



March 7, 2018



Laguna Beach, CA 92651

Dear [REDACTED]

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 cursive script, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net



Date Filed:	3/22/2018
Application No.	VPP 18 - [REDACTED]

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

**RECEIVED**  
FEB 22 2018  
CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT

**Establishment of a Protected or Preserved View.** A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. An 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. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Pursuant to Section 12.16.010(b), *it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation.* Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation process.

**FEE: \$690**

**Noticing Requirements:** Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include 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. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

**FEE:** Determined by (and paid directly to) noticing list agency.

**APPLICANT (PROPERTY OWNER) INFORMATION**

Name: [REDACTED]  
 Address: [REDACTED] Laguna Beach CA 92651  
 Telephone No. (Home/Cel): [REDACTED] (Work): [REDACTED]  
 Email Address: [REDACTED]

*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.*

[REDACTED SIGNATURE] \_\_\_\_\_ Date 2-15-18

Property Owner's Signature

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: VPP 18-[REDACTED]

Visit Date: **March 5, 2018**

Applicant:  
View Address:



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.***

Kitchen, Living room/Dining room, Master bedroom from the main level of the primary residential structure.

- 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, Heisler Park, Contino Point, Crescent Bay, Irvine Cove, hillside terrain and ocean horizon.

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2. RECORD OF VIEWS

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

Date: 3/7/2018 By: [REDACTED]

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

Date: 3/7/2018 By: [REDACTED]

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End of Checklist



RECORD OF VIEW

VPP 2018- [REDACTED]



[REDACTED] Buena Vista Way

The photograph above was taken from the kitchen of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 3/5/18 Photographed by [REDACTED] submitted to property file: 3/7/2018

Document  
1 of 8





RECORD OF VIEW

VPP 2018- [REDACTED]



[REDACTED] Buena Vista Way

The photograph above was taken from the living/dining room of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.  
Date of photograph: 3/5/18 Photographed by: [REDACTED] Submitted to property file: 3/7/2018

Document  
2 of 8



RECORD OF VIEW

VPP 2018- [REDACTED]



[REDACTED] Buena Vista Way

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

Date of photograph: 3/5/18 Photographed by: [REDACTED] Submitted to property file: 3/7/2018

Document  
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RECORD OF VIEW

VPP 2018- [REDACTED]



[REDACTED] Buena Vista Way

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

Date of photograph: 3/5/18 Photographed by: [REDACTED] Submitted to property file: 3/7/2018

Document  
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RECORD OF VIEW

VPP 2018 [REDACTED]



[REDACTED] Buena Vista Way

The photograph above was taken from the living/dining room of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.  
Date of photograph: 3/5/18 Photographed by: [REDACTED] Submitted to property file: 3/7/2018

Document  
5 of 8





RECORD OF VIEW

VPP 2018-0 [REDACTED]



[REDACTED] Buena Vista Way

The photograph above was taken from the master bedroom of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.  
Date of photograph: 3/5/18 Photographed by: [REDACTED] Submitted to property file: 3/7/2018



RECORD OF VIEW

VPP 2018- [REDACTED]



[REDACTED] uena Vista Way

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

Date of photograph: 3/5/18 Photographed by: [REDACTED] Submitted to property file: 3/7/2018

Document  
7 of 8





RECORD OF VIEW

VPP 2018 [REDACTED]



[REDACTED] uena Vista Way

The photograph above was taken from the master bedroom of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 3/5/18 Photographed by: [REDACTED] Submitted to property file: 3/7/2018

Document  
8 of 8



March 7, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18- [REDACTED]  
[REDACTED] 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 [REDACTED]. 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,

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

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

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651 **MAR - 6 2018**  
PHONE (949) 494-6105 • FAX (949) 494-7418

FILE # [REDACTED]  
VIEW PRESERVATION  
[REDACTED] BUENA VISTA WAY  
LAGUNA BEACH CA.  
500' OWNERS  
MARCH 6 2018  
644 122 12

ZONING DIVISION  
CITY OF LAGUNA BEACH

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

644 122 07  
Chr Oak Avenue Property LLC  
24962 Footpath Ln  
Laguna Niguel CA 92677

644 122 09  
John The Coutts  
825 Buena Vista Way  
Laguna Beach CA 92651

644 122 10  
John Coutts  
825 Buena Vista Way  
Laguna Beach CA 92651

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

644 122 12  
[REDACTED]  
Laguna Beach CA 92651

644 122 13  
Michael & Marianne Fellman  
155 Laning Dr  
Woodside CA 94062

644 122 14  
Manish Patel  
880 Coast View Dr  
Laguna Beach CA 92651

644 122 15  
Donald Wentzel  
905 Canyon View Dr  
Laguna Beach CA 92651

644 122 16  
Bergquist  
496 Graceland Dr  
Laguna Beach CA 92651

644 122 17  
Ben Frydman  
915 Canyon View Dr  
Laguna Beach CA 92651

644 122 18  
Larry Gorum  
933 Canyon View Dr  
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 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 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

644 122 40  
William John Brennan  
850 Temple Hills Dr  
Laguna Beach CA 92651

644 122 41  
Gregory Barragar  
844 Temple Hills Dr  
Laguna Beach CA 92651

644 122 42  
Wendy Offield  
861 Coast View Dr  
Laguna Beach CA 92651

644 122 43  
Stanley Brown  
169 N Shore Rd  
New Durham NH 03855

644 122 44  
Richard Linting  
830 Temple Hills Dr  
Laguna Beach CA 92651

644 122 45  
Kurt Topik  
820 Temple Hills Dr  
Laguna Beach CA 92651

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

644 122 47  
Steven Gift Sobol  
811 Coast View Dr  
Laguna Beach CA 92651

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  
Brett Wayne 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 62  
Gladys Natan  
Po Box 4582  
Laguna Beach CA 92652

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 04  
Louise Sandoval  
761 Temple Hills Dr  
Laguna Beach CA 92651

644 123 05  
Ruth Elaine Robertson  
799 Temple Hills Dr  
Laguna Beach CA 92651

644 123 06  
Nitoglia  
805 Temple Hills Dr  
Laguna Beach CA 92651

644 123 07  
Esley Cowman  
821 Temple Hills Dr  
Laguna Beach CA 92651

644 123 08  
Dennis A D Eastman  
835 Temple Hills Dr  
Laguna Beach CA 92651

644 123 09  
Teepie  
845 Temple Hills Dr  
Laguna Beach CA 92651

644 123 10  
Peggy Susan Herrington  
5500 Preston Rd #B  
Dallas TX 75205

644 123 20  
Charanjit Singh Sekhon  
802 Wendt Ter  
Laguna Beach CA 92651

644 123 21  
Wayne Baglin  
790 Wendt Ter  
Laguna Beach CA 92651

644 123 22  
Paul Willman  
770 Wendt Ter  
Laguna Beach CA 92651

644 123 23  
Leslie Davis  
750 Wendt Ter  
Laguna Beach CA 92651

644 123 24  
Dianne Card  
744 Wendt Ter  
Laguna Beach CA 92651

644 123 37  
James Maguire  
700 Thalia St  
Laguna Beach CA 92651

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

644 124 02  
William Kail  
Po Box 5037  
Laguna Beach CA 92652

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

644 134 22  
Danilo Cacciamatta  
1360 Temple Hills Dr  
Laguna Beach CA 92651

644 134 23  
Lance W L & L Brown  
1330 Temple Hills Dr  
Laguna Beach CA 92651

644 134 24  
Jessica McNicholas  
1320 Temple Hills Dr  
Laguna Beach CA 92651

644 134 25  
Lou Novak  
866 Coast View Dr  
Laguna Beach CA 92651

644 134 26  
Srebnik  
980 Canyon View Dr  
Laguna Beach CA 92651

644 134 27  
Elizabeth Suzanne Jones  
960 Canyon View Dr  
Laguna Beach CA 92651

644 134 28  
Rick Pesano  
950 Canyon View Dr  
Laguna Beach CA 92651

644 134 29  
Helanie Feingold  
940 Canyon View Dr  
Laguna Beach CA 92651

644 134 30  
Kelly Boyd  
930 Canyon View Dr  
Laguna Beach CA 92651





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

FILE # [REDACTED]  
 VIEW PRESERVATION  
 [REDACTED] BUENA VISTA WAY  
 LAGUNA BEACH CA  
 500' OWNERS  
 MARCH 6 2018  
 644 122 12



NORTH

SUSAN W. CASE, INC.

**OWNERSHIP MAP**

949.464.6105  
 orders@susancaseinc.com  
 917 Glenneyre St. #7  
 Laguna Beach, CA 92651