



June 5, 2019

William and Carolyn Birnbaum
1025 Canyon View Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Birnbaum,

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 link www.lagunabeachcity.net/viewpreservation.

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
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 19-2901**

Visit Date: **May 28, 2019**

Applicant: **William & Carolyn Birnbaum**

View Address: **1025 Canyon View Drive**

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, kitchen, master bedroom

Lower level: Family room, guest bedroom

Upper level: Gym/office

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 and San Clemente Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, hillside terrain, coastline, whitewater 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: 6/5/2019 By: 

End of Checklist



RECORD OF VIEW

VPP 2019-2901



1025 Canyon View Drive

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: nyan Submitted to property file: 6/5/2019

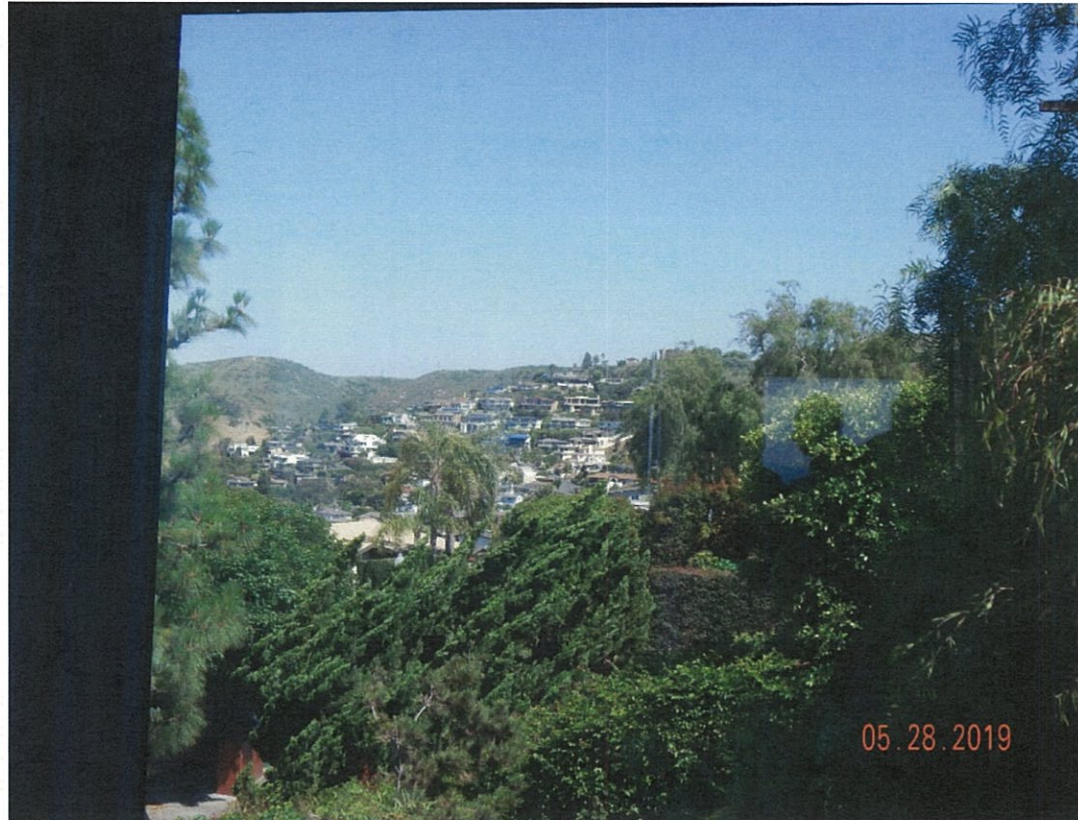
Disclaimer: Vegetation and the view corridor across 1009 Canyon View Drive are subject to the conditions of VRO/Resolution 15-0693 and, therefore, are not subject to this View Preservation claim.

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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: Man Submitted to property file: 6/5/2019

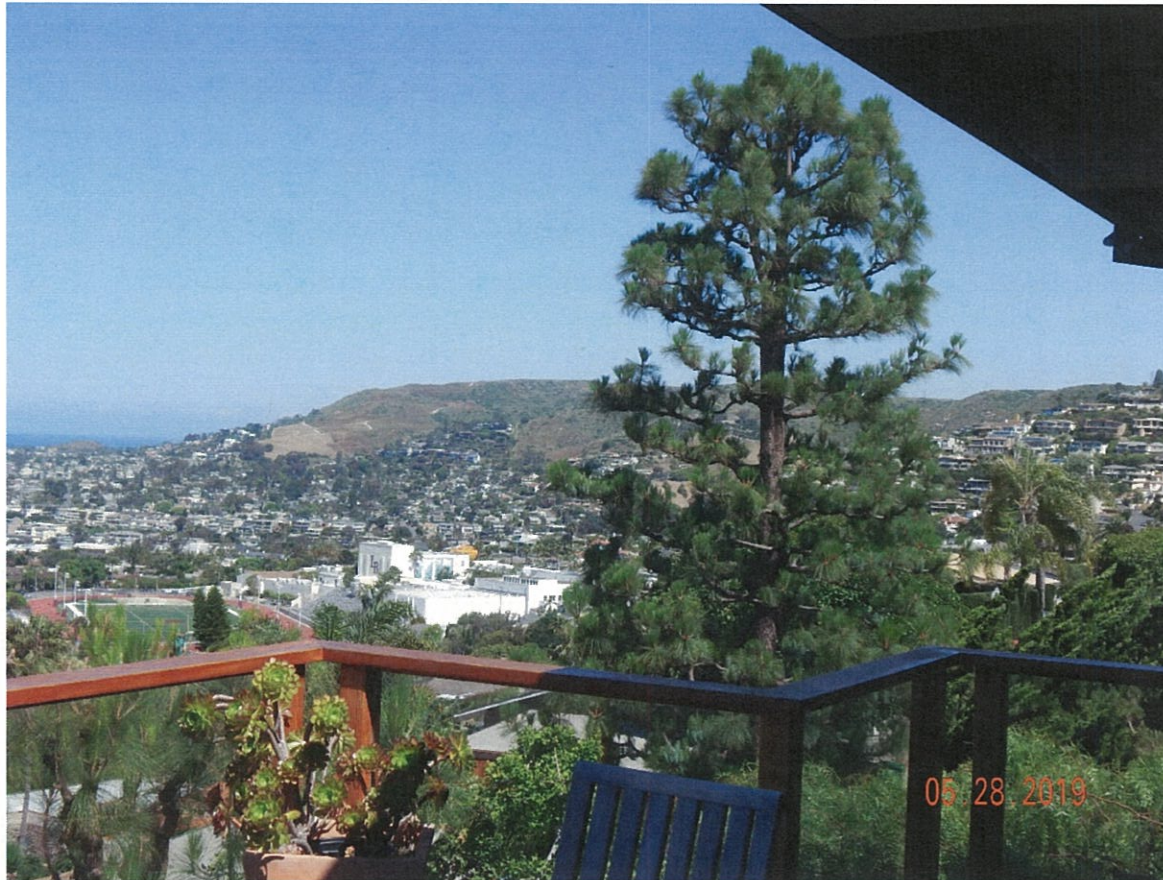
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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: mfan Submitted to property file: 6/5/2019

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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: M. J. [Signature] Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: M. Jarr Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: mfarr Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: [signature] Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: M. Farr Submitted to property file: 6/5/2019

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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: M. J. J. Submitted to property file: 6/5/2019

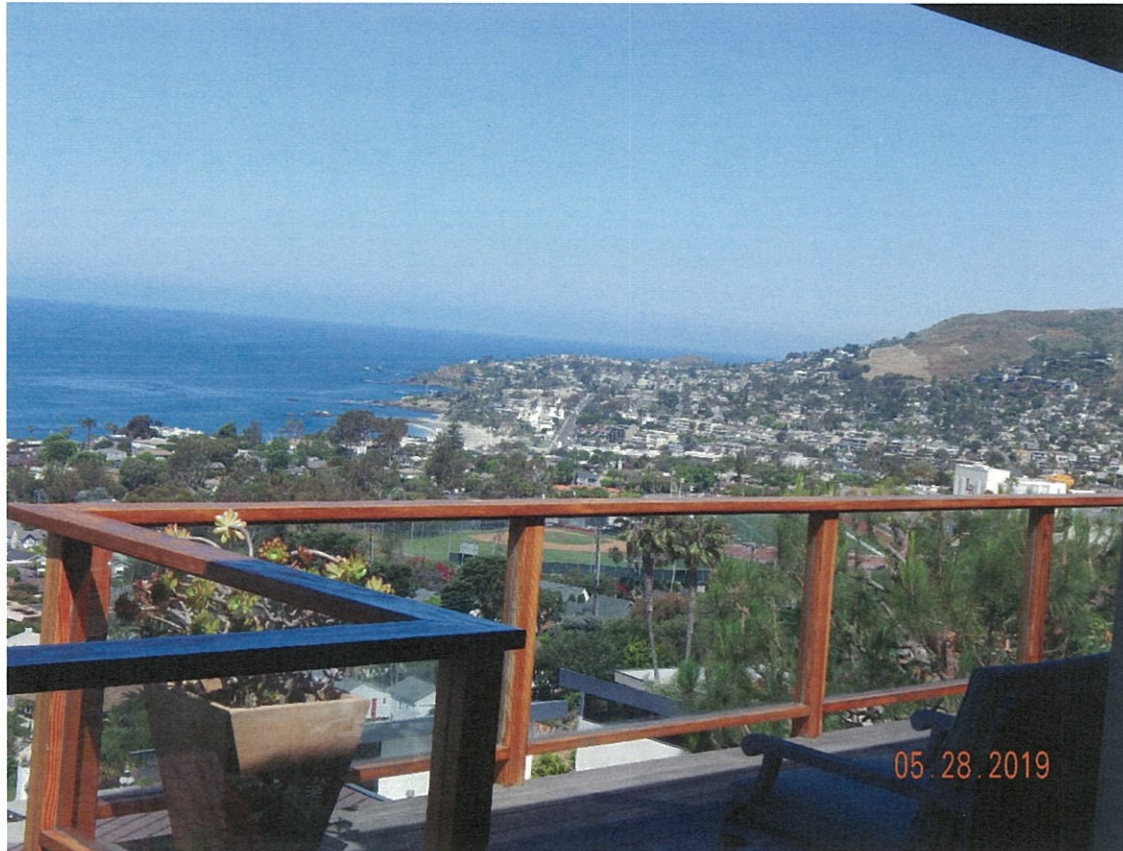
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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: WJarr Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: M. J. J. J. Submitted to property file: 6/5/2019

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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: myan Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: myan Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: MAJ Submitted to property file: 6/5/2019

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: Marr Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: Marr Submitted to property file: 6/5/2019

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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: *Myra* Submitted to property file: 6/5/2019

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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: mfarr Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: W. Jan Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: *M. J. [Signature]* Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: M. Farr Submitted to property file: 6/5/2019

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RECORD OF VIEW

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyons, whitewater and ocean horizon.

Date of photograph: 5/28/2019 Photographed by: M. J. [Signature] Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: M. J. [Signature] Submitted to property file: 6/5/2019

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Date of photograph: 5/28/2019 Photographed by: Mason Submitted to property file: 6/5/2019

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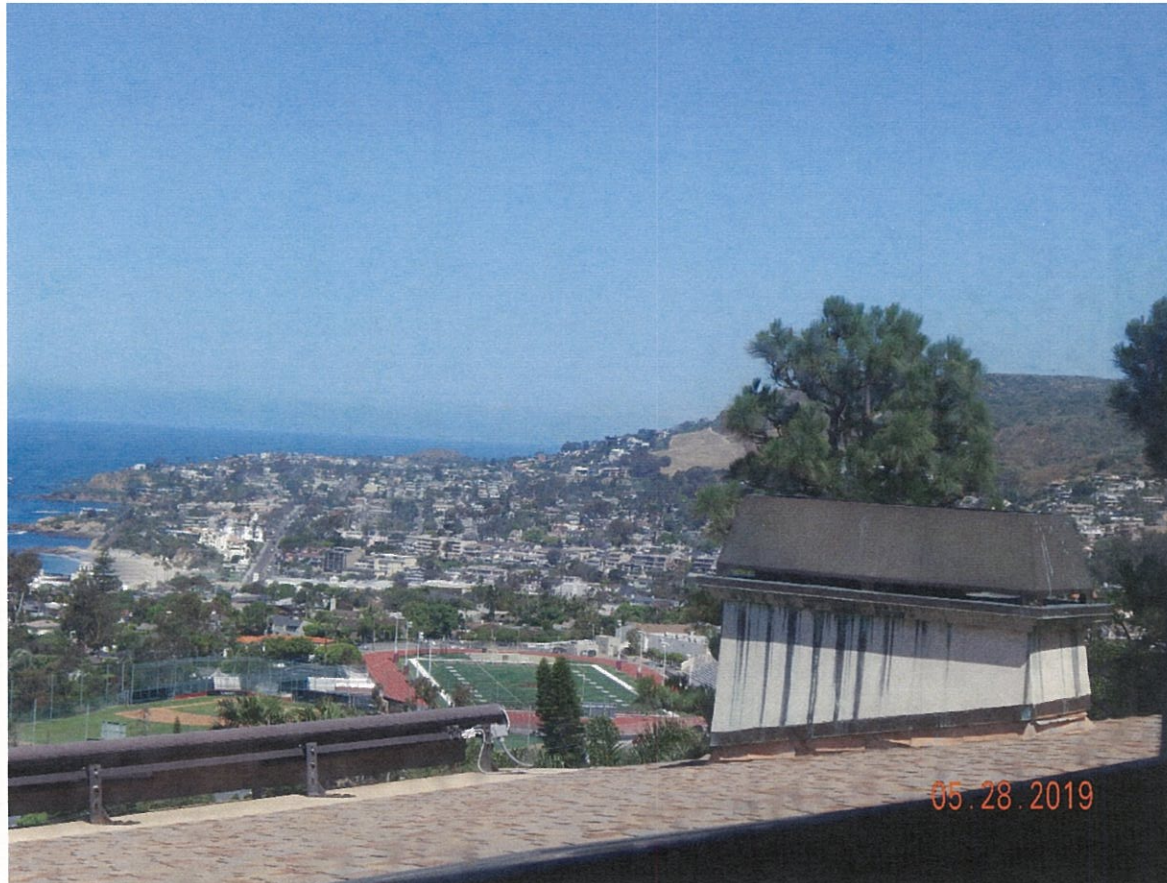
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June 5, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-2901
1025 CANYON VIEW 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 **1025 Canyon View 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 link, www.lagunabeachcity.net/viewpreservation. 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 cursive script, appearing to read "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



500' View Preservation
 1025 Canyon View Dr
 Laguna Beach
 APN area approved by planner
 Susan Case Inc
 Prepared by Laura Emerson
 05/29/2019



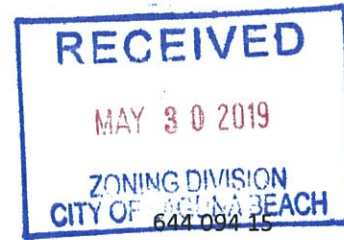
1 inch = 200 feet

NOT AN AFFECTED
 PROPERTY OWNER WITHIN
 500 FT AS VIEW CORRIDOR
 IS REGULATED BY VCO-15-0693

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

File# 197435
1025 Canyon View Dr
Laguna Beach CA
500' Owner
APN(s) 644 182 03
May 29 2019

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



644 093 17
Reinecke Trust
1685 Louise St
Laguna Beach CA 92651

644 094 14
Noel David Puffer
685 Seaview St
Laguna Beach CA 92651

644 094 15
Krishnansu Sujata Tewari
695 Seaview St
Laguna Beach CA 92651

644 094 16
Michelle Ebbecke
686 Anita St
Laguna Beach CA 92651

644 098 10
Tyler Rootlieb
683 Anita St
Laguna Beach CA 92651

644 098 11
Jeffrey Kaplan
Po Box 9576
Laguna Beach CA 92652

644 098 12
Elliot Tyson
13713 Bayliss Rd
Los Angeles CA 90049

644 098 13
Carol Reynolds
1041 Temple Ter
Laguna Beach CA 92651

644 098 14
Linda Leahy
694 Lombardy Ln
Laguna Beach CA 92651

644 098 33
Joseph Tardie Jr.
1063 Temple Ter
Laguna Beach CA 92651

644 122 19
Peter Montgomery
935 Canyon View Dr
Laguna Beach CA 92651

644 122 20
Nicholas Lombardo
955 Canyon View Dr
Laguna Beach CA 92651

644 122 21
David Fisher III
3213 Tyrol Dr
Laguna Beach CA 92651

644 122 22
Edmund Trujillo
974 Coast View Dr
Laguna Beach CA 92651

644 122 23
William Peck
987 Canyon View Dr
Laguna Beach CA 92651

644 122 24
David Mc McNatt
999 Coast View Dr
Laguna Beach CA 92651

644 122 25
Diyar Irvine LLC
2901 W Coast Hwy #242
Newport Beach CA 92663

644 122 26
Lisa Cambria
982 Temple Hills Dr
Laguna Beach CA 92651

644 122 27
R Anthony Reese
Po Box 4562
Irvine CA 92616

644 122 28
John Nicholas Clayton
108 Byrsonima Cir
Homosassa FL 34446

644 122 29
Chelsea Taylor Wild
965 Coast View Dr
Laguna Beach CA 92651

644 122 30
Paul Maguire
964 Temple Hills Dr
Laguna Beach CA 92651

644 122 31
Lance Peterson Woo
143 S Saltair Ave
Los Angeles CA 90049

644 122 32
James Kisel
940 Temple Hills Dr
Laguna Beach CA 92651

644 122 33
Herbert Voss
945 Coast View Dr
Laguna Beach CA 92651

644 122 34
Thomas Greenwell
906 Temple Hills Dr
Laguna Beach CA 92651

644 122 35
Warren Lackey
933 Coast View Dr
Laguna Beach CA 92651

644 122 36
Ronald Kreber
921 Coast View Dr
Laguna Beach CA 92651

644 122 37
Joe Baker
901 Coast View Dr
Laguna Beach CA 92651

644 122 38
Nicolas Radisay
875 Coast View Dr
Laguna Beach CA 92651

644 122 39
Rebecca M R M Lyles
888 Temple Hills Dr
Laguna Beach CA 92651

644 124 01
Vicki Long
711 Thalia St
Laguna Beach CA 92651

644 124 02
William Kail
900 Temple Ter
Laguna Beach CA 92651

644 124 03
Barry Simons
260 Saint Anns Dr
Laguna Beach CA 92651

644 124 04
Ursula Adams
954 Temple Ter
Laguna Beach CA 92651

644 182 01
Paul Anthony Jablon
12819 SE 38th St #516
Bellevue WA 98006

~~644 182 02~~
Deane Shapiro Jr.
~~1009 Canyon View Dr~~
~~Laguna Beach CA 92651~~

*This property
subject to
VRO / Resolution
15-0693 .
New corridor is
not an affected
parcel within
500 ft. or
such property
own not noticed.*

644 182 03
William Birnbaum
1025 Canyon View Dr
Laguna Beach CA 92651

644 182 04
Patrick & Sylvia Ames
1035 Canyon View Dr
Laguna Beach CA 92651

644 182 05
A & K L Kweskin
1061 Canyon View Dr
Laguna Beach CA 92651

644 182 06
David Raber
1085 Canyon View Dr
Laguna Beach CA 92651

644 182 07
Syam P S P & G Gaddam
1105 Canyon View Dr
Laguna Beach CA 92651

644 182 08
Elliot Pollack
7505 E 6th Ave #100
Scottsdale AZ 85251

644 183 01
Dale Auslander
1005 Coast View Dr
Laguna Beach CA 92651

644 183 02
Mamdoh Abas
1012 Temple Hills Dr
Laguna Beach CA 92651

644 183 03
Satish Reddy
1030 Temple Hills Dr
Laguna Beach CA 92651

644 183 04
Thomas Parisi
1035 Coast View Dr
Laguna Beach CA 92651

644 183 05
Douglas Kinn
1061 Coast View Dr
Laguna Beach CA 92651

644 183 06
Mike Dunn
1082 Temple Hills Dr
Laguna Beach CA 92651

644 183 07
Christopher Ricketts
4132 N 18th Ave
Phoenix AZ 85015

644 183 08
Greig Eric Altieri
1107 Coast View Dr
Laguna Beach CA 92651

644 183 09
Dore Gilbert
27641 Deputy Cir
Laguna Hills CA 92653

644 183 10
Shirley J S Endresen
1133 Coast View Dr
Laguna Beach CA 92651

644 183 11
Branden Faber
1141 Coast View Dr
Laguna Beach CA 92651

644 183 12
Bacall Trust
2395 Melville Dr
San Marino CA 91108

644 183 13
James Conrad
30125 Hillside Ter
San Juan Capistrano CA 92675

644 184 02
Laguna Beach County
Po Box 987
Laguna Beach CA 92652

644 184 03
Scharff & Christensen
710 Oak St
Laguna Beach CA 92651

644 184 04
Prepas Trust
740 Oak St
Laguna Beach CA 92651

644 184 05
Dennis King
8354 Secura Way
Santa Fe Springs CA 90670

644 184 06
Gary Jordan Kaleta
795 Oak St
Laguna Beach CA 92651

644 184 07
Reed Peterson
785 Oak St
Laguna Beach CA 92651

644 184 08
Carl Brown
775 Oak St
Laguna Beach CA 92651

644 184 09
Alexander Masarik
761 Oak St
Laguna Beach CA 92651

644 184 28
John Hill
725 Oak St
Laguna Beach CA 92651

644 184 30
Bonnie Stormont
1100 Temple Ter
Laguna Beach CA 92651

644 184 46
Stephen Larson
215 W 20th St
Upland CA 91784

644 184 47
Saint Catherine Of Siena
1042 Temple Ter
Laguna Beach CA 92651

644 184 48
Saint Catherine Of Siena
13280 Chapman Ave
Garden Grove CA 92840