

July 17, 2019

Ronald E. Farrell 855 Canyon View Drive Laguna Beach, CA 92651

Dear Mr. Farrell,

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,

Tony Farr, Associate Planner

View Preservation and Restoration

Department of Community Development

Tel. 949.497.0322

tfarr@lagunabeachcity.net

TEL (949) 497-3311

#### **VIEW PRESERVATION** SITE VISIT CHECKLIST

City of Laguna Beach View Claim No: VPP 19-3793

Visit Date:

July 2, 2019

Applicant:

Ronald E. Farrell

View Address:

855 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 and guest bedroom

Lower level: Master bedroom

#### 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 Sand Clemente & Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, 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.

**End of Checklist** 



#### **RECORD OF VIEW**

VPP 19-3793



### **855 Canyon View Drive**

The photograph above was taken from the living room on the main floor of the primary residential structure.

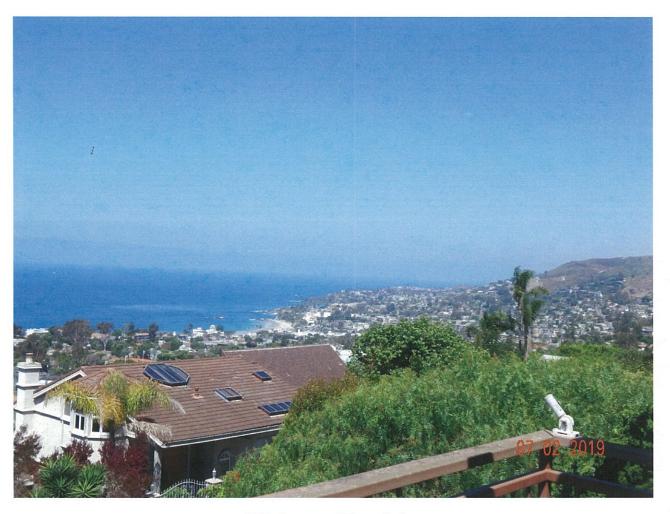
Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: Submitted to property file: 7

Document 1 of 19





**855 Canyon View Drive** 

The photograph above was taken from the living room on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by:

\_ Submitted to property file: \_=

Document 2 of 19

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#### **RECORD OF VIEW**

VPP 19-3793



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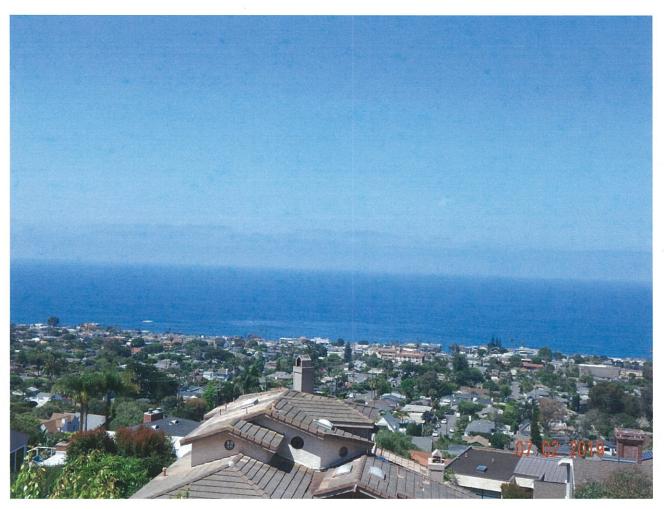
Date of photograph: 7/2/19 Photographed by:

\_\_ Submitted to property file:

Document 3 of 19

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RECORD OF VIEW VPP 19-3793



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Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_\_ Submitted

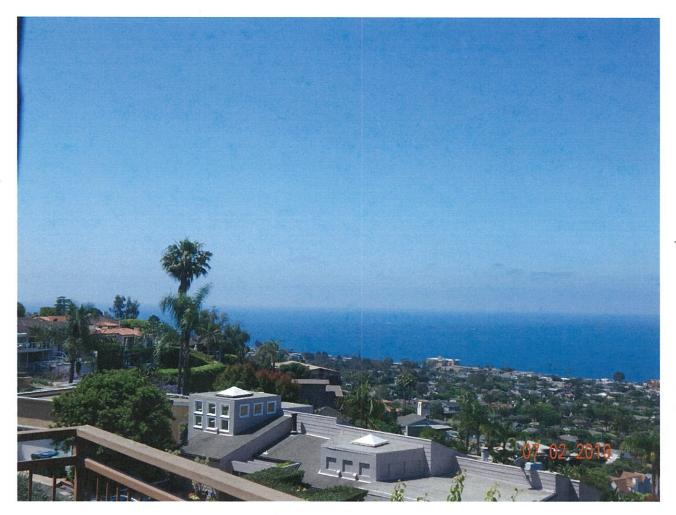
\_\_ Submitted to property file: \_\_

Document 4 of 19

# ALIFORNIA CALIFORNIA

#### **RECORD OF VIEW**

VPP 19-3793



**855 Canyon View Drive** 

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Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_\_

\_ Submitted to property file:

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### 855 Canyon View Drive

The photograph above was taken from the dining room on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

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**855 Canyon View Drive** 

The photograph above was taken from the dining room on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_\_\_

\_ Submitted to property file:

Document 7 of 19





**855 Canyon View Drive** 

The photograph above was taken from the dining room on the main floor of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_ Submitted to property file:

Document 8 of 19





**855 Canyon View Drive** 

The photograph above was taken from the dining room on the main floor of the primary residential structure.

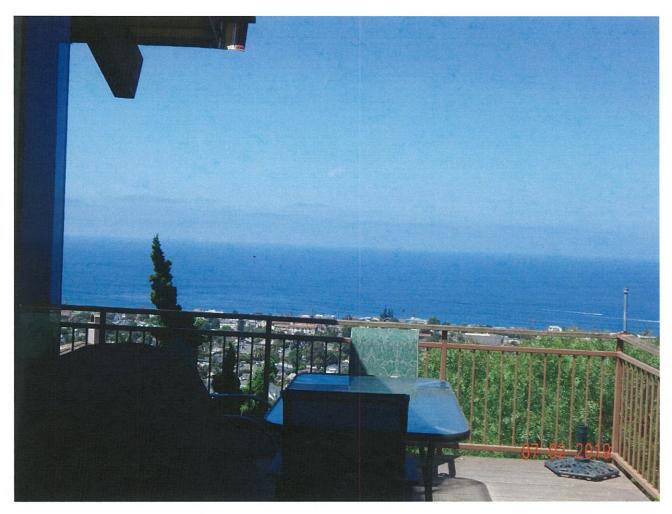
Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_\_

**Document** 9 of 19





**855 Canyon View Drive** 

The photograph above was taken from the kitchen on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_\_

\_ Submitted to property file: \_

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**855 Canyon View Drive** 

The photograph above was taken from the kitchen on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_ Submitted to property file:

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### **855 Canyon View Drive**

The photograph above was taken from the kitchen on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_

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**RECORD OF VIEW** 

VPP 19-3793



**855 Canyon View Drive** 

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: War

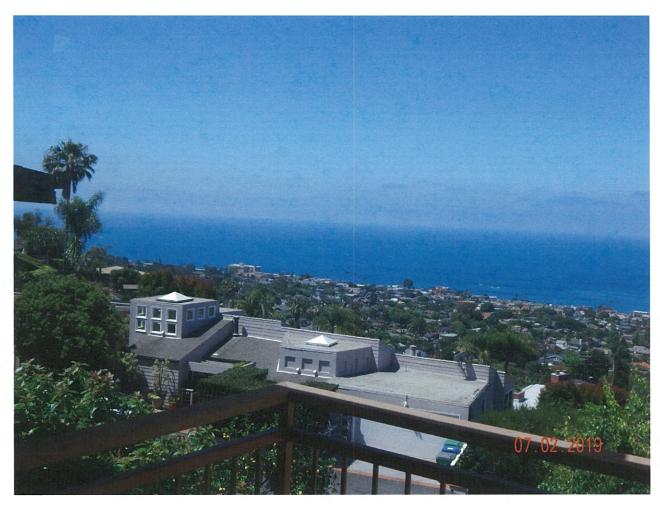
Submitted to property file:

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RECORD OF VIEW VPP 19-3793



**855 Canyon View Drive** 

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by:

\_ Submitted to property file:

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#### **RECORD OF VIEW**

VPP 19-3793



### **855 Canyon View Drive**

The photograph above was taken from the master bedroom on the lower level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_\_

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**RECORD OF VIEW** 

VPP 19-3793



**855 Canyon View Drive** 

The photograph above was taken from the master bedroom on the lower level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

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Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_\_

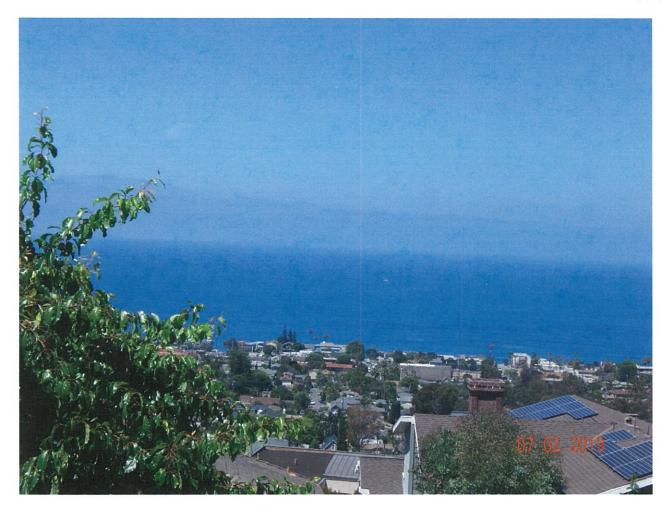
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Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: Man Submitte

Submitted to property file:  $\frac{7/17}{}$ 

Document 17 of 19

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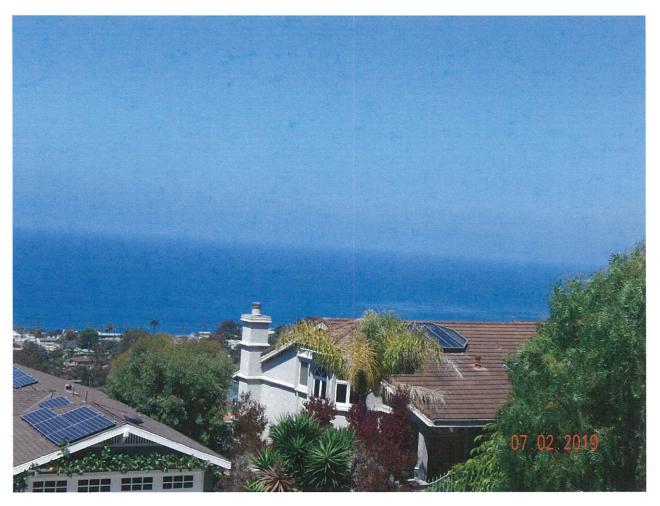
Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park,

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Date of photograph: 7/2/19 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_

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Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by:

\_ Submitted to property file:

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July 17, 2019

SUBJECT: NOTICE - RECORD OF VIEW

**VIEW PRESERVATION CLAIM 19-3793** 

855 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 855 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,

Tony Farr, Associate Planner

View Preservation and Restoration

tfarr@lagunabeachcity.net

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### SUSAN W. CASE, INC.

orders@susancaseinc.com

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

File# 197612 855 Canyon View Laguna Beach CA APN(s) 644 121 08 500' View Preservation

644 121 04 Sans Peur Courage 801 Canyon View Dr Laguna Beach CA 92651

July 16 2019

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

644 121 10 Suzanne Willhoit 898 Buena Vista Way Laguna Beach CA 92651

644 122 05 Susan Qpr Sandler 718 Coast View Dr Laguna Beach CA 9265,1

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

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

644 122 16 Craig Bergquist 496 Graceland Dr Laguna Beach CA 92651

644 122 19 Peter Montgomery 935 Canyon View Dr Laguna Beach CA 92651 644 121 05 Ross Trust 24902 Monte Verde Dr Laguna Niguel CA 92677

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

644 122 03 Laura Strasburg 711 Buena Vista Way Laguna Beach CA 92651

644 122 07 Chr Oak Avenue Property 8888 Alderly Ct Indianapolis IN 46260

644 122 11 Lou Novak 1294 Temple Hills Dr Laguna Beach CA 92651

644 122 14 Manish Patel 251 Orangefair Ave #457 Fullerton CA 92832

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

644 122 35 Warren Lackey 933 Coast View Dr Laguna Beach CA 92651 644 121 06 Christopher Wright

825 Canyon View Dr Laguna Beach CA 92651

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

644 122 04 Andrew Totten 745 Buena Vista Way Laguna Beach CA 92651

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

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

644 122 15 Milt & Lorraine Best 905 Canyon View Dr Laguna Beach CA 92651

644 122 18 Larry Gorum 933 Canyon View Dr Laguna Beach CA 92651

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

644 122 37	644 122 38	644 122 39
Joe Baker	Nicolas Radisay	Rebecca M R M Lyles
901 Coast View Dr	875 Coast View Dr	888 Temple Hills Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
644 122 40	644 122 41	644 122 42
William John Brennan	Gregory Barragar	Wendy Offield
850 Temple Hills Dr	844 Temple Hills Dr	861 Coast View Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
644 122 43	644 122 44	644 122 45
Stanley Brown	Richard Linting	Topik Trust
169 N Shore Rd	830 Temple Hills Dr	7 Bickens Ct
New Durham NH 03855	Laguna Beach CA 92651	Irvine CA 92617
644 122 46	644 122 47	644 122 48
Blas Elvia Orrillo	Steven Gift Sobol	David Walker
825 Coast View Dr	811 Coast View Dr	806 Temple Hills Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
644 122 49	644 122 50	644 122 51
Catherine Helshoj	Douglas Landrum	Alicia Carrillo Rowe
795 Coast View Dr	777 Coast View Dr	7324 Whitegate Ave
Laguna Beach CA 92651	Laguna Beach CA 92651	Riverside CA 92506
644 122 52	644 122 53	644 122 54
Brett Wayne Hensey	Vijay Mistry	Steven Titus
757 Coast View Dr	10 Laurel Ct	740 Temple Hills Dr
Laguna Beach CA 92651	Moreland Hills OH 44022	Laguna Beach CA 92651
644 122 55	644 122 56	644 122 57
Shirley Bowen	Richard Rosenberg	Andrew Lazur
700 Temple Hills Dr	680 Temple Hills Dr	660 Temple Hills Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
644 122 58	644 122 59	644 122 62
Invinceable Inc	Nathan Owen Rosenberg	Gladys Natan
4029 Henderson Blvd	675 Buena Vista Way	Po Box 4582
Tampa FL 33629	Laguna Beach CA 92651	Laguna Beach CA 92652
644 122 64	644 122 65	644 122 69
Vonda Van Dyke Scoates	John R J Morcos	Linda Kearns
817 Buena Vista Way	808 Coast View Dr	1278 Glenneyre St #299
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651

644 123 02644 123 03644 123 04Terry Crandall RobinsonMary Delores ShermanLouise Sandoval645 Temple Hills Dr695 Temple Hills Dr761 Temple Hills DrLaguna Beach CA 92651Laguna Beach CA 92651Laguna Beach CA 92651

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

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

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

644 123 25 Wendt Terrace LLC 12643 Panorama Vw Santa Ana CA 92705

644 123 28 Charles Hawkins 750 Temple Hills Dr Laguna Beach CA 92651

644 134 28 Rick Pesano 950 Canyon View Dr Laguna Beach CA 92651 644 123 06 Peter Nitoglia 805 Temple Hills Dr Laguna Beach CA 92651

644 123 09 K Roddy Teeple 845 Temple Hills Dr Laguna Beach CA 92651

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

644 123 26 Wayne Clevenger 720 Wendt Ter Laguna Beach CA 92651

644 123 40 Terry Crandall Robinson 645 Temple Hills Dr Laguna Beach CA 92651

644 134 29 Helanie Feingold 940 Canyon View Dr Laguna Beach CA 92651 644 123 07 Esley Cowman 821 Temple Hills Dr Laguna Beach CA 92651

644 123 10 Peggy Susan Herrington 710 Thalia St Laguna Beach CA 92651

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

644 123 27 Cecile Scott 711 Temple Hills Dr Laguna Beach CA 92651

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