



Date Filed:	6-13-2016
Application No.	VPP 16-1279

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: ~~\$630~~ ^{\$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: Roger Nilson / Carol Nilson
Address: 609 Canyon View Dr

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-1279**

Visit Date: **July 6, 2016**

Applicant: **Roger and Carol Nilsen
669 Canyon View Drive**

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

1. **VIEW LOCATION / VISUAL SCENE**

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

Living room/Dining room – main level
Family room – lower level

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

Living room/Dining room & Family room – Catalina Island, San Clemente Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, Crescent Bay, whitewater, ocean horizon, beaches, city lights and hillside terrain.

2. **RECORD OF VIEWS**

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

Date: 7/18/2016 By: Tony Farr

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

Date: 7/18/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-1279



669 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, San Clemente Island, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/6/16 Photographed by: [Signature] Submitted to property file: 7/18/2016



RECORD OF VIEW

VPP 2016-1279



669 Canyon View Drive

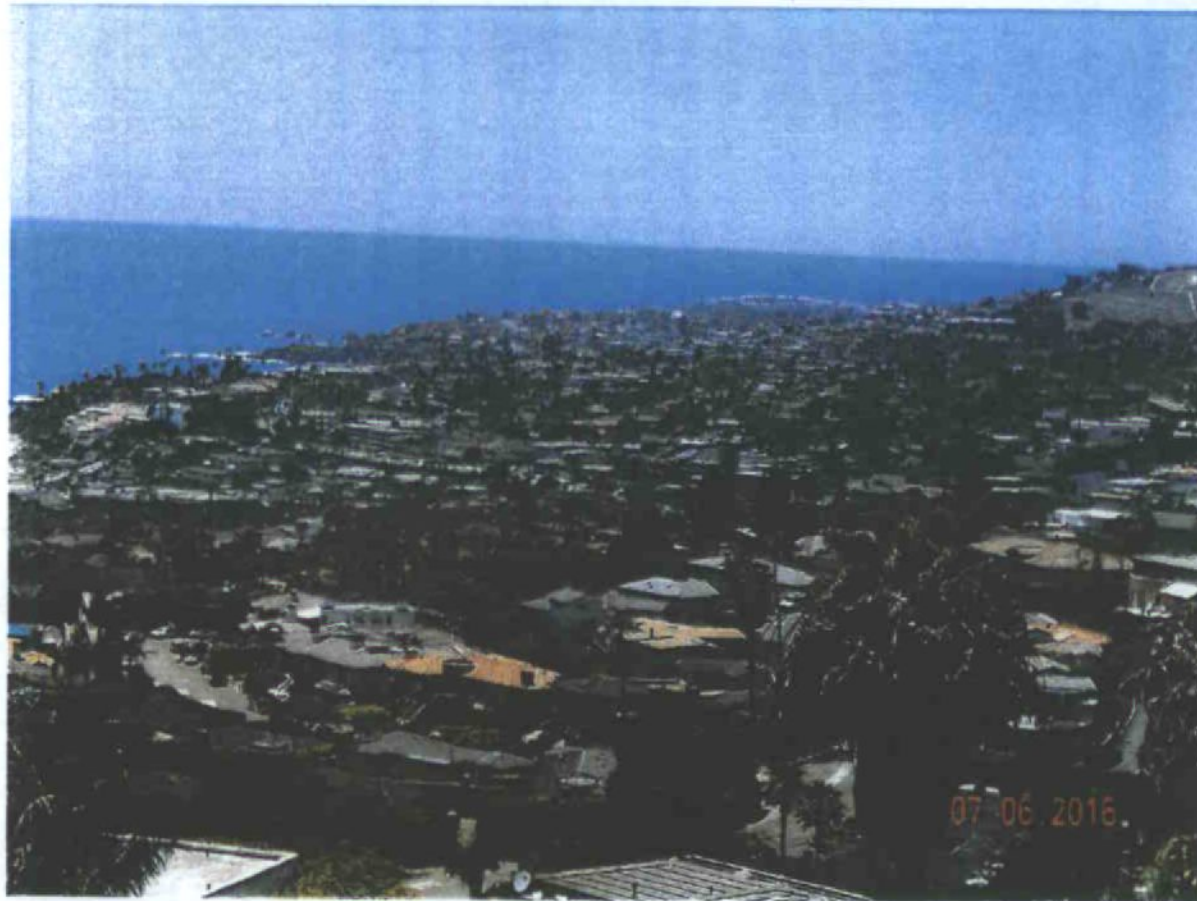
The photograph above was taken from the Living room/Dining room on the main level of the primary residential structure.
Visual scene description: Catalina Island, San Clemente Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/6/16 Photographed by: *[Signature]* Submitted to property file: 7/10/2016



RECORD OF VIEW

VPP 2016-1279



669 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, Heisler Park, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/6/16 Photographed by: *[Signature]* Submitted to property file: 7/18/2016

Document
3 of 8



RECORD OF VIEW

VPP 2016-1279



669 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, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, beaches, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/6/16 Photographed by: Amy Farr Submitted to property file: 7/18/2016

Document
4 of 8



RECORD OF VIEW

VPP 2016-1279



669 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, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, beaches, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/6/16 Photographed by: [signature] Submitted to property file: 7/18/2016

Document
5 of 8



RECORD OF VIEW

VPP 2016-1279



669 Canyon View Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, beaches, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/6/16 Photographed by: Amy Jase Submitted to property file: 7/18/2016

Document
6 of 8



RECORD OF VIEW

VPP 2016-1279



669 Canyon View Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, beaches, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/6/16 Photographed by: *[Signature]* Submitted to property file: 7/18/2016

Document
7 of 8



RECORD OF VIEW

VPP 2016-1279



669 Canyon View Drive

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, beaches, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 7/6/16 Photographed by: *[Signature]* Submitted to property file: 7/18/2016

Document
8 of 8



July 18, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1279
669 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 at **669 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. 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 cursive script that reads "Tony Farr".

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

File # 163242 - Prepared 07/07/2016

669 Canyon View Dr
Laguna Beach CA
APN(s): 641 373 22
500' View Preservation*
*Radius determined by City of LB

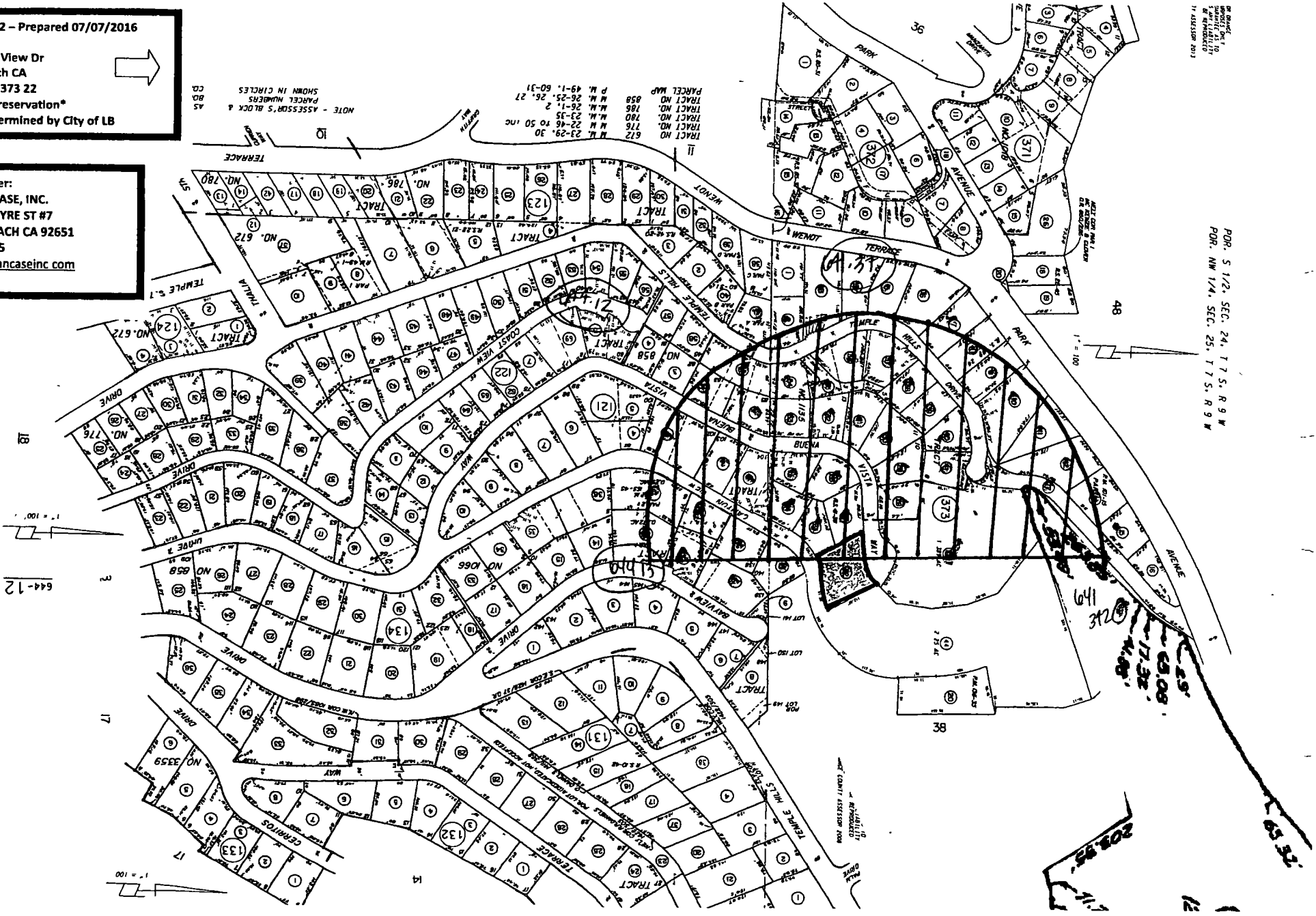


Map Preparer:
SUSAN W. CASE, INC.
917 GLENNEyre ST #7
LAGUNA BEACH CA 92651
949 494 6105
orders@susancaseinc.com

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

PARCEL MAP

TRACT NO. 672	M. M. 23-29.30
TRACT NO. 716	M. M. 23-16 TO 50 INC.
TRACT NO. 780	M. M. 26-1.2
TRACT NO. 785	M. M. 26-25.26.27
TRACT NO. 858	M. M. 49-1.60-31



Map of the City of Laguna Beach, California, showing the location of the subject property. The map is based on the 1991 Assessor's Map and is not to scale.

PDR, S 1/2, SEC. 24, T 7 S, R 9 W
PDR, NW 1/4, SEC. 25, T 7 S, R 9 W

1" = 100'

1" = 100'

644-12

1" = 100'

208.95

641-12
641-13
641-14
641-15
641-16
641-17
641-18
641-19
641-20
641-21
641-22
641-23
641-24
641-25
641-26
641-27
641-28
641-29
641-30
641-31
641-32
641-33
641-34
641-35
641-36
641-37
641-38
641-39
641-40
641-41
641-42
641-43
641-44
641-45
641-46
641-47
641-48
641-49
641-50
641-51
641-52
641-53
641-54
641-55
641-56
641-57
641-58
641-59
641-60
641-61
641-62
641-63
641-64
641-65
641-66
641-67
641-68
641-69
641-70
641-71
641-72
641-73
641-74
641-75
641-76
641-77
641-78
641-79
641-80
641-81
641-82
641-83
641-84
641-85
641-86
641-87
641-88
641-89
641-90
641-91
641-92
641-93
641-94
641-95
641-96
641-97
641-98
641-99
641-100

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

RECORDED

File# 163242
669 Canyon View
Laguna Beach CA
APN(s): 641 372 22
500' View Preservation
July 7 2016

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

JUL - 7 2016

ZONING DIVISION
CITY OF LAGUNA BEACH

641 342 01
Goldwell Investment Group LLC
20162 SW Birch St #180
Newport Beach CA 92660

641 373 02
Thomas Ribarich
591 Temple Hills Dr
Laguna Beach CA 92651

641 373 03
John Mangus
575 Temple Hills Dr
Laguna Beach CA 92651

641 373 04
Swanson Trust
28492 Camino La Ronda
San Juan Capistrano CA 92675

641 373 05
T J Paul
569 Temple Hills Dr
Laguna Beach CA 92651

641 373 06
Trevor James Paul
563 Temple Hills Dr
Laguna Beach CA 92651

641 373 07
Thomas Caverly
553 Temple Hills Dr
Laguna Beach CA 92651

641 373 08
Shawn Rogers
547 Temple Hills Dr
Laguna Beach CA 92651

641 373 09
Manrique Brenes
543 Temple Hills Dr
Laguna Beach CA 92651

641 373 10
Foles Laguna House LLC
4308 Dunning Ln
Austin TX 78746

641 373 11
Bonnie McFarland
995 Park Ave
Laguna Beach CA 92651

641 373 14
E Lincoln Swett
1025 Park Ave
Laguna Beach CA 92651

641 373 15
William Antny Besso
1045 Park Ave
Laguna Beach CA 92651

641 373 17
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641 373 22
Roger Nilsen
669 Canyon View Dr
Laguna Beach CA 92651

641 373 23
John Bragg
679 Canyon View Dr
Laguna Beach CA 92651

641 373 24
Craig Leonard Felberg
681 Canyon View Dr
Laguna Beach CA 92651

641 373 25
Empresa LLC
Po Box 7733
Laguna Niguel CA 92607

641 373 26
James Dickerman
650 Buena Vista Way
Laguna Beach CA 92651

641 373 27
Marc B M B Scher
644 Buena Vista Way
Laguna Beach CA 92651

641 373 28
Jimmie Allen
631 Buena Vista Way
Laguna Beach CA 92651

641 373 29
Tri M T M Nguyen
639 Buena Vista Way
Laguna Beach CA 92651

641 373 30
Thomas Cain
645 Buena Vista Way
Laguna Beach CA 92651

641 373 31
Christian Werner
657 Buena Vista Way
Laguna Beach CA 92651

641 373 32
Eon Reality Inc
39 Parker #100
Irvine CA 92618

641 373 33
Laurence Black
665 Buena Vista Way
Laguna Beach CA 92651

641 373 34
Robyn Sue Rakov
590 Temple Hills Dr
Laguna Beach CA 92651

641 373 35
Robyn Sue Rakov
590 Temple Hills Dr
Laguna Beach CA 92651

641 373 36
Steven Kellenberg
576 Temple Hills Dr
Laguna Beach CA 92651

641 373 37
Patrick M P M Stanton
1278 Glenneyre St
Laguna Beach CA 92651

641 373 38
Kamran Jabbari
15530 Rockfield Blvd #B4
Irvine CA 92618

641 373 39
Devin & Caroline Silberfein
546 Temple Hills Dr
Laguna Beach CA 92651

641 373 40
Stephen Merz
530 Temple Hills Dr
Laguna Beach CA 92651

641 373 41
James & Carole Daley
528 Temple Hills Dr
Laguna Beach CA 92651

641 373 42
Gerard Basil Stripling
1015 Park Ave
Laguna Beach CA 92651

641 373 43
Kids Love LLC
Po Box 1329
San Juan Capistrano CA 92693

644 121 01
David Trotter
709 Canyon View Dr
Laguna Beach CA 92651

644 121 02
Carolyn Ummel-Olson
725 Canyon View Dr
Laguna Beach CA 92651

644 121 03
Cynthia J C J Cohn
700 Buena Vista Way
Laguna Beach CA 92651

644 122 01
Nathan Owen Rosenberg
675 Buena Vista Way
Laguna Beach CA 92651

644 122 02
Jonathan Allen Wolin
685 Buena Vista Way
Laguna Beach CA 92651

644 122 59
Nathan Owen Rosenberg
1205 N Coast Hwy #D
Laguna Beach CA 92651

644 123 41
Kent Plank
625 Temple Hills Dr
Laguna Beach CA 92651

644 134 10
Leslie Bowlus
702 Canyon View Dr
Laguna Beach CA 92651

644 134 39
Norman Rest
736 Canyon View Dr
Laguna Beach CA 92651

644 134 41
Anne Krizman
240 Forest Ave
Laguna Beach CA 92651

644 134 42
Marcia French
106 Blue Lagoon
Laguna Beach CA 92651

644 134 43
Paula Scotland
106 Blue Lagoon
Laguna Beach CA 92651

644 134 44
Morris Skenderian
2094 S Coast Hwy #3
Laguna Beach CA 92651

644 134 45
Douglas Dale Anderson
800 Canyon View Dr
Laguna Beach CA 92651