

March 29, 2021

Teri Jackson 1974 San Remo Dr. Laguna Beach, CA 92651

Dear Ms. Jackson,

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 file path Government > Community Development > Planning & Zoning > Views & Trees.

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

Planning Division | Community Development

Tel. 949.497.0322

tfarr@lagunabeachcity.net

#### VIEW PRESERVATION SITE VISIT CHECKLIST

City of Laguna Beach View Claim No: VPP 19-3643

Visit Date:

March 19, 2021

Applicant:

Teri Jackson

View Address:

1974 San Remo 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:

Master bedroom, Living room/kitchen, dining room

Upper level: Office, Guest bedroom 1, Guest bedroom 2

#### 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, Hotel Laguna, Main Beach Heisler Park, whitewater and ocean horizon.

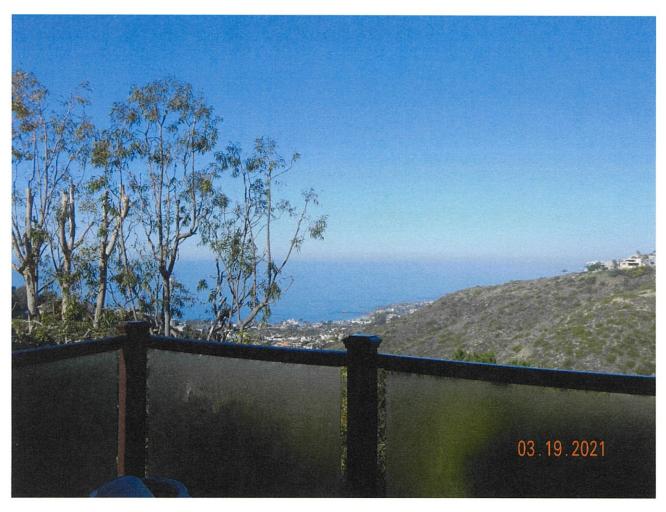
#### RECORD OF VIEWS DOCUMENTED AND AFFECTED PARCELS NOTICED

Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.

End of Checklist

## CALIFORNIA CONTRACTOR OF THE CALIFORNIA

RECORD OF VIEW VPP 19-3643



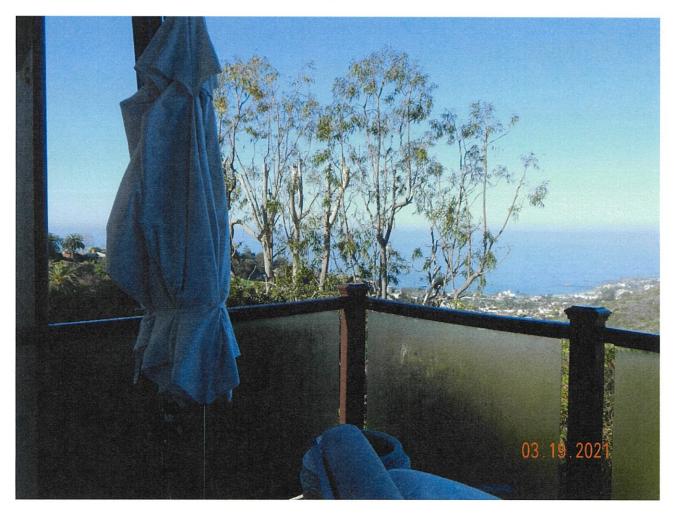
1974 San Remo Drive

Document 1 of 10

## CALIFORNIT

**RECORD OF VIEW** 

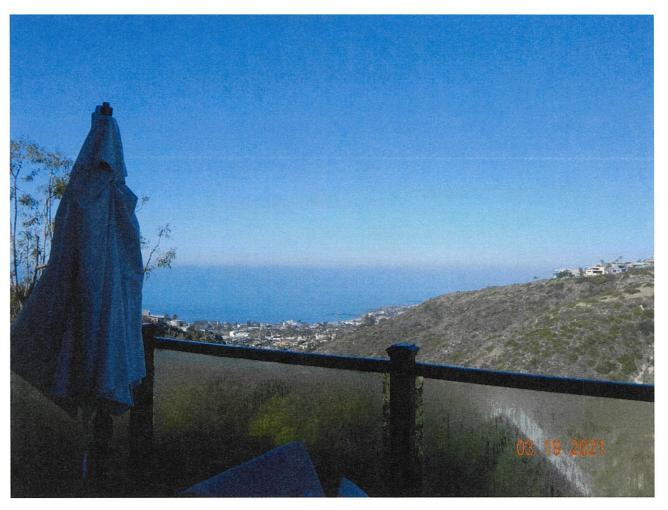
VPP 19-3643



1974 San Remo Drive

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1974 San Remo Drive

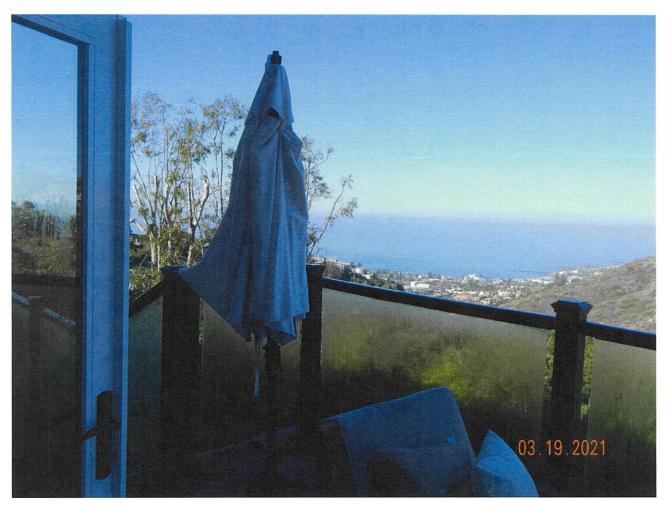
The photograph above was taken from the living room/kitchen on the main floor of the primary residential structure. Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/19/21 Photographed by: \_\_\_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_\_\_ 3/32/31

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## CALIFORNIE

RECORD OF VIEW VPP 19-3643



1974 San Remo Drive

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1974 San Remo Drive

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# CALIFORNIA CALIFORNIA

RECORD OF VIEW VPP 19-3643



1974 San Remo Drive

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1974 San Remo Drive

The photograph above was taken from the office on the upper floor of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/19/21 Photographed by:

Submitted to property file:

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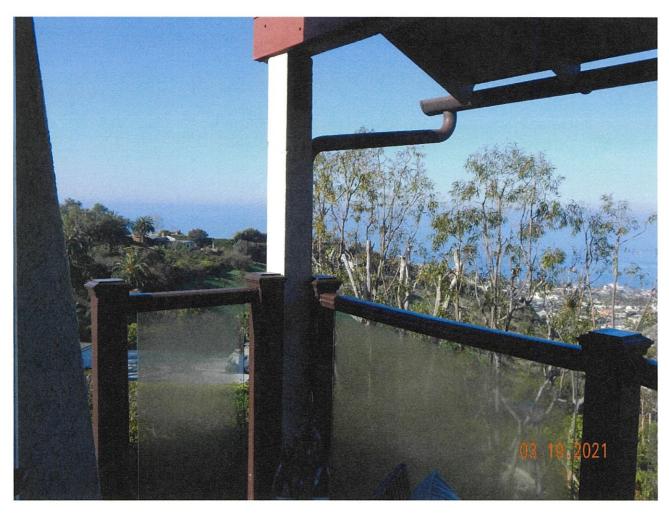


1974 San Remo Drive

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## CALIFORNIA CALIFORNIA

RECORD OF VIEW VPP 19-3643



1974 San Remo Drive

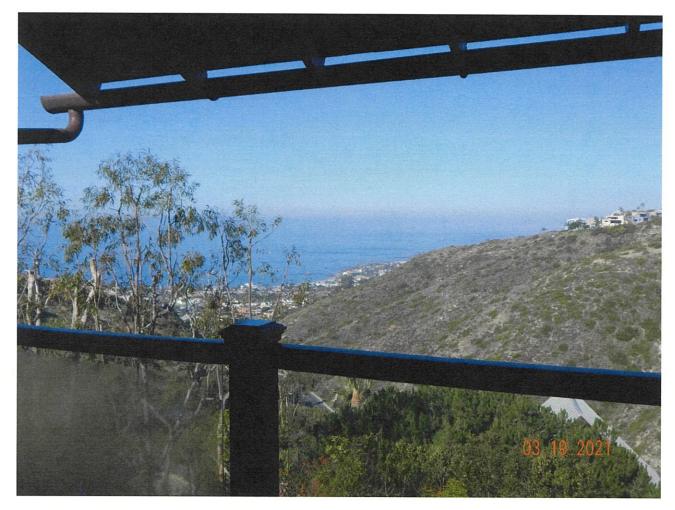
The photograph above was taken from the second guest bedroom on the upper floor of the primary residential structure. Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/19/21 Photographed by:

Submitted to property file: 3/21/21

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1974 San Remo Drive

Document 10 of 10



March 29, 2021

SUBJECT:

NOTICE - RECORD OF VIEW

**VIEW PRESERVATION CLAIM 19-3643** 

1974 SAN REMO 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 **1974 San Remo 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.

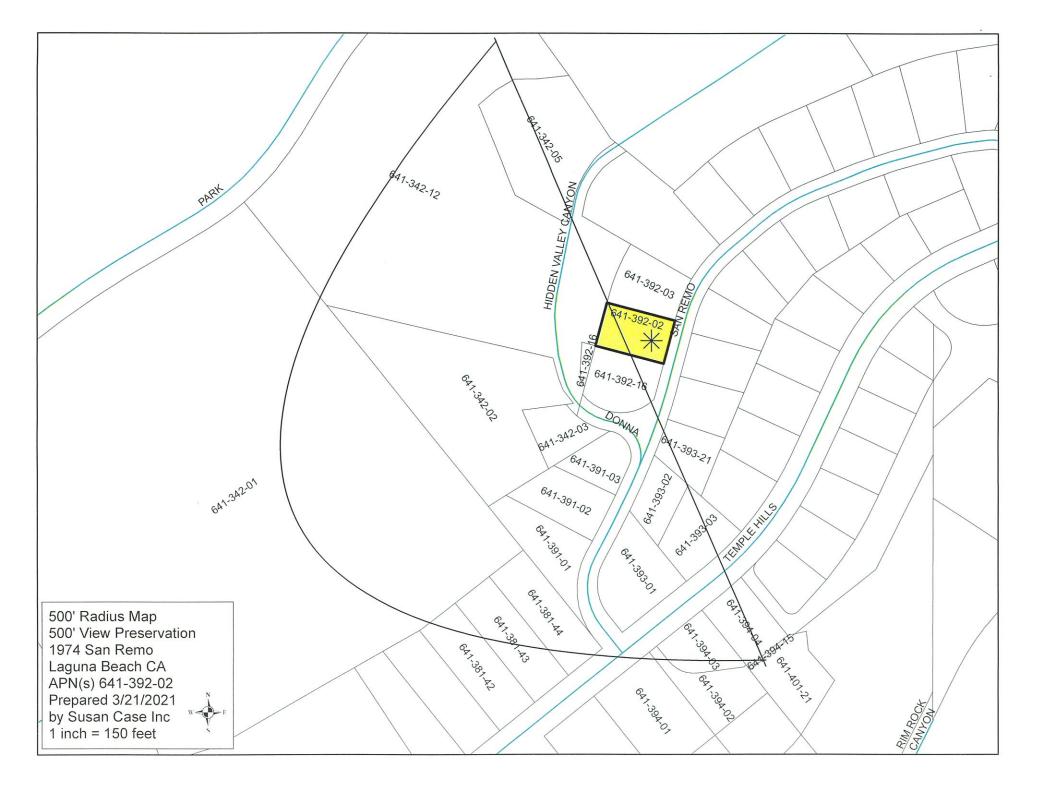
The Record of Views for the subject address can be found on the city's website using the file path Government > Community Development > Planning & Zoning > Views & Trees. From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 500 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

tfarr@lagunabeachcity.net



### SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 318314 1974 San Remo Laguna Beach CA APN(s) 641 392 02 500' View Preservation March 21 2021

Frederick Wyler

Atlanta GA 30305

3475 Piedmont Rd NE #650

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

641 342 01	641 342 02	641 342 03
Goldwell Investment Group	Ivan Spiers	Kevin Kroft
20162 SW Birch St #180	2014 Donna Dr	2008 Donna Dr
Newport Beach CA 92660	Laguna Beach CA 92651	Laguna Beach CA 92651
110.11pc/12.200011 0/10.2000	Edgaria Bodori Gri 0200 i	Lagaria Boacii Ori (2200 i
641 342 05	641 342 12	641 381 42
Melinda Masson	Donna Nv LLC	Gordon Shaw
1988 Donna Dr	2020 Donna Dr	1918 Temple Hills Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 381 43	641 381 44	641 391 01
Richard Mason	Michael Scott Herdman	Ronald Chilcote
1924 Temple Hills Dr	1936 Temple Hills Dr	1940 San Remo Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 391 02	644 204 02	644 202 02
Joan Silverman	641 391 03	641 392 02 Teri Jackson
1950 San Remo Dr	Lane 1960 San Remo Dr	1974 San Remo Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 392 03	641 392 16	641 393 01
James Schaller	Bruce Virga	Brenna Gregory Fallon
1980 San Remo Dr	1968 San Remo Dr	806 Avenida Pico
Laguna Beach CA 92651	Laguna Beach CA 92651	San Clemente CA 92673
641 393 02	641 393 03	641 393 21
Frederick Shoemaker	9096 Zaman	Orsborn LLC
1955 San Remo Dr	1960 Temple Hills Dr	528 Emerald Bay
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 394 01	641 394 02	641 394 03
Laguna Beach County	Scott Thompson	Mildred Elaine Hennessy
306 3rd St	1955 Temple Hills Dr	1959 Temple Hills Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 394 04	641 394 15	641 401 21

Temple Hills Properties LLC

Newport Coast CA 92657

16 Sunset Cv

Temple Hills Properties LLC

Newport Coast CA 92657

16 Sunset Cv