



March 31, 2021

Michael and Cynthia Waldman
1724 Thurston Dr.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Waldman,

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,

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 21-8434**

Visit Date: **March 1, 2021**
Applicant: **Michael and Cynthia Waldman**
View Address: **1724 Thurston Dr.**

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: Living room, master bedroom
Lower level: Family room, office/exercise room, 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, Hotel Laguna, Main Beach, northerly coastline 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: Mar By: 3/31/21

End of Checklist



RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon

Date of photograph: 3/1/21 Photographed by: *M. Jan* Submitted to property file: *3/31/21*

Document

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon.

Date of photograph: 3/1/21 Photographed by: *M. J. [Signature]* Submitted to property file: 3/31/21

Document

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon.

Date of photograph: 3/1/21 Photographed by: *[Signature]* Submitted to property file: 3/31/21

Document

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon.

Date of photograph: 3/1/21 Photographed by: *M. J. [Signature]* Submitted to property file: 3/31/21

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon

Date of photograph: 3/1/21 Photographed by: *[Signature]* Submitted to property file: 3/31/21

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

The photograph above was taken from the family room/exercise room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon.

Date of photograph: 3/1/21 Photographed by: *W. J. [Signature]* Submitted to property file: 3/31/21

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

The photograph above was taken from the family room/exercise room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon.

Date of photograph: 3/1/21 Photographed by: *[Signature]* Submitted to property file: 3/31/21

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

The photograph above was taken from the family room/exercise room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon.

Date of photograph: 3/1/21 Photographed by: Marr Submitted to property file: 3/31/21

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

The photograph above was taken from the family room/exercise room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon.

Date of photograph: 3/1/21 Photographed by: *[Signature]* Submitted to property file: 3/31/21

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RECORD OF VIEW

VPP 21-8434



1724 Thurston Dr.

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, northerly coastline and ocean horizon.

Date of photograph: 3/1/21 Photographed by: *ms* Submitted to property file: 3/31/21

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March 31, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8434
1724 Thurston Dr., Laguna Beach

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **1724 Thurston Dr.** 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.

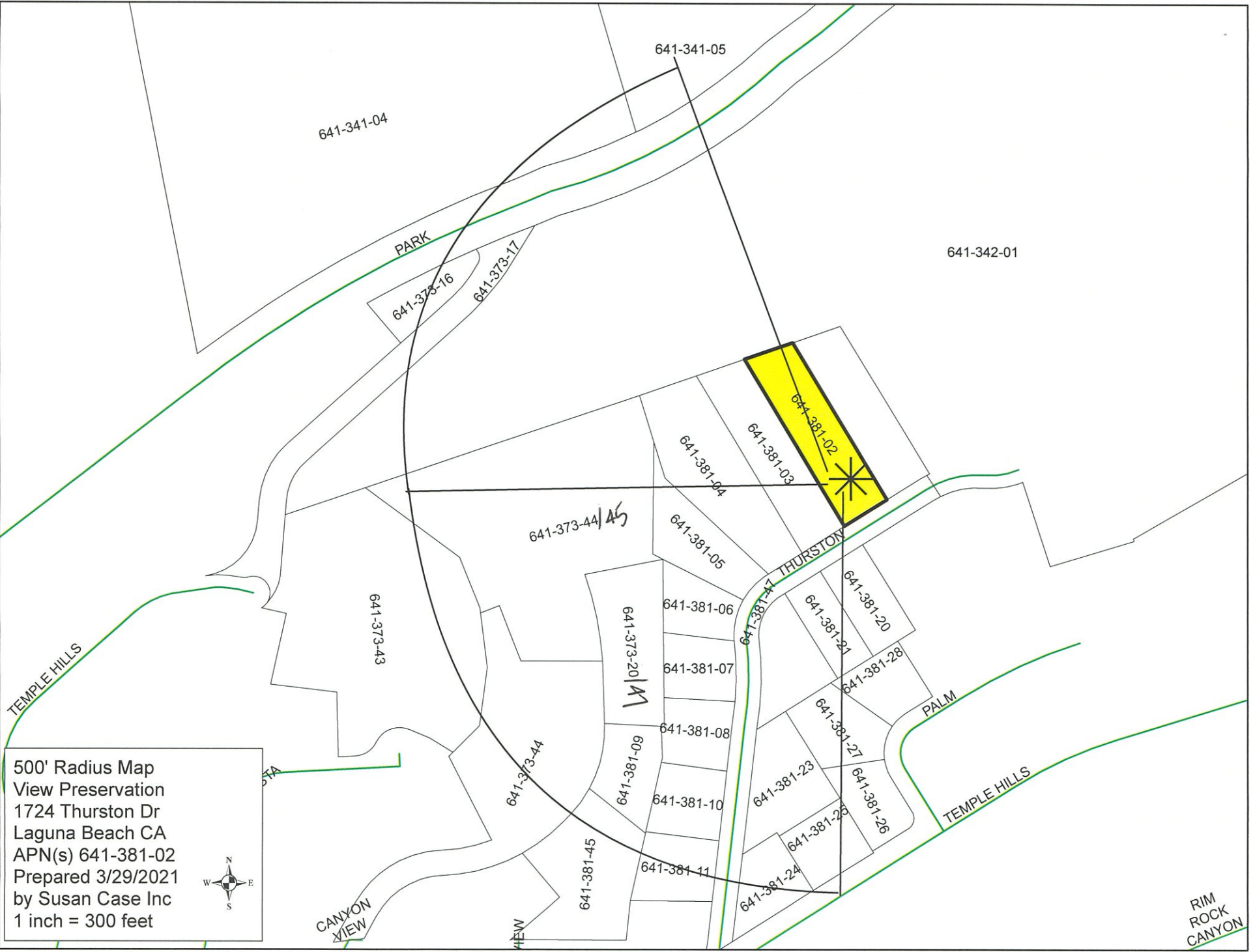
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

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,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
tfarr@lagunabeachcity.net



641-341-05

641-341-04

641-342-01

PARK

641-373-16

641-373-17

641-381-02

641-381-03

641-381-04

641-373-44/45

641-381-05

THURSTON

641-381-20

641-381-06

641-381-21

641-381-28

PALM

TEMPLE HILLS

641-373-43

641-373-20/21

641-381-07

641-381-27

TEMPLE HILLS

500' Radius Map
View Preservation
1724 Thurston Dr
Laguna Beach CA
APN(s) 641-381-02
Prepared 3/29/2021
by Susan Case Inc
1 inch = 300 feet



CANYON VIEW

NEW

641-381-44

641-381-09

60-183-149

641-381-08

641-381-23

641-381-26

641-381-10

641-381-24

641-381-25

RIM ROCK CANYON

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

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

File# 318336
1724 Thurston Dr
Laguna Beach CA
APN(s) 641 381 02
500' View Preservation
March 29 2021

641 341 04
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641 341 05
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

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

641 373 16
Heidi Burnett
1075 Park Ave
Laguna Beach CA 92651

641 373 17
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641 373 43
Susan Heystee
3049 Cresta Way
Laguna Beach CA 92651

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

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

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 Cl NW
Calgary AB T3G5P5 Canada

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

641 381 08
Gary Hunter
1421 Carmelita Pl
Arcadia CA 91006

641 381 09
Ghasem Sedaghat Namini
58 Ciproso
Irvine CA 92618

641 381 10
Larry Yoshiharu Weng
1640 Thurston Dr
Laguna Beach CA 92651

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

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

641 381 21
Thomas The Windsor
1711 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
1740 Palm LLC
761 Matadero Ave
Palo Alto CA 94306

641 381 45
Anne Krizman
240 Forest Ave
Laguna Beach CA 92651

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