

Date Filed: 6/23/2016
Application No. VPP 14-1407

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 The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves as a benchmark for determining significant view impairment in the future 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 *check # 920*

NOTICING REQUIREMENTS Applicant's must provide a certified mailing list, from an approved ownership listing service of affected property owners within 500 feet of the subject property Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name Douglas & Judith Anderson
Address 800 Canyon View Drive, Laguna Beach, CA

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-1407**

Visit Date: **July 20, 2016**

Applicant: **Douglas & Judith Anderson
800 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.**

Master bedroom, Family room, Dining room/Kitchen, Living room and Guest bedroom - main level

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

Master bedroom, Family room, Dining room/Kitchen, Living room and Guest bedroom – Catalina Island, San Clemente Island, Main Beach, Hotel Laguna, Heisler Park, Bird Rock, Crescent Bay, Emerald Bay, whitewater, coastline, ocean horizon, city lights and hillside terrain.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet.**

Date: 7/29/2016 By: Tony Farr

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

Date: 7/29/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

The photograph above was taken from the Master bedroom on the main floor of the primary residential structure. Visual scene description: Catalina Island, San Clemente Island, whitewater coastline and ocean horizon.

Document
1 of 14

Date of photograph: 7/20/16 Photographed by: *[Signature]* Submitted to property file: 7/29/2016



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

The photograph above was taken from the Master bedroom on the main floor of the primary residential structure. Visual scene description: Catalina Island, San Clemente Island, whitewater coastline and ocean horizon.

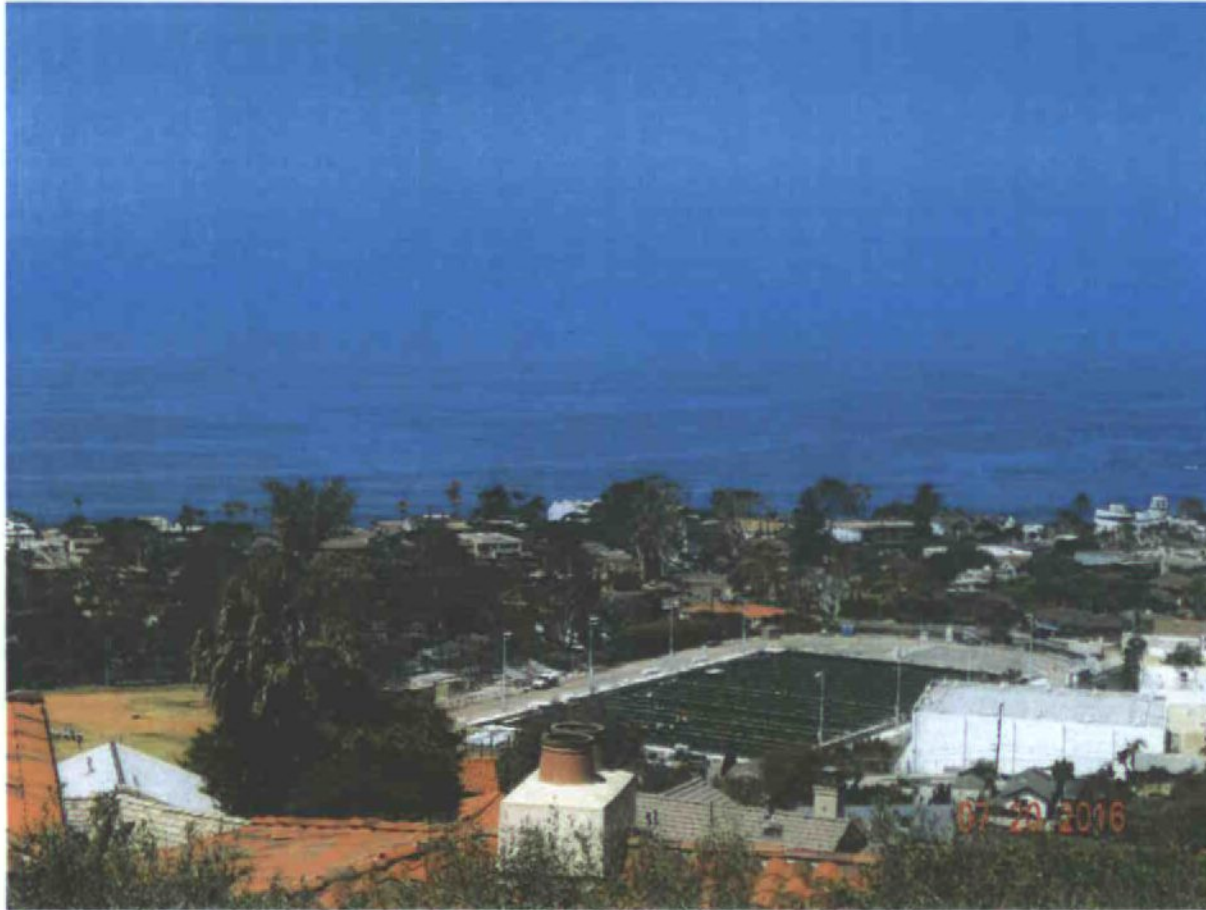
Document
2 of 14

Date of photograph: 7/20/16 Photographed by: man Submitted to property file: 7/29/2016



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

The photograph above was taken from the Master bedroom on the main floor of the primary residential structure. Visual scene description: Catalina Island, San Clemente Island, Hotel Laguna, whitewater coastline and ocean horizon.

Document
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Date of photograph: 7/20/16 Photographed by: *M. J. [Signature]* Submitted to property file: *7/20/2016*



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

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

Document
4 of 14

Date of photograph: 7/20/16 Photographed by: *[Signature]* Submitted to property file: 7/20/2016



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

The photograph above was taken from the Family room on the main floor of the primary residential structure. Visual scene description: Catalina Island, San Clemente Island, Main Beach, whitewater coastline, ocean horizon.

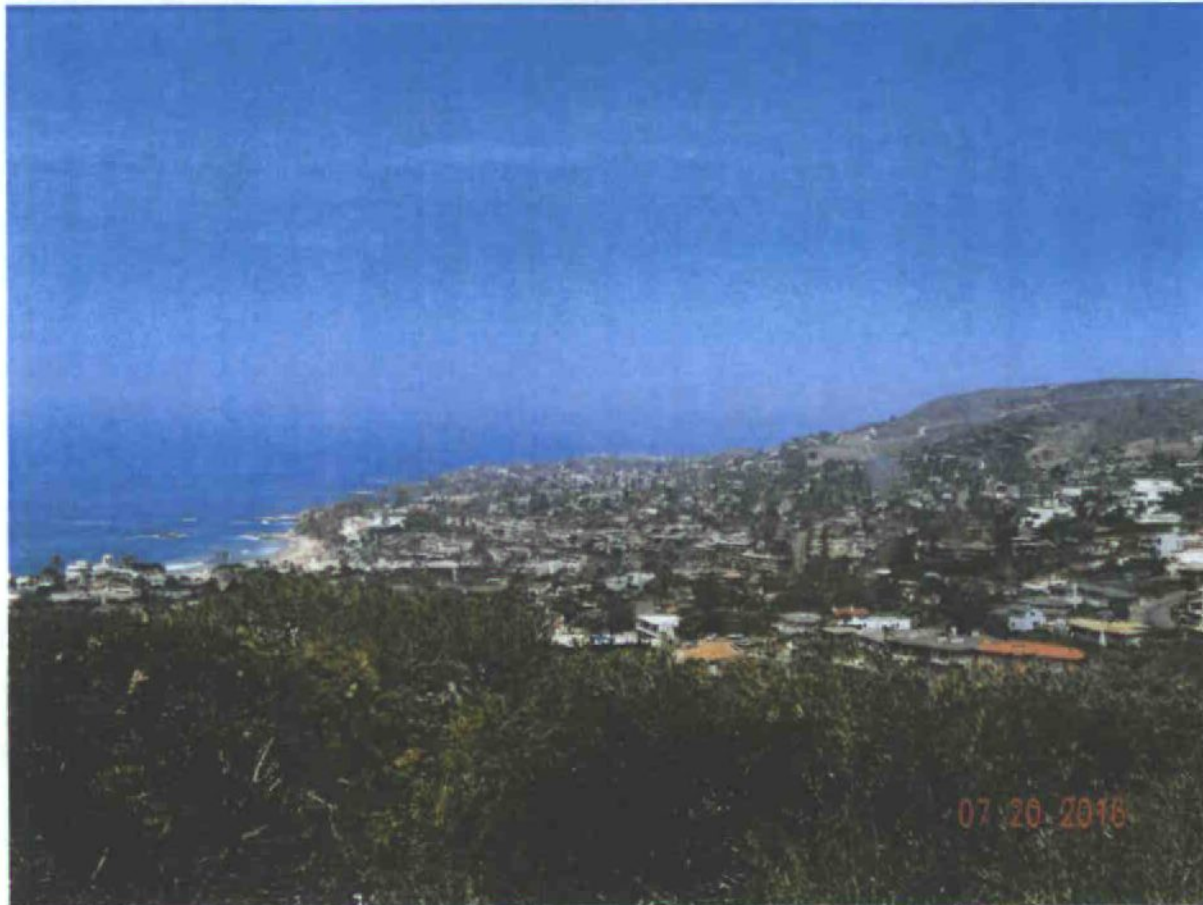
Date of photograph: 7/20/16 Photographed by: *[Signature]* Submitted to property file: *7/20/2016*

Document
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RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

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

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Date of photograph: 7/20/16 Photographed by: *M. J. [Signature]* Submitted to property file: *7/29/2016*



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

The photograph above was taken from the Dining room/Kitchen on the main floor of the primary residential structure. Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Bird Rock, whitewater coastline and ocean horizon.

Date of photograph: 7/20/16 Photographed by: *[Signature]* Submitted to property file: 7/29/2016

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RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

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

Date of photograph: 7/20/16 Photographed by: [Signature] Submitted to property file: 7/29/2016

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RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

The photograph above was taken from the Dining room/Kitchen on the main floor of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/20/16 Photographed by: *[Signature]* Submitted to property file: *7/29/2016*

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RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

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

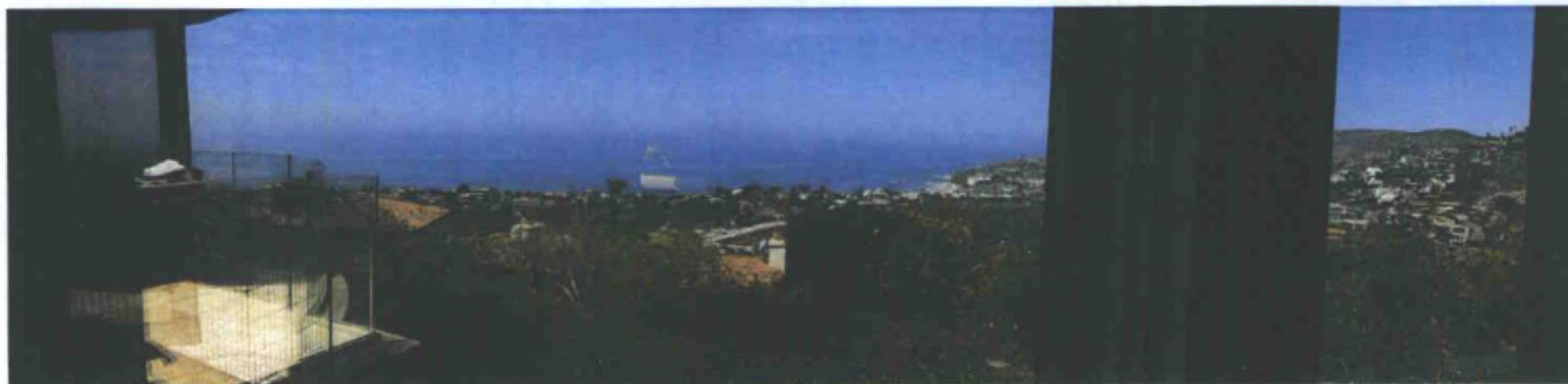
Document
10 of 14

Date of photograph: 7/20/16 Photographed by: *W. J. [Signature]* Submitted to property file: 7/29/2016



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

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

Document
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Date of photograph: 7/20/16 Photographed by: *M. J. [Signature]* Submitted to property file: 7/28/2016



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

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

Document
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Date of photograph: 7/20/16 Photographed by: *[Signature]* Submitted to property file: 7/29/2016



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

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

Document
13 of 14

Date of photograph: 7/20/16 Photographed by: [Signature] Submitted to property file: 7/29/2016



RECORD OF VIEW

VPP 2016-1407



800 Canyon View Drive

The photograph above was taken from the Guest bedroom on the main floor of the primary residential structure. Visual scene description: Catalina Island, whitewater coastline, ocean horizon, city lights and hillside terrain.

Document
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Date of photograph: 7/20/16 Photographed by: *[Signature]* Submitted to property file: 7/29/2016



July 29, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1407
800 CAYON 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 **800 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,

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

File # 163310 - Prepared 07/28/2016

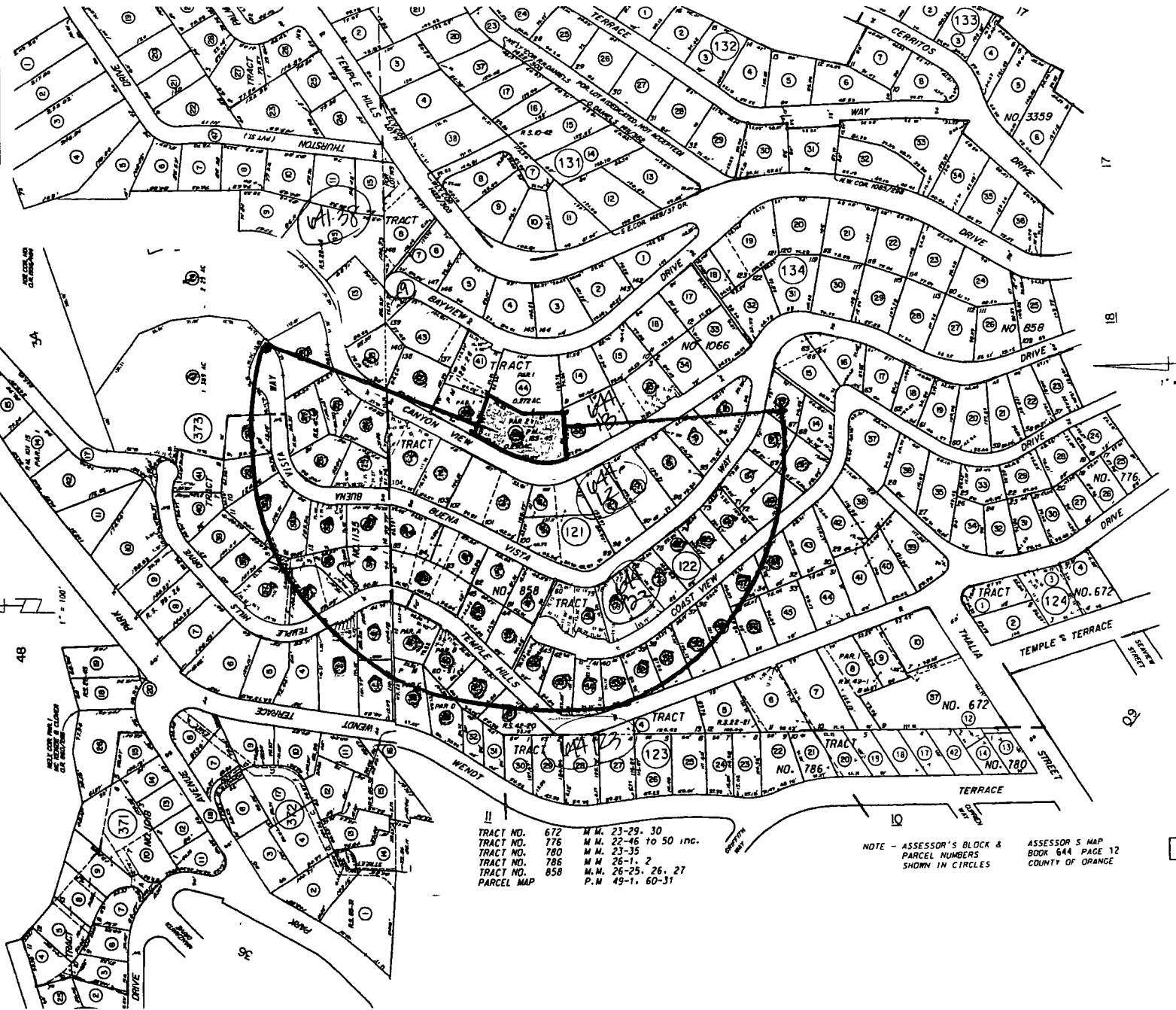
800 Canyon View Dr
Hemet CA
APN(s): 644 134 45
500' View Preservation



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

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

NOT FOR CONSTRUCTION
S. NO. COMPRISE A.S. TO
BE APPLICABLE TO BE APPLICABLE
P. COUNTY ASSESSOR 2013



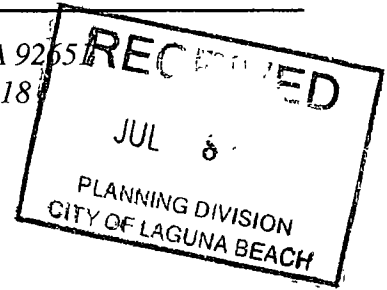
TRACT NO. 672	M.M. 23-29, 30
TRACT NO. 776	M.M. 22-46 to 50 inc.
TRACT NO. 780	M.M. 23-35
TRACT NO. 786	M.M. 26-1, 2
TRACT NO. 850	M.M. 26-25, 26, 27
PARCEL MAP	P.M. 49-1, 60-31

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES ASSESSOR'S MAP BOOK 644 PAGE 12 COUNTY OF ORANGE

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

File# 163310
800 Canyon View Dr
Laguna Beach CA
APN(s). 644 134 45
500' Owner
July 28 2016

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



641 373 01
Jack Immel
Po Box 1851
Blue Jay CA 92317

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 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
Katherine Alberti
657 Buena Vista Way
Laguna Beach CA 92651

641 373 32
Eon Realty 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 43
Kids Love LLC
Po Box 1329
San Juan Capistrano CA 92693

641 373 44
Harry Oconnor
641 Canyon View Dr
Laguna Beach CA 92651

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

644 121 02
Olson Trust
725 Canyon View Dr
Laguna Beach CA 92651

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

644 121 04
Charles Armendarez
801 Canyon View Dr
Laguna Beach CA 92651

644 121 05
Susan Gail Bahan
25802 Via Del Rey
San Juan Capistrano CA 92675

644 121 06
Christopher Wright
825 Canyon View Dr
Laguna Beach CA 92651

644 121 07
John Yellott Jr
839 Canyon View Dr
Laguna Beach CA 92651

644 121 08
Ronald Farrell
855 Canyon View Dr
Laguna Beach CA 92651

644 121 09
Lawrence Smith
865 Canyon View Dr
Laguna Beach CA 92651

644 121 10
Suzanne Willhoit
898 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 03
Mahoney Trust
711 Buena Vista Way
Laguna Beach CA 92651

644 122 04
Jocelyn Simon
1278 Glenneyre St #333
Laguna Beach CA 92651

644 122 05
Susan Qpr Sandler
718 Coast View Dr
Laguna Beach CA 92651

644 122 07
Carol Chastain
793 Buena Vista Way
Laguna Beach CA 92651

644 122 09
Couts Trust
825 Buena Vista Way
Laguna Beach CA 92651

644 122 10
Couts Trust
825 Buena Vista Way
Laguna Beach CA 92651

644 122 11
Lou Novak
866 Coast View Dr
Laguna Beach CA 92651

644 122 12
Kendall Lockhart
668 N Coast Hwy
Laguna Beach CA 92651

644 122 13
Michael Fellman
155 Laning Dr
Woodside CA 94062

644 122 46
Blas Elvia Orrillo
825 Coast View Dr
Laguna Beach CA 92651

644 122 47
Steven Gift Sobol
976 Stevens Creek Cir
Forsyth IL 62535

644 122 48
David Walker
806 Temple Hills Dr
Laguna Beach CA 92651

644 122 49
Catherine Helshoj
795 Coast View Dr
Laguna Beach CA 92651

644 122 50
Douglas Landrum
777 Coast View Dr
Laguna Beach CA 92651

644 122 51
Alicia Carrillo Rowe
7324 Whitegate Ave
Riverside CA 92506

644 122 52
Susan Hensey
757 Coast View Dr
Laguna Beach CA 92651

644 122 53
Vijay Mistry
10 Laurel Ct
Moreland Hills OH 44022

644 122 54
Steven Titus
740 Temple Hills Dr
Laguna Beach CA 92651

644 122 55
Shirley Bowen
700 Temple Hills Dr
Laguna Beach CA 92651

644 122 56
Richard Rosenberg
680 Temple Hills Dr
Laguna Beach CA 92651

644 122 57
Andrew & Miriam Lazur
660 Temple Hills Dr
Laguna Beach CA 92651

644 122 58
Robyn Sue Rakov
590 Temple Hills Dr
Laguna Beach CA 92651

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

644 122 62
Natan Gladys 1
790 Coast View Dr
Laguna Beach CA 92651

644 122 64
Vonda Van Dyke Scoates
817 Buena Vista Way
Laguna Beach CA 92651

644 122 65
John R J Morcos
808 Coast View Dr
Laguna Beach CA 92651

644 122 69
Linda Kearns
1278 Glenneyre St #299
Laguna Beach CA 92651

644 123 02
Terry Crandall Robinson
645 Temple Hills Dr
Laguna Beach CA 92651

644 123 03
Mary Delores Sherman
695 Temple Hills Dr
Laguna Beach CA 92651

644 123 38
Jill Cooper
664 Wendt Ter
Laguna Beach CA 92651

644 123 39
Dennis Hall
668 Wendt Ter
Laguna Beach CA 92651

644 123 40
Terry Crandall Robinson
645 Temple Hills Dr
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 35
William Gerald Flannery
840 Canyon View Dr
Laguna Beach CA 92651

644 134 36
Col Jason Del
802 Canyon View Dr
Laguna Beach CA 92651

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

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

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