



July 26, 2022

Marcella Seidensticker
499 Nyes Pl.
Laguna Beach, CA 92651

Dear Ms. Seidensticker,

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 > click on the green box to the right "Record of Views by Address".

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 22-1330**

Visit Date: **7/19/22**
Applicant: **Marcella Seidensticker**
View Address: **499 Nyes Pl**

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, dining room
Upper level:	Office/loft, primary bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island 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: 7/26/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-1330



499 Nyes Place

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document
1 of 4



RECORD OF VIEW

VPP 22-1330



499 Nyes Place

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

Visual scene description: Catalina Island and the ocean horizon.

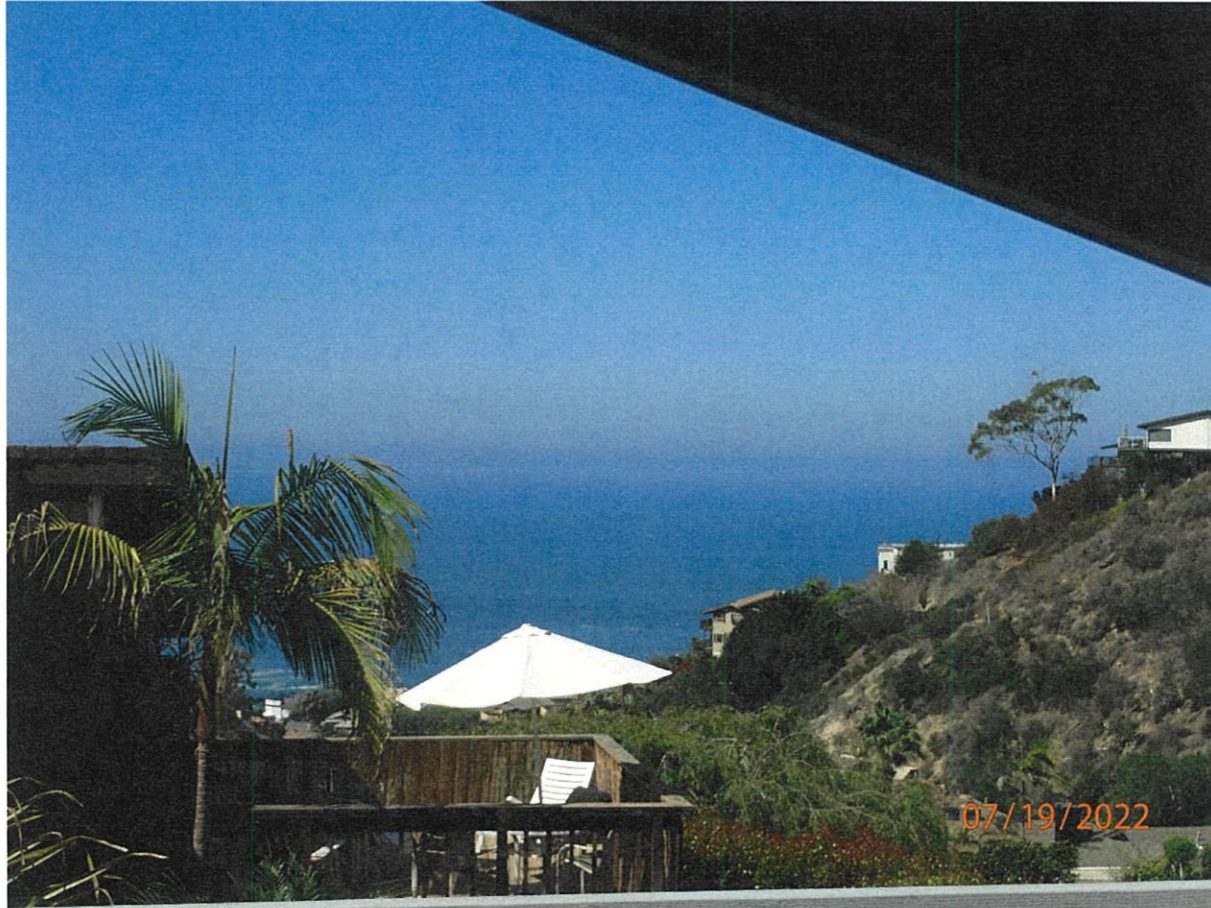
Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document
2 of 4



RECORD OF VIEW

VPP 22-1330



499 Nyes Place

The photograph above was taken from the office/loft on the upper level of the primary residential structure.

Visual scene description: Catalina Island and the ocean horizon.

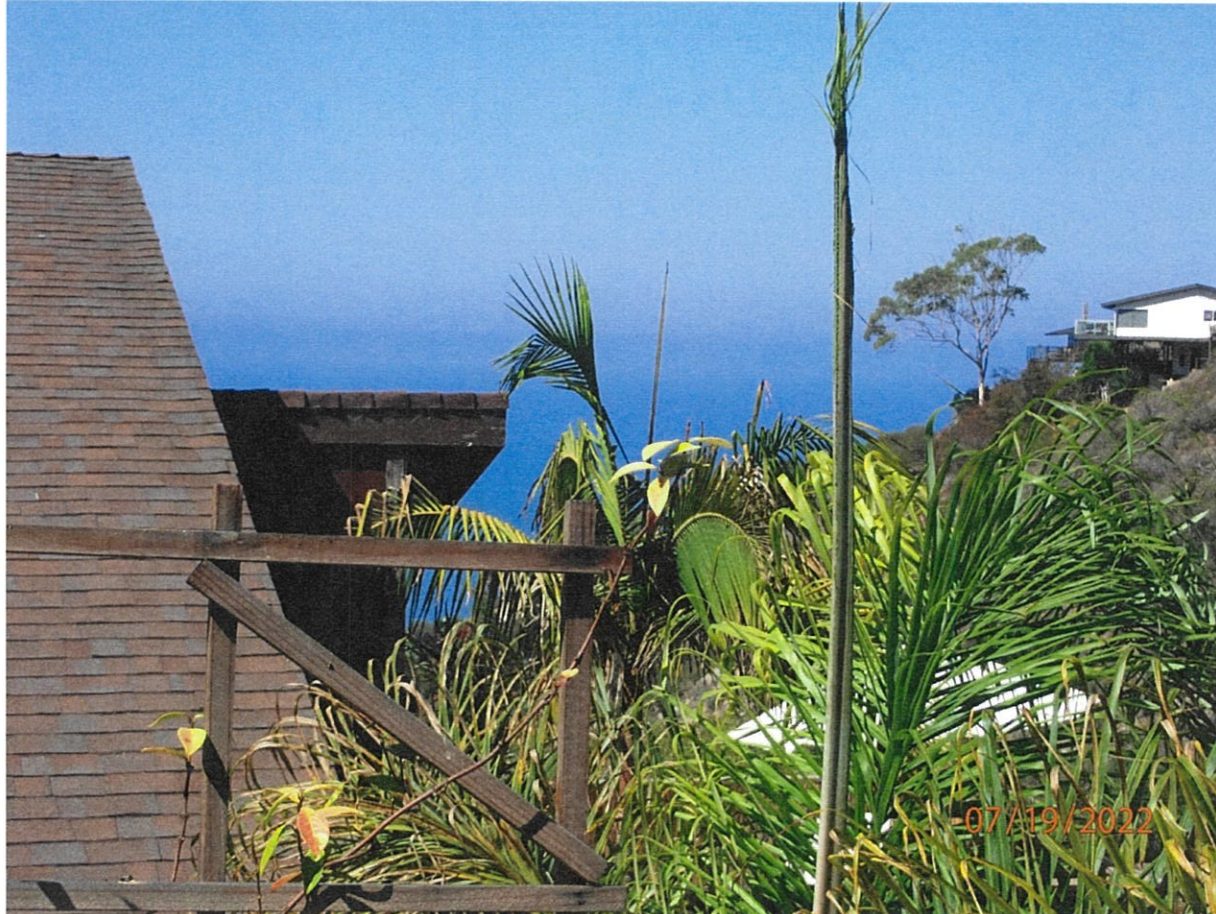
Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: *7/26/22*

Document
3 of 4



RECORD OF VIEW

VPP 22-1330



499 Nyes Place

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 07/19/22 Photographed by: *Tony Farr* Submitted to property file: 7/26/22

Document
4 of 4



July 26, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1330
499 Nyes Pl., Laguna Beach, CA

Dear Property Owner:

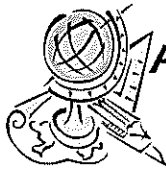
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **499 Nyes Place**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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 > click on green box to the right "Record of Views by Address". 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
Community Development
tfarr@lagunabeachcity.net



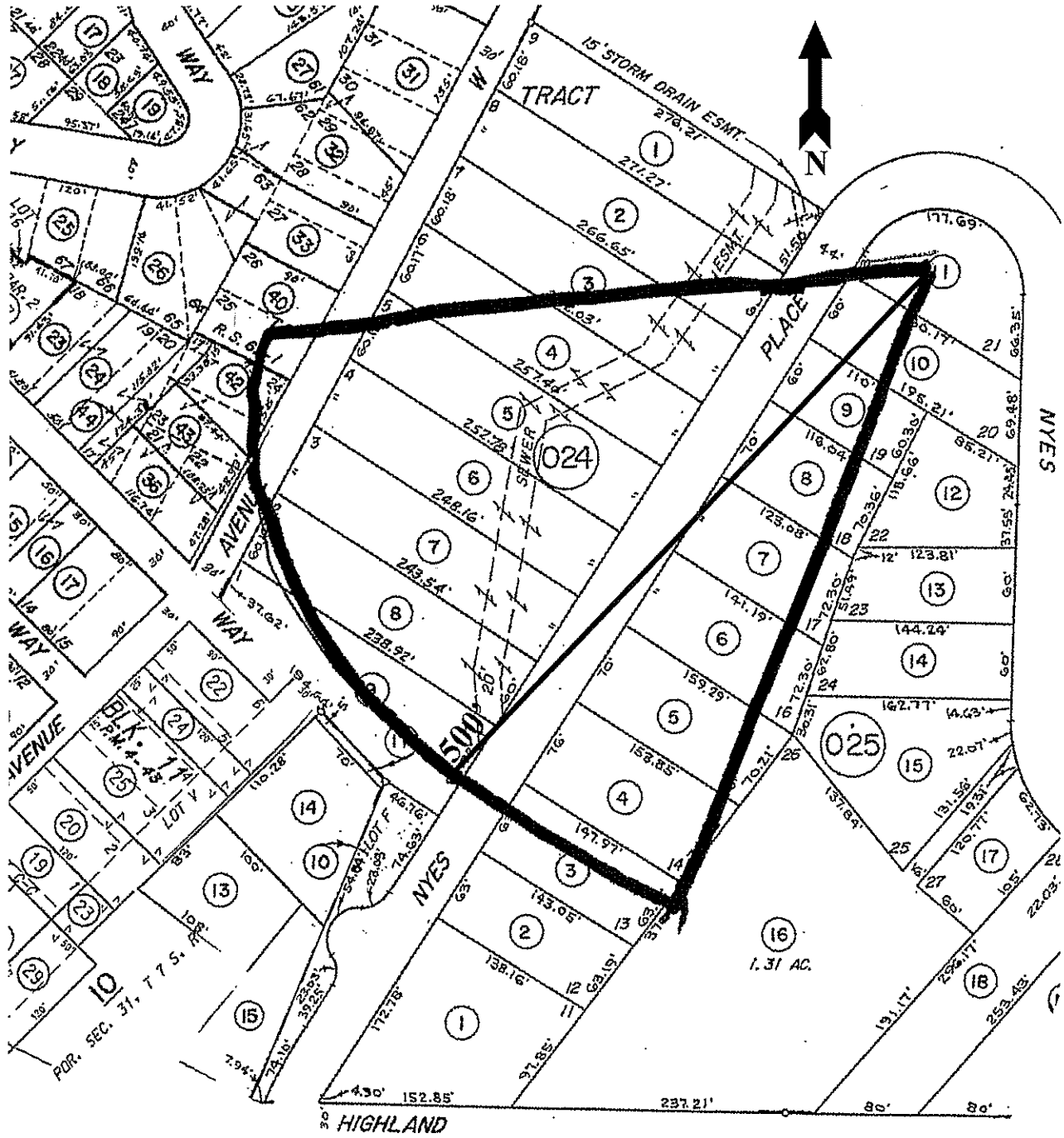
Advanced Listing Services Inc

Ownership Listings & Radius Maps
 P.O. Box 2593 • Dana Point, CA • 92624
 Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-025-11
500' RADIUS (for View Preservation)

Address: 499 NYES PL
 LAGUNA BEACH CA 92651



#11330

7/24/2022

500' Ownership Listing
(for View Preservation)

Prepared for:

656-025-11

JOHN W SEIDENSTICKER

499 NYES PL

LAGUNA BEACH CA 92651



Advanced Listing Services Inc

Ownership Listings & Radius Maps

P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

RECEIVED

JUL 25 2022

ZONING DIVISION
CITY OF LAGUNA BEACH

656-024-02

MARK S & ANITA MOHINI RAZIN

468 NYES PL

LAGUNA BEACH CA 92651

656-024-03

WILLIAM G KELLEY

PO BOX 636

LAGUNA BEACH CA 92652

656-024-04

RUDOLPH BERTEAUX

40755 LA COLIMA RD

TEMECULA CA 92591

656-024-05

CHRISTOPHER SILVA

450 NYES PL

LAGUNA BEACH CA 92651

656-024-06

DEROL WILSON NIEBUHR

444 NYES PL

LAGUNA BEACH CA 92651

656-024-07

ANDREI KVITSINSKI

438 NYES PL

LAGUNA BEACH CA 92651

656-024-08

ROBERT C MOTTERN

432 NYES PL

LAGUNA BEACH CA 92651

656-024-09

GUSTAV ERIKSSON

2910 ALTON DR

ST PETE BEACH FL 33706

656-025-03

PETER JOHN ASHWORTH

425 NYES PL

LAGUNA BEACH CA 92641

656-025-04

BRIJ M SOOD

1315 PITCAIRN PL

LAGUNA BEACH CA 92651

656-025-05

ROBERT L CHESLEY

437 NYES PL

LAGUNA BEACH CA 92651

656-025-06

MICHAEL J DE CARLO

445 NYES PL

LAGUNA BEACH CA 92651

656-025-07

BRIAN R SCHAEFGEN

451 NYES PL

LAGUNA BEACH CA 92651

656-025-08

THOMAS BROOKS MATHEWS

459 NYES PL

LAGUNA BEACH CA 92651

656-025-09

PETER M CRANE

465 NYES PL

LAGUNA BEACH CA 92651

656-025-10

STEVEN CURTIS & LISETTE C

WALKER

473 NYES PL

LAGUNA BEACH CA 92651

656-025-11

JOHN W SEIDENSTICKER

499 NYES PL

LAGUNA BEACH CA 92651

656-025-16

PETER CHARLES MANN

PO BOX 7449

LAGUNA NIGUEL CA 92607

656-143-40

GABRIEL L GRASSO

2684 NIDO WAY

LAGUNA BEACH CA 92651

656-143-42

MARK J SPENCER

2686 NIDO WAY

LAGUNA BEACH CA 92651

656-143-43

ERIC P BAUMAN

2688 NIDO WAY

LAGUNA BEACH CA 92651