



September 21, 2018

David Raber  
1085 Canyon View Drive  
Laguna Beach, CA 92651

Dear Mr. Raber,

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. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

As we discussed, 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 18-1076**

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Visit Date: **August 1, 2018**  
Applicant: **David Raber**  
View Address: **1085 Canyon View Drive**

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

**VIEW LOCATION / VISUAL SCENE**

- a. *Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Main level: Living room, dining room, office and master bedroom  
Lower level: Family room, guest bedroom

- b. *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 San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Birdrock, Heisler Park, Contino Point, Crescent Bay, whitewater and 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: 8/21/2018 By: T. Farr

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End of Checklist





**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

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, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *[Signature]* Submitted to property file: 9/21/2018

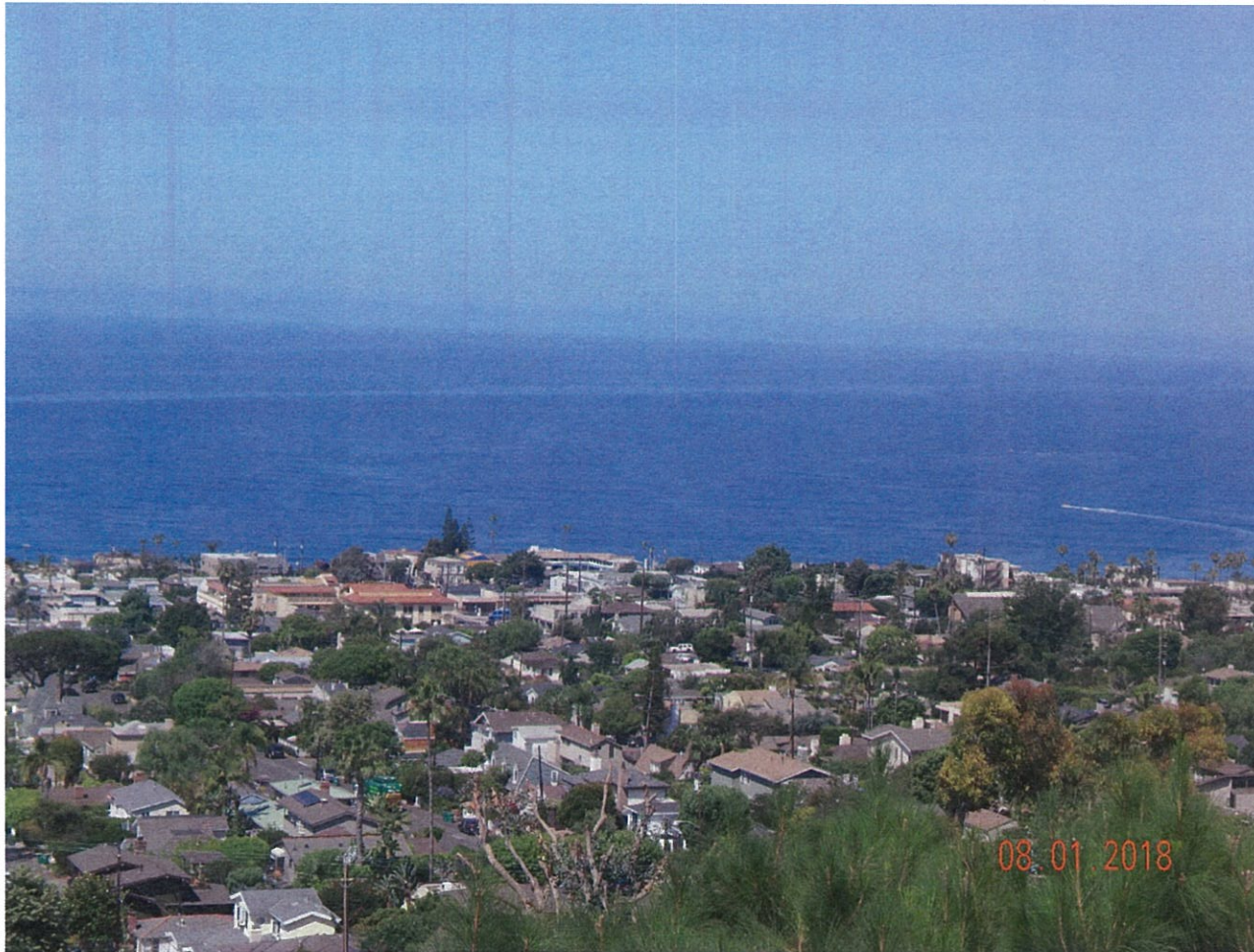
Document  
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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *Myan* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *myan* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *[Signature]* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *[Signature]* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: San Clemente Island, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *M. J. Carr* Submitted to property file: 9/21/2018

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## RECORD OF VIEW

VPP 18-1076



### 1085 Canyon View Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

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Date of photograph: 8/1/18 Photographed by: *Myasa* Submitted to property file: 9/21/2018



## RECORD OF VIEW

VPP 18-1076



### 1085 Canyon View Drive

The photograph above was taken from the office on the main level of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *[Signature]* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the office on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *M. J. [Signature]* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the office on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *[Signature]* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the office on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *Myan* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

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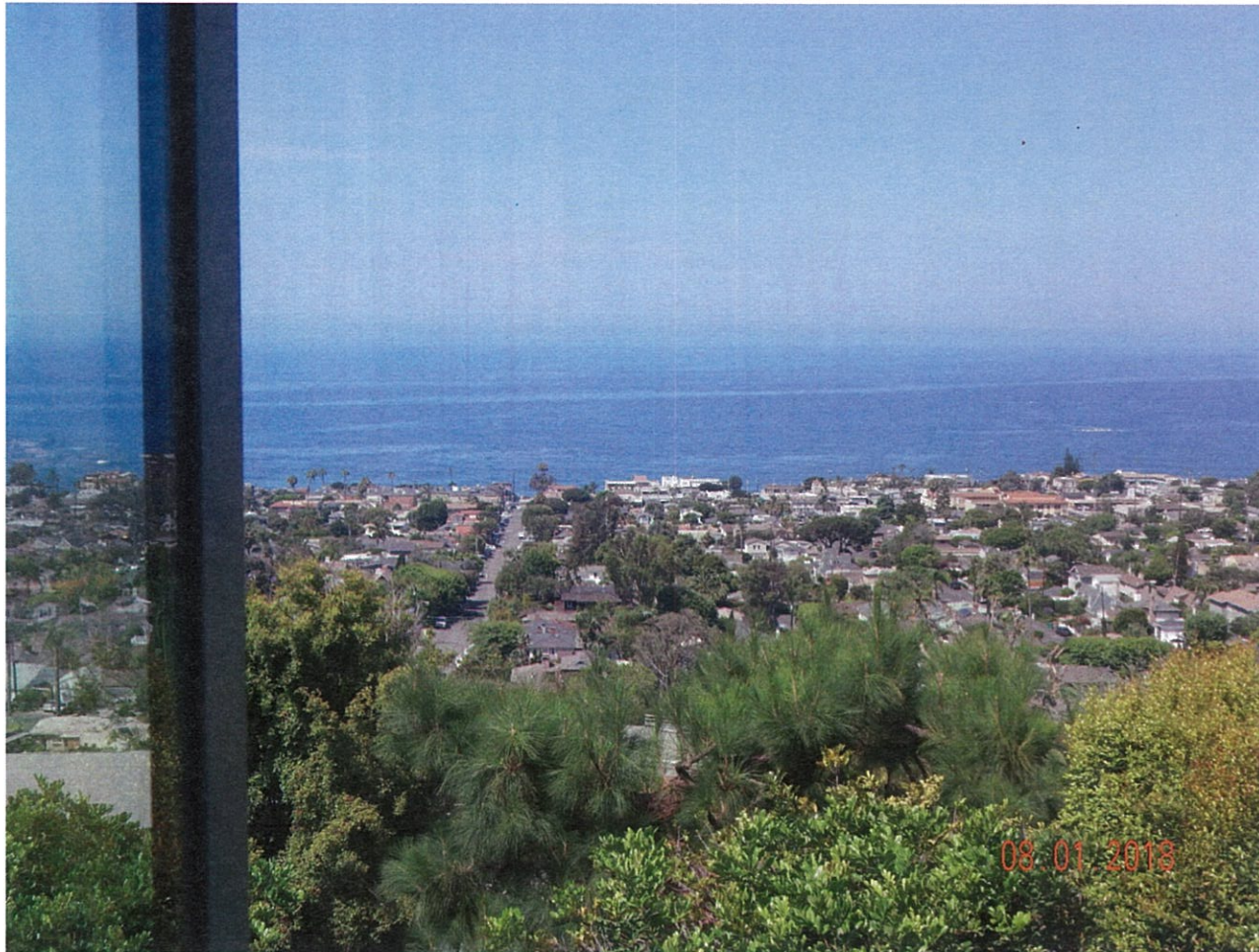
Date of photograph: 8/1/18 Photographed by: *[Signature]* Submitted to property file: 9/21/2018





**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *W. J. [Signature]* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *W. J. [Signature]* Submitted to property file: 9/21/2018

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## RECORD OF VIEW

VPP 18-1076



### 1085 Canyon View Drive

The photograph above was taken from the family room/studio on the lower level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *[Signature]* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the family room/studio on the lower level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *M. J. [Signature]* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the family room/studio on the lower level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *myan* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the guest bedroom on the lower level of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *ryan* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the guest bedroom on the lower level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *ujau* Submitted to property file: 9/21/2018

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**RECORD OF VIEW**

**VPP 18-1076**



**1085 Canyon View Drive**

The photograph above was taken from the guest bedroom on the lower level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 8/1/18 Photographed by: *ryan* Submitted to property file: 9/21/2018

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September 21, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-1076  
1085 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 **1085 Canyon View Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, 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.

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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

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 black ink, appearing to read "Tony Farr".

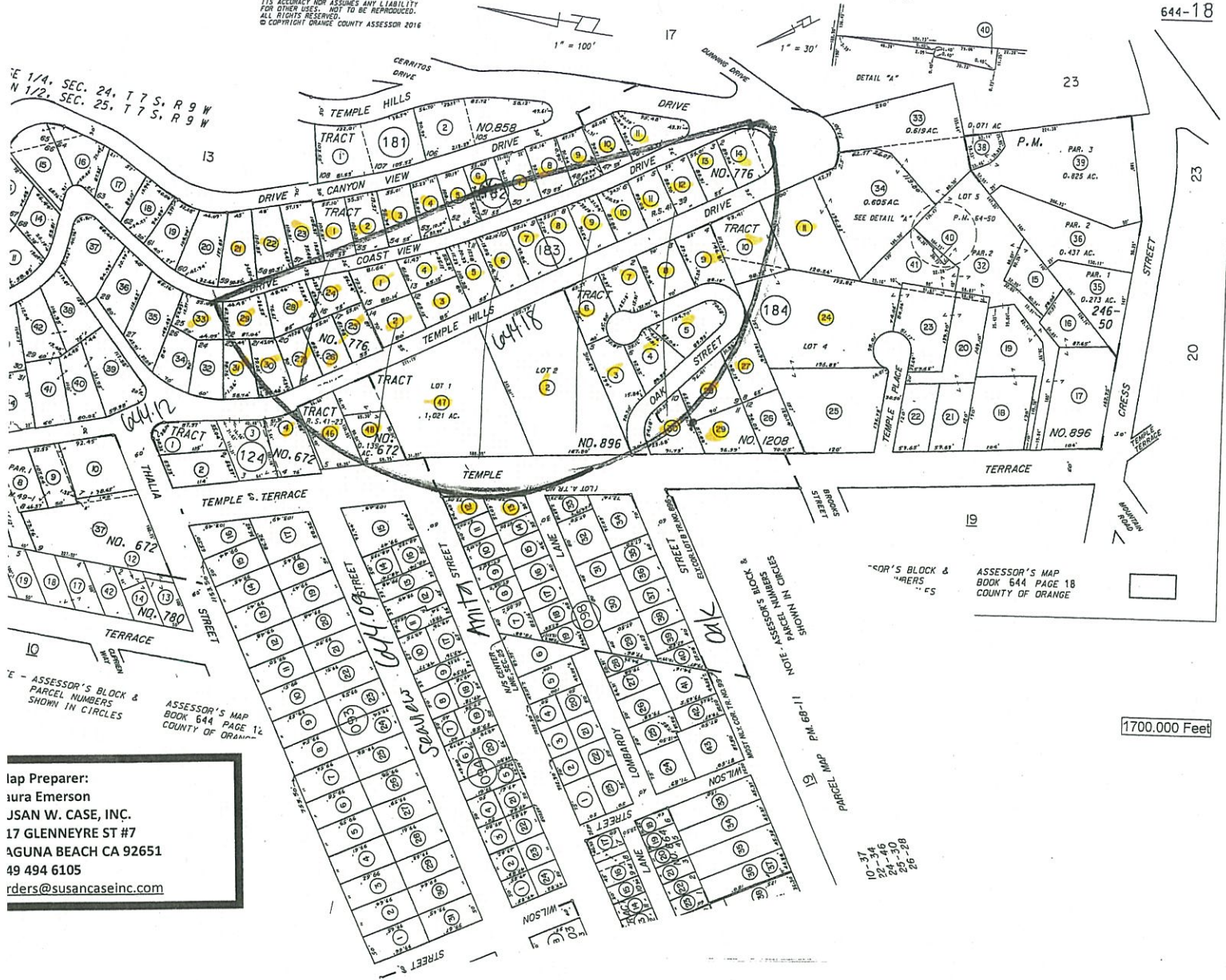
Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2016

POR. E 1/2, SW 1/4, NE 1/4, SEC. 25, T 7 S, R 9 W

644-18



ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 644 PAGE 18 COUNTY OF ORANGE

ASSESSOR'S MAP BOOK 644 PAGE 18 COUNTY OF ORANGE

1700.000 Feet

Map Preparer:  
 Laura Emerson  
 SUSAN W. CASE, INC.  
 17 GLENNEYRE ST #7  
 AGUNA BEACH CA 92651  
 49 494 6105  
 l Emerson@susancaseinc.com

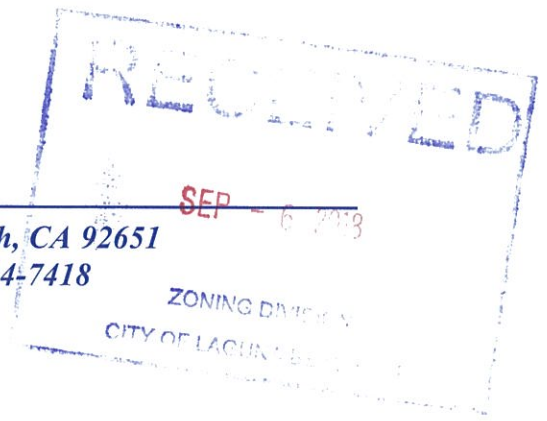
10-37  
 20-34  
 24-46  
 25-50  
 25-58



**SUSAN W. CASE, INC.**  
*susancase@prodigy.net*

File# 186346  
1085 Canyon View  
Laguna Beach CA  
APN(s) 644 182 06  
500' View Preservation  
September 5 2018

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



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

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

644 122 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 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 33  
Herbert Voss  
945 Coast View 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

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  
Frank Faye  
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 & Gowtami Gaddam  
1105 Canyon View Dr  
Laguna Beach CA 92651

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

644 182 09  
Douglass Garibaldi  
Po Box 71584  
Reno NV 89570



644 182 10  
Farsheed Cohen  
1135 Canyon View Dr  
Laguna Beach CA 92651

644 182 11  
Paul DePfyffer  
1224 Temple Hills Dr  
Laguna Beach CA 92651

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 & Michelle 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

644 183 14  
Thomas Combs  
1195 Coast View Dr  
Laguna Beach CA 92651

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

644 184 03  
McGill Trust  
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 10  
Robert C R C Braun  
1155 Temple Hills Dr  
Laguna Beach CA 92651

644 184 11  
Christina Watson  
Po Box 3692  
Dana Point CA 92629

644 184 24  
Dwight Spiers  
730 Temple Pl  
Laguna Beach CA 92651

644 184 27  
Craig-Frey  
381 California Ter  
Pasadena CA 91105

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

644 184 29  
David Schroeder  
1150 Temple Ter  
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  
David & Beatrice Rosenbaum  
2065 Glenneyre St  
Laguna Beach CA 92651

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

988 970 01  
Mihaela Balu  
201 Gabrielino Dr  
Irvine CA 92617