



May 4, 2021

Therese DeGroot  
31692 Wildwood Road  
Laguna Beach, CA 92651

Dear Ms. DeGroot,

Attached are the documents for the View Preservation/Record of Views application 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 21-8917**

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Visit Date: **April 28, 2021**  
Applicant: **Therese DeGroot**  
View Address: **31692 Wildwood Rd.**

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.*

Upper level: Living room

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consist of the 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: 5/4/21 By: Tony Farr

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End of Checklist



RECORD OF VIEW

VPP 21-8917



31692 Wildwood Rd.

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

Visual scene description: ocean horizon.

Date of photograph: 04/28/21 Photographed by: *MP* Submitted to property file: *5/4/21*



May 4, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-8917**  
**31692 Wildwood Rd., Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **31692 Wildwood Rd.** 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



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

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

File# 318400  
31692 Wildwood Rd  
Laguna Beach CA  
APNs 056 104 10  
500' View Preservation  
May 1 2021

056 103 03  
Clifford Bianchine  
2210 Neal Springs Rd  
Templeton CA 93465

056 103 04  
Helen Jane Meyer  
31726 Coast Hwy  
Laguna Beach CA 92651

056 103 06  
31732 Coast Highway LLC  
2121 Union Ave  
Costa Mesa CA 92627

056 103 09  
Vista Emerald LLC  
1020 2nd St #C  
Encinitas CA 92024

056 103 11  
Shirley Dixon  
2620 Cove Cay Dr #903  
Clearwater FL 33760

056 103 12  
Mark R M & K Lewis  
11 Cherry Hills Dr  
Coto De Caza CA 92679

056 103 13  
Robert Hagopian  
31871 8th Ave  
Laguna Beach CA 92651

056 103 18  
David Kutscher  
31711 Florence Ave  
Laguna Beach CA 92651

056 103 19  
Samih Salty  
31735 Florence Ave  
Laguna Beach CA 92651

056 103 25  
Jeffrey The Truskey  
31712 Florence Ave  
Laguna Beach CA 92651

056 103 31  
John M J & S Frank  
27122 Lost Colt Dr  
Laguna Hills CA 92653

056 103 32  
Ilene Castro  
31712 Fairview Rd  
Laguna Beach CA 92651

056 103 35  
Ulysses Grant Meyer  
31955 Coast Hwy  
Laguna Beach CA 92651

056 103 36  
Abbe McClenahan  
31725 Virginia Way  
Laguna Beach CA 92651

056 103 37  
Zechariah B Z Francis  
949 Van Dyke Dr  
Laguna Beach CA 92651

056 103 38  
Daniel McKeown  
24342 Caracas St  
Dana Point CA 92629

056 103 40  
Steve A S A Malterud  
31745 4th Ave  
Laguna Beach CA 92651

056 103 41  
Margery Essex  
12030 Valleyheart Dr #302  
Studio City CA 91604

056 103 43  
Tarek Berri  
21 Del Mar  
Newport Coast CA 92657

056 103 44  
Marie Zondler  
300 Hot Springs Rd #C-65  
Montecito CA 93108

056 103 45  
Roc Properties LLC  
378 Loma Ter  
Laguna Beach CA 92651

056 103 46  
31742 South Coast Highway  
218 Monarch Bay Dr  
Monarch Beach CA 92629

056 103 47  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 103 48  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 103 49  
Three Arch Investment Co  
5 Bay Dr  
Laguna Beach CA 92651

056 104 04  
David S D & C Palmer  
805 Terraine Ave  
Long Beach CA 90804

056 104 05  
Tsz Ying Lee  
31693 Wildwood Rd  
Laguna Beach CA 92651

056 104 10  
Therese Degroot  
31692 Wildwood Rd  
Laguna Beach CA 92651