



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**

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Visit Date: **March 19, 2021**  
Applicant: **Teri Jackson**  
View Address: **1974 San Remo Drive**

Visit Conducted by: **Tony Farr, Associate Planner**

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**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.

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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: 3/29/21 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 19-3643**



**1974 San Remo Drive**

The photograph above was taken from the master bedroom 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: *[Signature]* Submitted to property file: *3/29/21*





**RECORD OF VIEW**

**VPP 19-3643**



**1974 San Remo Drive**

The photograph above was taken from the master bedroom 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: *msm* Submitted to property file: 3/29/21









**RECORD OF VIEW**

**VPP 19-3643**



**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: *[Signature]* Submitted to property file: *3/29/21*

Document  
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**RECORD OF VIEW**

**VPP 19-3643**



**1974 San Remo Drive**

The photograph above was taken from the dining room 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: *[Signature]* Submitted to property file: 3/29/21





**RECORD OF VIEW**

**VPP 19-3643**



**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: myan Submitted to property file: 3/29/21

Document  
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**RECORD OF VIEW**

**VPP 19-3643**



**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: W. J. [Signature] Submitted to property file: 3/29/21



RECORD OF VIEW

VPP 19-3643



1974 San Remo Drive

The photograph above was taken from the 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: Myra Submitted to property file: 3/29/21





**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: *[Signature]* Submitted to property file: 3/22/21









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*

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

*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

641 342 02  
Ivan Spiers  
2014 Donna Dr  
Laguna Beach CA 92651

641 342 03  
Kevin Kroft  
2008 Donna Dr  
Laguna Beach CA 92651

641 342 05  
Melinda Masson  
1988 Donna Dr  
Laguna Beach CA 92651

641 342 12  
Donna Nv LLC  
2020 Donna Dr  
Laguna Beach CA 92651

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

641 381 43  
Richard Mason  
1924 Temple Hills Dr  
Laguna Beach CA 92651

641 381 44  
Michael Scott Herdman  
1936 Temple Hills Dr  
Laguna Beach CA 92651

641 391 01  
Ronald Chilcote  
1940 San Remo Dr  
Laguna Beach CA 92651

641 391 02  
Joan Silverman  
1950 San Remo Dr  
Laguna Beach CA 92651

641 391 03  
Lane  
1960 San Remo Dr  
Laguna Beach CA 92651

641 392 02  
Teri Jackson  
1974 San Remo Dr  
Laguna Beach CA 92651

641 392 03  
James Schaller  
1980 San Remo Dr  
Laguna Beach CA 92651

641 392 16  
Bruce Virga  
1968 San Remo Dr  
Laguna Beach CA 92651

641 393 01  
Brenna Gregory Fallon  
806 Avenida Pico  
San Clemente CA 92673

641 393 02  
Frederick Shoemaker  
1955 San Remo Dr  
Laguna Beach CA 92651

641 393 03  
9096 Zaman  
1960 Temple Hills Dr  
Laguna Beach CA 92651

641 393 21  
Orsborn LLC  
528 Emerald Bay  
Laguna Beach CA 92651

641 394 01  
Laguna Beach County  
306 3rd St  
Laguna Beach CA 92651

641 394 02  
Scott Thompson  
1955 Temple Hills Dr  
Laguna Beach CA 92651

641 394 03  
Mildred Elaine Hennessy  
1959 Temple Hills Dr  
Laguna Beach CA 92651

641 394 04  
Frederick Wyler  
3475 Piedmont Rd NE #650  
Atlanta GA 30305

641 394 15  
Temple Hills Properties LLC  
16 Sunset Cv  
Newport Coast CA 92657

641 401 21  
Temple Hills Properties LLC  
16 Sunset Cv  
Newport Coast CA 92657