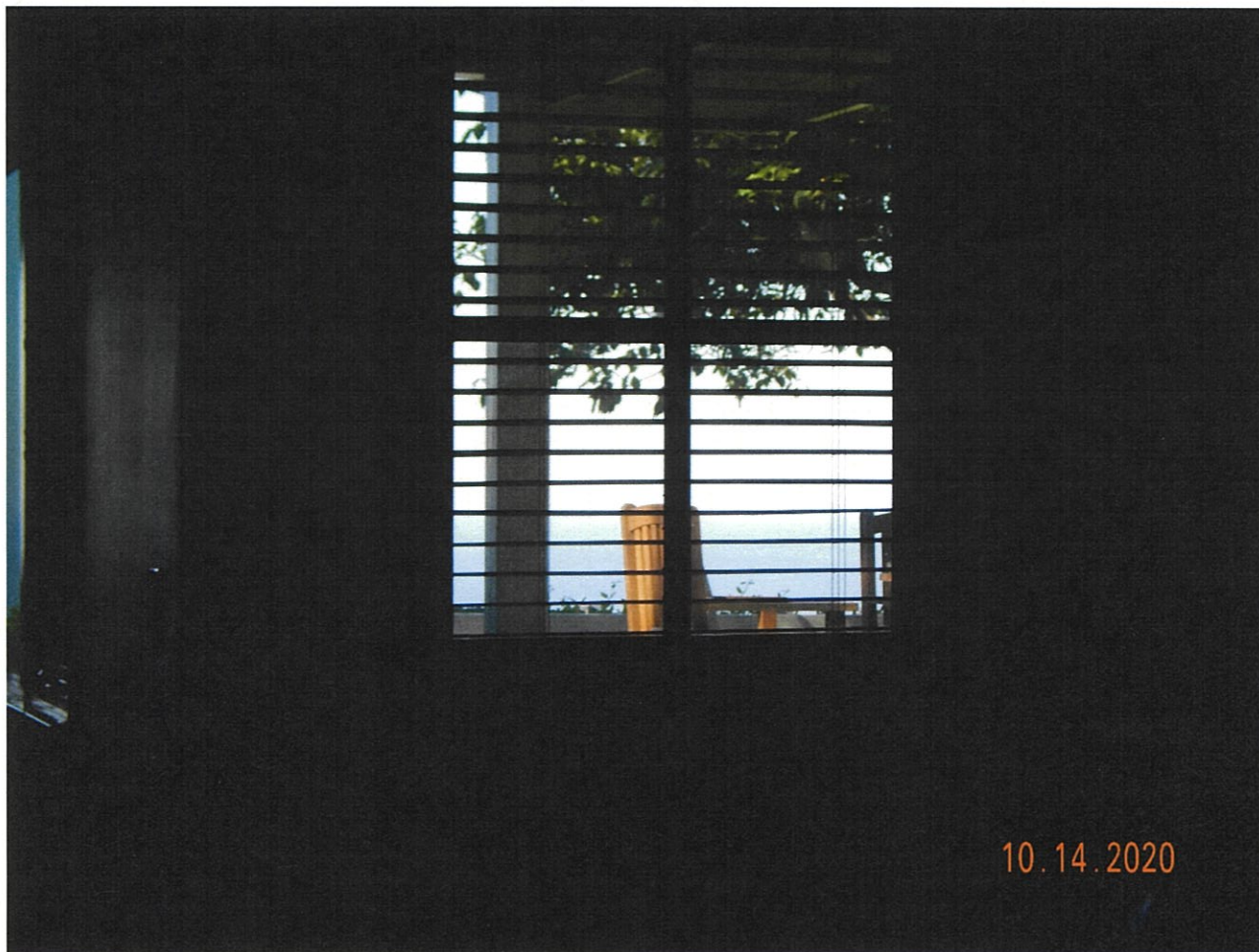
Date of photograph: 10/14/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/18/2020*

Document  
4 of 10



**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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: 10/14/20 Photographed by: *M. J. [Signature]* Submitted to property file: *10/19/2020*

Document  
5 of 10



**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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: 10/14/20 Photographed by: *[Signature]* Submitted to property file: *10/19/2020*

Document  
6 of 10





**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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: 10/14/20 Photographed by: *[Signature]* Submitted to property file: *10/19/2020*

Document  
7 of 10



RECORD OF VIEW

VPP 20-6742



1771 Thurston Drive

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: 10/14/20 Photographed by: *[Signature]* Submitted to property file: *10/19/2020*

Document  
8 of 10



**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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

Visual scene description: hillside terrain.

Date of photograph: 10/14/20 Photographed by: *M. Jarr* Submitted to property file: *10/19/2020*



**RECORD OF VIEW**

**VPP 20-6742**



**1771 Thurston Drive**

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

Visual scene description: hillside terrain.

Date of photograph: 10/14/20 Photographed by: *mfarr* Submitted to property file: *10/19/2020*

Document  
10 of 10



October 19, 2020

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation Claim VPP 20-6742**  
**1771 Thurston Drive, Laguna Beach, CA**

Dear Property Owner:

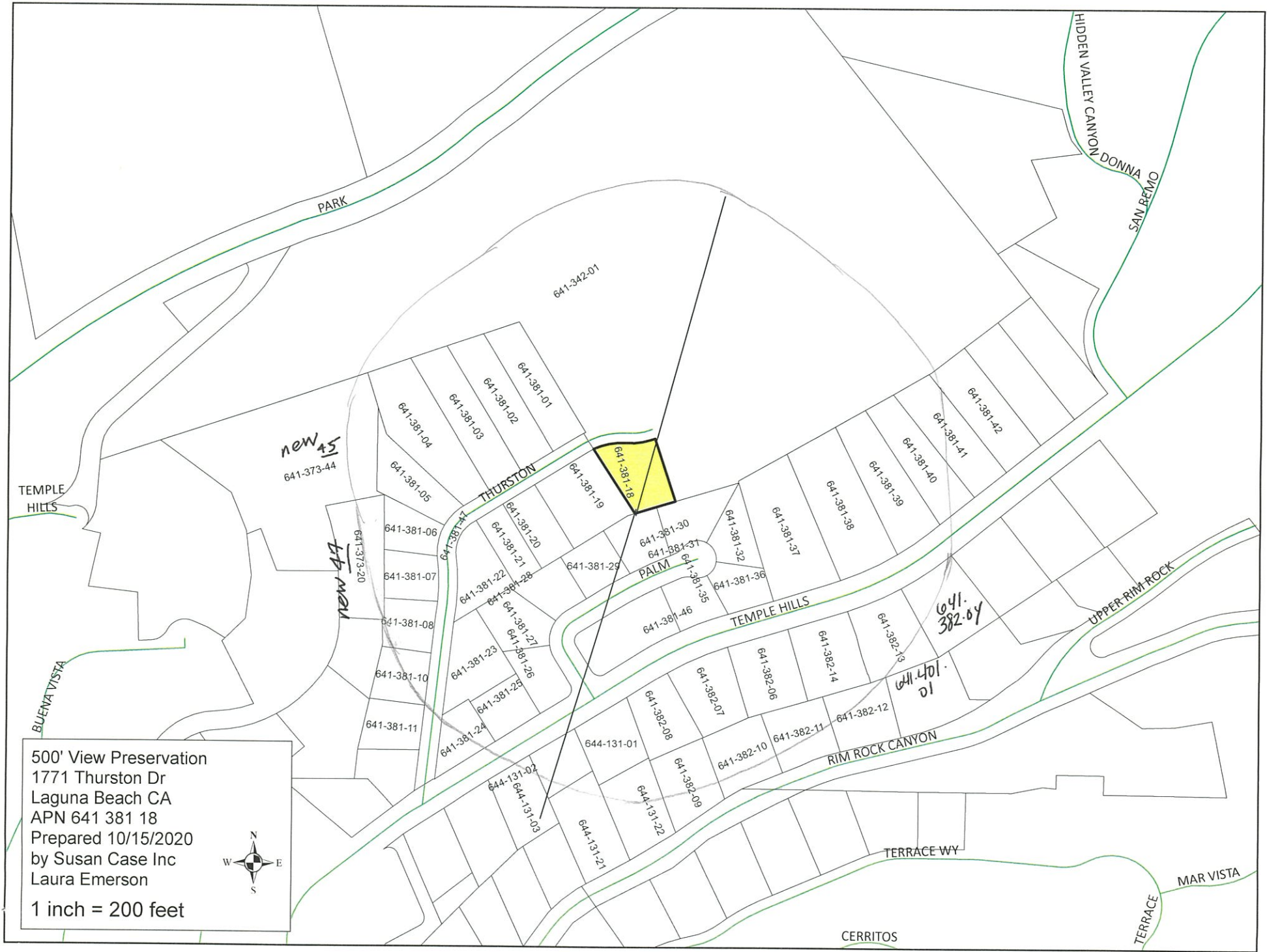
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **1771 Thurston Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve 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 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](http://www.lagunabeachcity.net/viewpreservation). 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  
Planning Division, Community Development  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



500' View Preservation  
 1771 Thurston Dr  
 Laguna Beach CA  
 APN 641 381 18  
 Prepared 10/15/2020  
 by Susan Case Inc  
 Laura Emerson  
 1 inch = 200 feet



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

---

File# 308070  
1771 Thurston Dr  
Laguna Beach CA  
APN 641 381 18  
500' View Preservation  
October 15 2020

*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  
Stella Baronian  
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 Ct  
NW Calgary Alberta Canada

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 10  
Larry Weng  
1640 Thurston Dr  
Laguna Beach CA 92651

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

641 381 18  
Andrews Coyle Trust  
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  
Windsor Trust  
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 32  
Ralph The Cygan  
1401 Lansdowne Ln  
Santa Ana CA 92705

641 381 37  
Robert Beall  
1818 Temple Hills Dr  
Laguna Beach CA 92651

641 381 40  
Lois Isenberg  
1888 Temple Hills Dr  
Laguna Beach CA 92651

641 381 46  
Keith Newburry  
Po Box 14996  
Irvine CA 92623

641 382 06  
Roy Greenblatt  
818 W Shore Dr  
Brigantine NJ 08203

641 382 09  
Mitchell Rocheleau  
1734 Rim Rock Canyon Rd  
Laguna Beach CA 92651

641 382 12  
Carroll Harlan  
1794 Rim Rock Canyon Rd  
Laguna Beach CA 92651

641 401 01  
Brooke Betz  
1814 Rim Rock Canyon Rd  
Laguna Beach CA 92651

644 131 03  
Kathleen Kane  
1687 Temple Hills 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 38  
Michael Saville  
1840 Temple Hills Dr  
Laguna Beach CA 92651

641 381 41  
Robert Durand  
1898 Temple Hills Dr  
Laguna Beach CA 92651

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 10  
Timothy Patrick Nielsen  
1754 Rim Rock Canyon Rd  
Laguna Beach CA 92651

641 382 13  
Rhett Schiffman  
1970 Temple Hills Dr  
Laguna Beach CA 92651

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

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

641 381 31  
David Finkelstein  
1774 Palm Dr  
Laguna Beach CA 92651

641 381 36  
Howard Roberts Jr.  
1785 Palm Dr  
Laguna Beach CA 92651

641 381 39  
Gordy & N Buslach  
1880 Temple Hills Dr  
Laguna Beach CA 92651

641 381 42  
Gordon Shaw  
1918 Temple Hills Dr  
Laguna Beach CA 92651

641 382 04  
Nevada Premier  
1863 Temple Hills Dr  
Laguna Beach CA 92651

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

641 382 11  
James Fletcher  
1774 Rim Rock Canyon Rd  
Laguna Beach CA 92651

641 382 14  
Rideau Bridge  
1813 Temple Hills Dr  
Laguna Beach CA 92651

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

644 131 22  
Anderson Trust  
1701 Temple Hills Dr  
Laguna Beach CA 92651