



June 10, 2015

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 15-0858
960 CANYON VIEW DR., LAGUNA BEACH, CA**

Dear Property Owner:

This letter will serve as written notification that a Record of Views has been established with the City by the owner of the property located at **960 Canyon View Dr.** Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), 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 with the City, pursuant to subsection (b), the protected or preserved views shall not become subject to significant view impairment.

You are being notified of the established Record of Views as an affected property owner within 500 feet of the subject property as required by the Municipal Code. Once views are established with the City, vegetation owners within 500 feet from the subject property shall maintain vegetation to preserve the established views. **There is no action required from you at this time.**

A copy of Municipal Code section 12.16.040, View Preservation, is printed on the back of this notice. If you have any questions regarding this notice, please do not hesitate to contact me at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

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



LAGUNA BEACH MUNICIPAL CODE
CHAPTER 12.16 VIEW PRESERVATION AND RESTORATION

12.16.040 View preservation.

(a) 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 subsection (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.

(b) Record of Views. Upon the filing for a record of views, city staff shall conduct a site visit and photographically document the significantly unimpaired view of the property owner from the property owner's selected viewing locations or areas. A record of views shall be prepared, maintained in the applicable property address files, and noted in any real property report required by Chapter 14.76. Staff shall send written notice to affected vegetation property owners within five hundred feet informing them of the record of views and their associated maintenance responsibilities.

(c) Record of Views Enforcement Procedure. If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restorative action.

If the vegetation owner(s) does not perform the necessary restorative action, then the city may issue a view restoration order and require the restorative action to be completed within ninety days. If compliance is not obtained within ninety days, then the noncomplying vegetation may be declared to be a public nuisance, and the procedures of Chapter 7.24 shall be followed, including the issuance of a formal notice and order to abate.

Any determination of a significant view impairment decision made by city staff may be appealed to the city council. Appeals shall be addressed to the city council on a form prescribed by the city and shall state all grounds for the appeal. Any appeal must be filed with the city clerk within fourteen calendar days of the notice to the vegetation owner regarding the required restorative action. Appeals shall be accompanied by the filing fee as adopted by resolution of the city council. The city manager shall set the date for an appeal public hearing before the city council and shall not be limited by the time period specified in Section 25.05.070(B)(6). Notice shall be provided to the claimant and the record owners and occupants of all properties on which the vegetation at issue in the significant view impairment decision fourteen calendar days prior to the date of the city council hearing of the appeal. If an appeal to the city council is filed and is heard and decided by the city council, then the nuisance abatement appeal provisions (Sections 7.24.090 through 7.24.110) shall not be applicable. (Ord. 1592 § 1, 2014).

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2015-0858**

Visit Date: **May 28, 2015**

Applicant: **Elizabeth Jones
960 Canyon View Dr.**

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

1. VIEW LOCATION / VISUAL SCENE

a. Indicate location in principal residential structure view impacted.

Living room, Dining room, Kitchen and Master bedroom.

b. Describe visual scene for each location noted above.

Visual scene is consistent from all selected viewing areas in the primary residential structure which includes Living room, Dining room, Kitchen and Master bedroom

Visual Scene from these locations: Ocean horizon and whitewater views from Main Beach northward to Long Beach and Palos Verdes peninsula, Catalina and San Clemente islands, city lights and hillside terrain.

2. RECORD OF VIEWS

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

Date: 6/12/2015 By: Tony Farr

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

Date: 6/12/2015 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' bedroom in the primary residential structure.

Visual scene description: Ocean horizon, whitewater and coastline view from Main Beach northward to Long Beach, Catalina Island, city lights and hillside terrain.

Date of photograph: 5/28/2015 Photographed by: Amy Farr Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' bedroom in the primary residential structure.

Visual scene description: Ocean horizon, whitewater and coastline view from Main Beach northward to Long Beach, Catalina Island, city lights and hillside terrain.

Date of photograph: 5/28/2015 Photographed by: *Almy Jones* Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' kitchen in the primary residential structure.

Visual scene description: Ocean horizon, whitewater and coastline view northward from Main Beach to Long Beach, San Clemente and Catalina Islands, city lights and hillside terrain.

Date of photograph: 5/28/2015 Photographed by: Amy Fann Submitted to property file: 6/12/2015

Document: 3 of 13



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' kitchen in the primary residential structure.

Visual scene description: Ocean horizon, whitewater and coastline view northward from Main Beach to Long Beach, San Clemente and Catalina Islands, city lights and hillside terrain.

Date of photograph: 5/28/2015 Photographed by: Amy Farr Submitted to property file: 6/12/2015

Document 4 of 13



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' kitchen in the primary residential structure.
Visual scene description: Ocean horizon, San Clemente Island.

Date of photograph: 5/20/2015 Photographed by: Amy Fan Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' kitchen in the primary residential structure.

Visual scene description: Ocean horizon, San Clemente Island.

Date of photograph: 5/28/2015

Photographed by: Amy Farr

Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' kitchen in the primary residential structure.

Visual scene description: Ocean horizon, whitewater and coastline view from Main Beach northward to Long Beach and Palos Verdes peninsula, Catalina Island, city lights and hillside terrain.

Date of photograph: 5/28/2015 Photographed by: Amy Farr Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' dining room in the primary residential structure.

Visual scene description: Ocean horizon, whitewater and coastline view northward from Main Beach to Long Beach and Palos Verdes peninsula, Catalina Island, city lights and hillside terrain.

Date of photograph: 5/28/2015 Photographed by: Amy Jane Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' living room in the primary residential structure.

Visual scene description: Ocean horizon, whitewater and coastline view northward from Main Beach to Long Beach and Palos Verdes peninsula, San Clemente and Catalina Islands, city lights and hillside terrain.

Date of photograph: 5/28/2015 Photographed by: Robyn Jare Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' living room in the primary residential structure.

Visual scene description: Ocean horizon, whitewater and coastline view northward from Main Beach to Long Beach and Palos Verdes peninsula, Catalina Island, city lights and hillside terrain.

Date of photograph: 5/28/2015 Photographed by: *Pony Jara* Submitted to property file: 6/12/2015

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RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' living room in the primary residential structure.

Visual scene description: Ocean horizon, San Clemente Island.

Date of photograph: 5/28/2015 Photographed by: Amy Farr Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

The photograph above was taken from the property owners' living room in the primary residential structure.

Visual scene description: Ocean horizon, San Clemente and Catalina Islands.

Date of photograph: 5/28/2015 Photographed by: Conny Farr Submitted to property file: 6/12/2015



RECORD OF VIEW

VPP 2015-0858



960 Canyon View Dr.

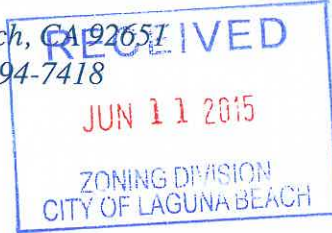
The photograph above was taken from the property owners' living room in the primary residential structure.

Visual scene description: Ocean horizon, whitewater coastline views from Main Beach northward to Long Beach, Catalina Island.

Date of photograph: 5/28/2015 Photographed by: Libby Farr Submitted to property file: 6/12/2015

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

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



FILE # 151909
960 CANYON VIEW DR
LAGUNA BEACH CA
JUNE 11 2015
500' OWNERS VIEW PRESERVATION
644 134 27

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 09
John Coutts
825 Buena Vista Way
Laguna Beach CA 92651

644 122 10
John Coutts
850 Coast View Dr
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 14
Pacific Addax Company Inc
3116 Belmeade Dr
Carrollton TX 75006

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

644 122 16
Sid Fanarof
909 Canyon View Dr
Laguna Beach CA 92651

644 122 17
Frydman tr
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
Fisher tr
3213 Tyrol Dr
Laguna Beach CA 92651

644 122 22
Edmund Trujillo
974 Coast View Dr
Laguna Beach CA 92651

644 122 23
Peck tr
987 Canyon View Dr
Laguna Beach CA 92651

644 122 24
David McNatt
999 Coast View Dr
Laguna Beach CA 92651

644 122 25
Sadek Ahmed Elsewady
17291 Irvine Blvd #162
Tustin CA 92780

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
Janice Kosco
1608 SE 6th St
Deerfield Beach FL 33441

644 122 30
Paul Maguire
964 Temple Hills Dr
Laguna Beach CA 92651

644 122 31
Elizabeth 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 Moore Lyles
740 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
855 Coast View Dr
Laguna Beach CA 92651

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
Gianna & Erica Sobol
976 Stevens Creek Cir
Forsyth IL 62535

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

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

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

644 123 10
Peggy Susan Herrington
2001 Ross Ave #2700
Dallas TX 75201

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

644 124 04
Ursula Adams
954 Temple Ter
Laguna Beach CA 92651

644 134 15
Marion Fedoruk
755 Bayview Pl
Laguna Beach CA 92651

644 134 16
Louis Rehlen
765 Bayview Pl
Laguna Beach CA 92651

644 134 17
Douglas Cortez
789 Bayview Pl
Laguna Beach CA 92651

644 134 18
Douglas Cortez
789 Bayview Pl
Laguna Beach CA 92651

644 134 25
Lou Novak
1294 Temple Hills Dr
Laguna Beach CA 92651

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

644 134 27
Elizabeth 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
Feingold-Mcwilliams
940 Canyon View Dr
Laguna Beach CA 92651

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

644 134 31
Mark Allan Bergendahl
918 Canyon View Dr
Laguna Beach CA 92651

644 134 32
Michael Webster
904 Canyon View Dr
Laguna Beach CA 92651

644 134 33
Jesse Autry Ehler
24911 Nellie Gail Rd
Laguna Hills CA 92653

644 134 34
Louis Zitnik
401 Glenneyre St #E
Laguna Beach CA 92651

644 134 35
William Gerald Flannery
840 Canyon View Dr
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
David Moellenhoff
1035 Canyon View Dr
Laguna Beach CA 92651

644 183 01
Auslander
1005 Coast View Dr
Laguna Beach CA 92651

644 183 02
Abas tr
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
Thomas Fantini
Po Box 4156
East Hampton NY 11937

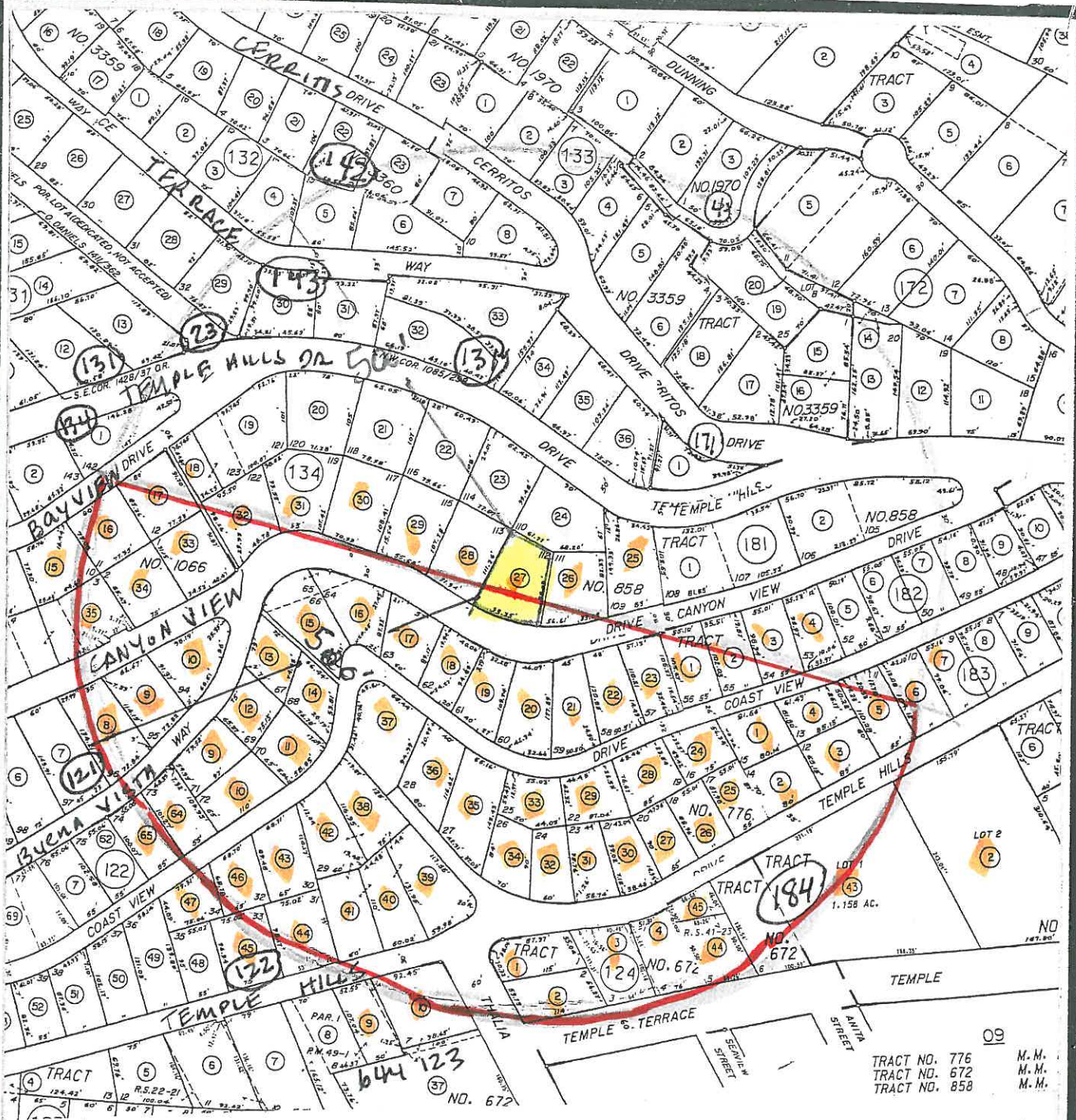
644 183 07
Christopher Ricketts
4132 N 18th Ave
Phoenix AZ 85015

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

644 184 43
Saint Catherine Of Siena
13280 Chapman Ave
Garden Grove CA 92840

644 184 44
David Rosenbaum
2055 Glenneyre St
Laguna Beach CA 92651

644 184 45
Saint Catherine Of Siena
13280 Chapman Ave
Garden Grove CA 92840



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

FILE # 151909
 960 CANYON VIEW DR
 LAGUNA BEACH CA
 MAY 12 2015
 VIEW PRESERVATION-500' OWNERS
 644 134 27



NORTH

09
 TRACT NO. 776 M.M.
 TRACT NO. 672 M.M.
 TRACT NO. 858 M.M.