



Date Filed:	8.10.2015
Application No.	VPP 15-1636

**RECORD OF VIEWS**  
(PER LBMC 12.16.040 "VIEW PRESERVATION")

**PURPOSE:** Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

**PROCESS:** Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

**FEE:** \$690

**NOTICING REQUIREMENTS:** Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application.

**APPLICANT (PROPERTY OWNER) INFORMATION**

Name: Laurie Kickert & Wes Bielski  
 Address: 699 Wendt Terrace  
 Telephone No. (Home/Cell) 630-666-7455 (Work)  
 Email Address: Laurie Kickert@hotmail.com

*I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.*

*I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.*

APPLICANT/PROPERTY OWNER'S SIGNATURE

8/10/15  
 DATE

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 2015-1636**

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Visit Date: **August 19, 2015**

Applicant: **Laurie Kickert & Wes Bickki  
699 Wendt Ter**

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

1. VIEW LOCATION / VISUAL SCENE

**a. Indicate location in principal residential structure view impacted.**

Living room and Dining room.

**b. Describe visual scene for each location noted above.**

Visual scene is consistent from selected viewing areas in the primary residential structure which includes the Living room and Dining room.

Visual scene from these locations: Ocean horizon, Catalina Island, hillside terrain and city lights.

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2. RECORD OF VIEWS

**a. Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)**

Date: 9/16/2015 By: Tony Farr

**b. Record of View documents prepared and attachedd to property file.**

Date: 9/16/2015 By: Tony Farr

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End of Checklist



September 16, 2015

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 15-1636  
699 WENDT TERRACE, LAGUNA BEACH, CA**

Dear Property Owner:

The City of Laguna Beach enacted the View Preservation and Restoration ordinance, Chapter 12.16, in December 2014. It is a purpose of Chapter 12.16 to establish a right for property owners to determine and to preserve views, from selected viewing locations within their primary residential structure, from significant view impairment by the growth of trees or other vegetation. Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

A View Preservation claim has been filed with the city for the property located at **699 Wendt Terrace**. 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.**

A copy of Municipal Code section 12.16.040, View Preservation, is printed on the back of this notice. If you have any questions regarding this notice or the Municipal Code, please do not hesitate to 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



**LAGUNA BEACH MUNICIPAL CODE**  
**CHAPTER 12.16 VIEW PRESERVATION AND RESTORATION**

**12.16.040 View preservation.**

(a) Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection (b), the protected or preserved views shall not become subject to significant view impairment. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

(b) Record of Views. Upon the filing for a record of views, city staff shall conduct a site visit and photographically document the significantly unimpaired view of the property owner from the property owner's selected viewing locations or areas. A record of views shall be prepared, maintained in the applicable property address files, and noted in any real property report required by Chapter 14.76. Staff shall send written notice to affected vegetation property owners within five hundred feet informing them of the record of views and their associated maintenance responsibilities.

(c) Record of Views Enforcement Procedure. If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restorative action.

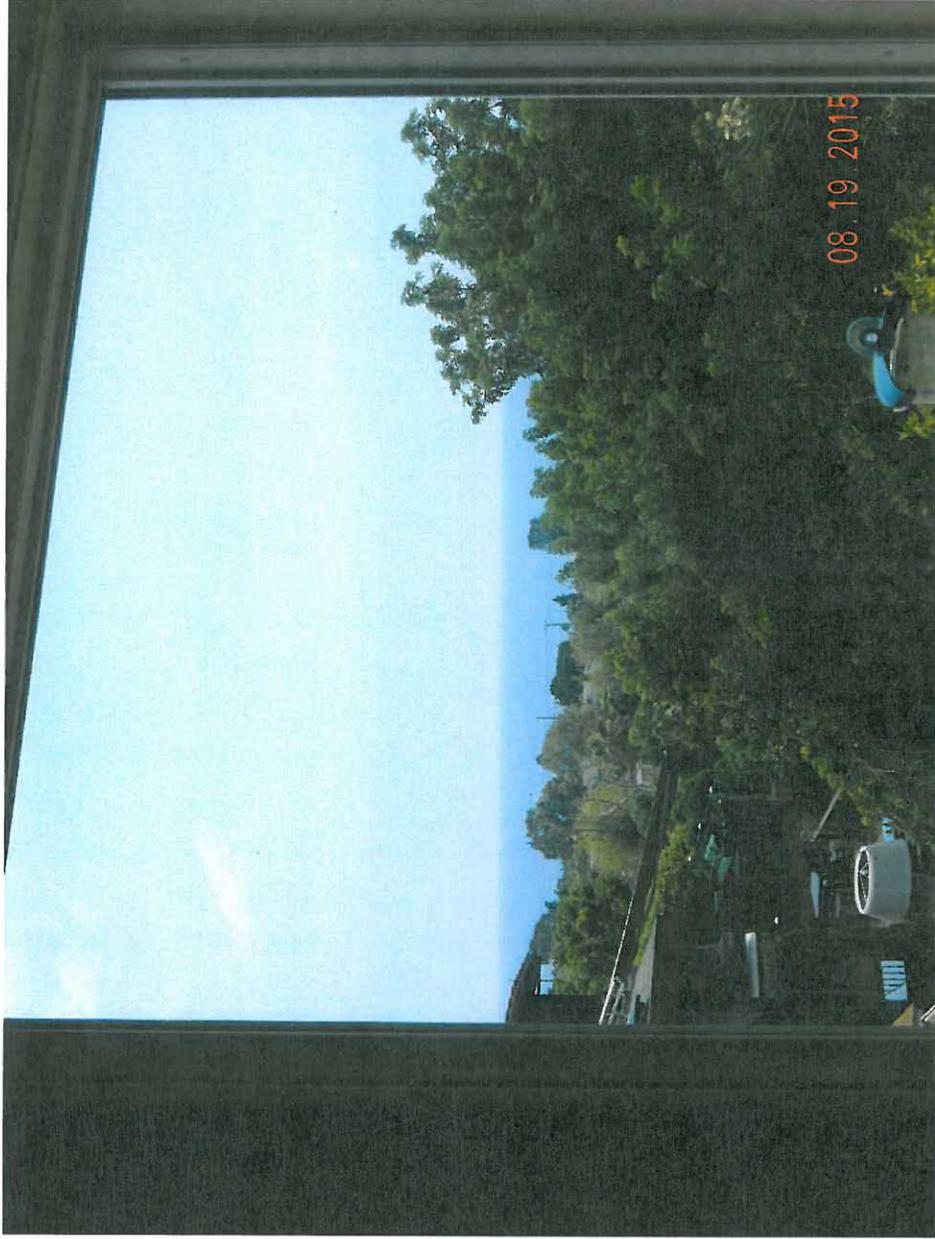
If the vegetation owner(s) does not perform the necessary restorative action, then the city may issue a view restoration order and require the restorative action to be completed within ninety days. If compliance is not obtained within ninety days, then the noncomplying vegetation may be declared to be a public nuisance, and the procedures of Chapter 7.24 shall be followed, including the issuance of a formal notice and order to abate.

Any determination of a significant view impairment decision made by city staff may be appealed to the city council. Appeals shall be addressed to the city council on a form prescribed by the city and shall state all grounds for the appeal. Any appeal must be filed with the city clerk within fourteen calendar days of the notice to the vegetation owner regarding the required restorative action. Appeals shall be accompanied by the filing fee as adopted by resolution of the city council. The city manager shall set the date for an appeal public hearing before the city council and shall not be limited by the time period specified in Section 25.05.070(B)(6). Notice shall be provided to the claimant and the record owners and occupants of all properties on which the vegetation at issue in the significant view impairment decision fourteen calendar days prior to the date of the city council hearing of the appeal. If an appeal to the city council is filed and is heard and decided by the city council, then the nuisance abatement appeal provisions (Sections 7.24.090 through 7.24.110) shall not be applicable. (Ord. 1592 § 1, 2014).



RECORD OF VIEW

VPP 2015-1636



### 699 Wendt Terrace

The photograph above was taken from the property owners' Living room/Dining room on the main level of the primary residential structure.  
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and city lights.

Date of photograph: 8/19/15 Photographed by: Shay Fern Submitted to property file: 8/16/2015



**RECORD OF VIEW**

**VPP 2015-1636**



**699 Wendt Terrace**

The photograph above was taken from the property owners' Living room/Dining room on the main level of the primary residential structure.  
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and city lights.

Date of photograph: 8/19/15 Photographed by: *Libby Jan* Submitted to property file: *9/16/2015*



**RECORD OF VIEW**

**VPP 2015-1636**



**699 Wendt Terrace**

The photograph above was taken from the property owners' Living room/Dining room on the main level of the primary residential structure.  
Visual scene description: Ocean horizon, Catalina Island, hillside terrain and city lights.

Date of photograph: 8/19/15 Photographed by: Libby Jarr Submitted to property file: 8/16/2015



**RECORD OF VIEW**

**VPP 2015-1636**



**699 Wendt Terrace**

The photograph above was taken from the property owners' Living room/Dining room on the main level of the primary residential structure.

Visual scene description: Ocean horizon, Catalina Island, hillside terrain and city lights.

Date of photograph: 8/19/15 Photographed by: *Anthony J. [Signature]* Submitted to property file: *9/16/2015*

Document: 4 of 4

SUSAN W. CASE, INC.

orders@susancaseinc.com



File # 152274  
699 Wendt Ter  
Laguna Beach CA  
APN(s): 644 111 05  
500' View Preservation  
September 4 2015

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105 • FAX (949) 494-7418

641 363 10  
School Laguna Beach  
505 El Bosque  
Laguna Beach CA 92651

641 363 11  
Kevin & Melissa Stehr  
820 Park Ave  
Laguna Beach CA 92651

641 363 12  
Warner Trust  
830 Park Ave  
Laguna Beach CA 92651

641 363 13  
Thomas Kennedy  
2825 Chillon Way  
Laguna Beach CA 92651

641 363 14  
Uwe Schramm  
844 Park Ave  
Laguna Beach CA 92651

641 363 15  
Ann Morgan  
850 Park Ave  
Laguna Beach CA 92651

641 363 16  
Moin Tayebi  
856 Park Ave  
Laguna Beach CA 92651

641 363 17  
Scot Gregory  
860 Park Ave  
Laguna Beach CA 92651

641 363 18  
E Lincoln Swett  
1025 Park Ave  
Laguna Beach CA 92651

641 363 21  
Anna Pehoushek  
2361 Addison Way  
Los Angeles CA 90041

641 363 22  
Wendy Aird  
855 Manzanita Dr  
Laguna Beach CA 92651

641 363 24  
Tom Norris  
837 Manzanita Dr  
Laguna Beach CA 92651

641 363 25  
Mark Blair  
841 Manzanita Dr  
Laguna Beach CA 92651

641 372 01  
Mark Itnyre  
861 Park Ave  
Laguna Beach CA 92651

641 372 02  
Chris Garoosi  
5510 Abrams Rd #109  
Dallas TX 75214

641 372 03  
Richard Schuelke  
905 Park Ave  
Laguna Beach CA 92651

641 372 04  
Mark Chaillie  
615 Wilcox Way  
Laguna Beach CA 92651

641 372 14  
David Ferguson  
635 Glomstad Ln  
Laguna Beach CA 92651

644 051 01  
School Laguna Beach  
550 Blumont St  
Laguna Beach CA 92651

644 101 01  
DeLang Trust  
1107 Arden Rd  
Pasadena CA 91106

644 101 03  
Kevin Apman  
24082 La Hermosa Ave  
Laguna Niguel CA 92677

644 101 09  
George Tr Gade  
553 Seaward Rd  
Corona Del Mar CA 92625

644 101 10  
Michael Benjamin Ferrari  
385 Flora St  
Laguna Beach CA 92651

644 101 11  
Murray Hutcherson  
4841 S Bailey St  
Republic MO 65738

644 101 12  
Gordon Clute  
3251 Rimcrest Cir  
Laguna Beach CA 92651

644 101 15  
Barbara Hawthorne  
735 Browncroft Rd  
Laguna Beach CA 92651

644 101 18  
Thomas Terry  
721 Browncroft Rd  
Laguna Beach CA 92651

644 111 02  
Priya Yerasi  
677 Wendt Ter  
Laguna Beach CA 92651

644 111 05  
Laurie Kickert  
699 Wendt Ter  
Laguna Beach CA 92651

644 111 08  
Thiery Trust  
727 Wendt Ter  
Laguna Beach CA 92651

644 111 11  
Alexander Mendivil  
730 Griffith Way  
Laguna Beach CA 92651

644 111 14  
Marshall Trust  
666 Griffith Way  
Laguna Beach CA 92651

644 111 17  
Christine Ann Rhoades  
644 Griffith Way  
Laguna Beach CA 92651

644 111 21  
Toofan & Shahrzad Namini  
3610 Blue Ky  
Corona Del Mar CA 92625

644 101 13  
Lopes Trust  
26936 Colmenar  
Mission Viejo CA 92692

644 101 16  
Butler Trust  
725 Browncroft Rd  
Laguna Beach CA 92651

644 101 34  
Linda Hess  
9054 White Oak Dr  
Twinsburg OH 44087

644 111 03  
Donn Tragnitz  
683 Wendt Ter  
Laguna Beach CA 92651

644 111 06  
Norman Marshall  
666 Griffith Way  
Laguna Beach CA 92651

644 111 09  
Richard P R P Johnson  
790 Griffith Way  
Laguna Beach CA 92651

644 111 12  
Shari Orenstein  
19 Tranby Ave  
Toronto M5r Canada

644 111 15  
John Stollsteimer  
1052 Pescador Dr  
Newport Beach CA 92660

644 111 18  
Michael Marriner  
620 Griffith Way  
Laguna Beach CA 92651

644 111 22  
Urie Properties Inc  
303 Magnolia Dr  
Laguna Beach CA 92651

644 101 14  
Michael Sagar  
1286 Temple Ter  
Laguna Beach CA 92651

644 101 17  
Norman & Patricia Abbey  
5521 Alta Canyon Rd  
La Canada Flintridge CA 91011

644 111 01  
Michael Page Davis  
674 Wendt Ter  
Laguna Beach CA 92651

644 111 04  
Gary Pattengill  
691 Wendt Ter  
Laguna Beach CA 92651

644 111 07  
Carl A C Winefordner  
711 Wendt Ter  
Laguna Beach CA 92651

644 111 10  
Kim Pederson  
750 Griffith Way  
Laguna Beach CA 92651

644 111 13  
Leroy Eaton  
690 Griffith Way  
Laguna Beach CA 92651

644 111 16  
Peter Anderson  
648 Griffith Way  
Laguna Beach CA 92651

644 111 20  
Richard Ira Frank  
625 Glomstad Ln  
Laguna Beach CA 92651

644 111 25  
Verna Rollinger  
825 Park Ave  
Laguna Beach CA 92651

644 111 26  
Maria Price  
32430 Cole Grade Rd  
Valley Center CA 92082

644 111 27  
Phillip Greibe  
7 Laguna Woods Dr  
Laguna Niguel CA 92677

644 111 28  
Fausta Vitali  
645 Griffith Way  
Laguna Beach CA 92651

644 111 29  
Fausta Vital  
645 Griffith Way  
Laguna Beach CA 92651

644 111 30  
Aziyade Maxey  
675 Griffith Way  
Laguna Beach CA 92651

644 111 31  
Irene Bernard  
685 Griffith Way  
Laguna Beach CA 92651

644 111 32  
Marcia Hafif  
719 Saint Anns Dr  
Laguna Beach CA 92651

644 111 33  
Glen Gellatly  
742 Browncroft Rd  
Laguna Beach CA 92651

644 111 34  
Pauline Baker  
720 Browncroft Rd  
Laguna Beach CA 92651

644 111 35  
Blair Trust  
34032 Capistrano By The Sea  
Dana Point CA 92629

644 111 36  
Michele Nelson  
727 Saint Anns Dr #A  
Laguna Beach CA 92651

644 111 37  
Stephen Crawford  
729 Saint Anns Dr  
Laguna Beach CA 92651

644 111 38  
Anthony Lin  
937 Coronado Dr  
Costa Mesa CA 92626

644 111 39  
School Laguna High  
550 Blumont St  
Laguna Beach CA 92651

644 111 40  
Santo Leo Arena  
747 Saint Anns Dr  
Laguna Beach CA 92651

644 111 41  
Richard John Doidge  
749 Saint Anns Dr  
Laguna Beach CA 92651

644 111 42  
Muriel Nehammer  
751 Saint Anns Dr  
Laguna Beach CA 92651

644 111 43  
Peter & Carol Smith  
123 Vassar Rd  
Poughkeepsie NY 12603

644 111 44  
Christian Lewis Feist  
958 Sapphire Cir  
Ventura CA 93004

644 111 45  
Elizabeth Oh  
17981 Sky Park Cir #P  
Irvine CA 92614

644 111 46  
Gary Wayne Arthur  
773 Saint Anns Dr  
Laguna Beach CA 92651

644 111 47  
Brasfield Trust  
777 Saint Anns Dr  
Laguna Beach CA 92651

644 111 48  
Traci Pedersen  
779 Saint Anns Dr  
Laguna Beach CA 92651

644 111 49  
Dominic Pitz  
785 Saint Anns Dr  
Laguna Beach CA 92651

644 111 50  
Marcel Pitz  
844 Eastman Dr  
Bigfork MT 59911

644 111 51  
Daniel Brinderson  
795 Saint Anns Dr  
Laguna Beach CA 92651

644 111 52  
Leshgold Trust  
1202 Rimmer Ave  
Pacific Palisades CA 90272

644 111 53  
Meta Evans  
605 Glomstad Ln  
Laguna Beach CA 92651

644 111 54  
Justin Michael Smyers  
611 Griffith Way  
Laguna Beach CA 92651

644 111 55  
Dee Mark Partners III  
891 Laguna Canyon Rd  
Laguna Beach CA 92651

644 111 56  
Dee Mark Partners III  
578 Goff St  
Laguna Beach CA 92651

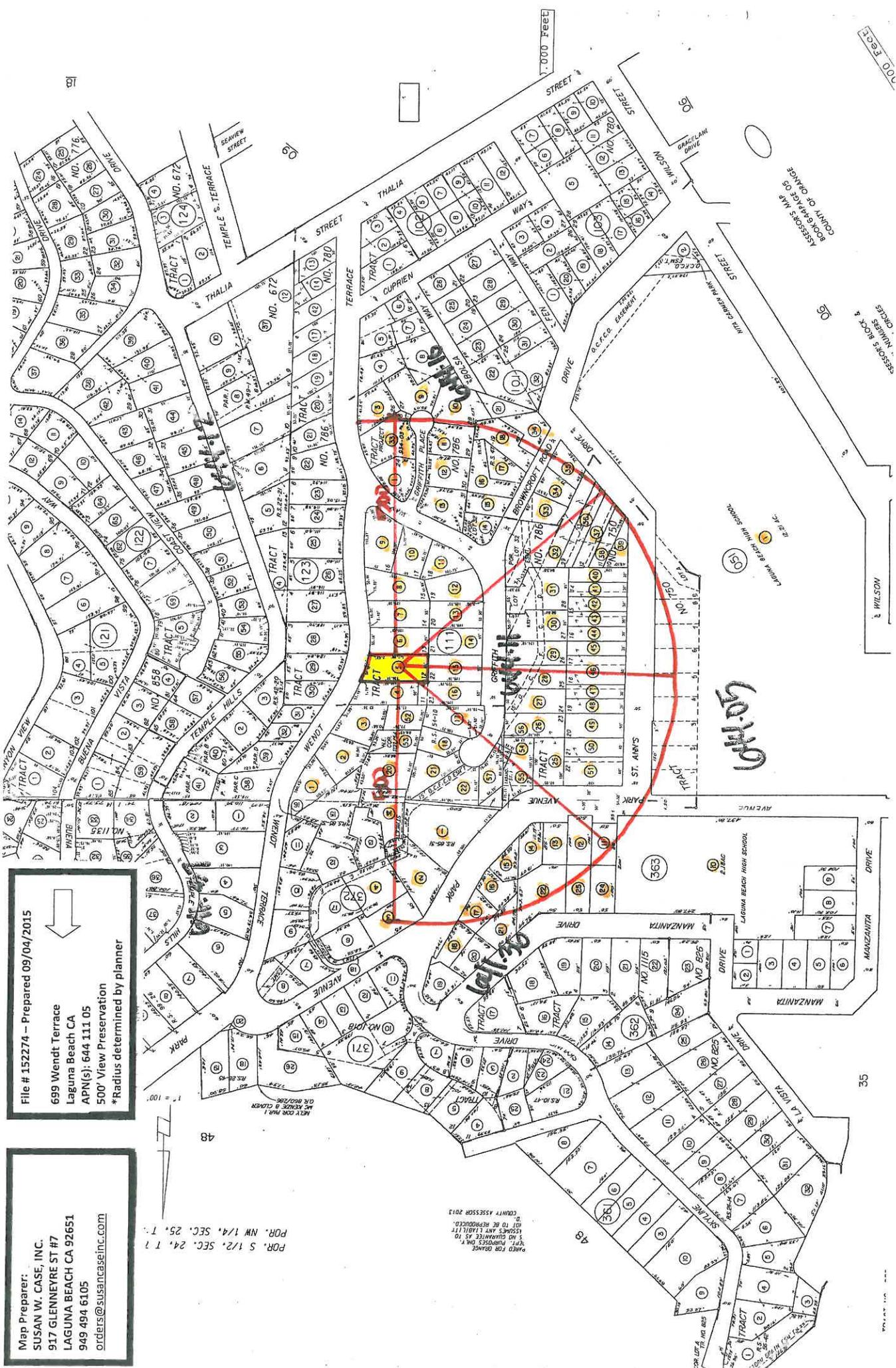
644 111 57  
Justin Michael Smyers  
611 Griffith Way  
Laguna Beach CA 92651

934 030 01  
Church Calvary  
468 Legion St  
Laguna Beach CA 92651

934 030 02  
Howard Conn  
1960 Glenneyre St  
Laguna Beach CA 92651

934 030 03  
Christine Illuminato  
765 Wendt Ter  
Laguna Beach CA 92651

934 030 04  
Morley Dean Freitas  
775 Wendt Ter #4  
Laguna Beach CA 92651



File # 152274 - Prepared 09/04/2015

699 Wendt Terrace  
Laguna Beach CA  
APN(s): 644 111 05  
500' View Preservation  
\*Radius determined by planner

Map Preparer:  
SUSAN W. CASE, INC.  
917 GLENNEVRE ST #7  
LAGUNA BEACH CA 92651  
949 494 6105  
orders@susancaseinc.com

POR. S 1/2, SEC. 24, T. 1  
POR. S 1/4, SEC. 25, T. 1

PAGE FOR ORANGE  
COUNTY ASSESSOR 2013  
5.00 QUANTITIES 25.00  
ASSUMES ARE LIABILITY  
NOT TO BE REPRODUCED.

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SECTION 36C &  
CHIEFS  
NUMBERS 45

700 EIGHT

64110

ASSessor's MAP  
BOOK 64110 PG 05  
COUNT OF PARCELS

LAGUNA BEACH HIGH SCHOOL  
2.2 AC

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