



October 11, 2018

Elliot Pollack
1109 Canyon View Drive
Laguna Beach, CA 92651

Dear Mr. Pollack,

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 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 blue ink, appearing to read "Tony Farr".

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-1716**

Visit Date: **September 12, 2018**
Applicant: **Elliot Pollack**
View Address: **1109 Canyon View Drive**

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

VIEW LOCATION / VISUAL SCENE

Property owner selected viewing locations in principal residential structure where the view is significantly unimpaired.

Main level: Living room, Dining room, Kitchen
Lower level: Master bedroom, Guest bedroom
Upper level: Office

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, Birdrock, Heisler Park, Crescent Bay, hillside terrain, 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.

Date: 10/11/2018 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

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

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

Document

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

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

Date of photograph: 9/12/18 Photographed by: *ryan* Submitted to property file: 10/11/2018

Document

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.
Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Crescent Bay whitewater and ocean horizon.
Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018



RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

Document

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

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

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay whitewater and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *Ryan* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: Catalina Island, Main Beach, Heisler Park, Crescent Bay whitewater and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *mfarr* Submitted to property file: 10/11/2018



RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

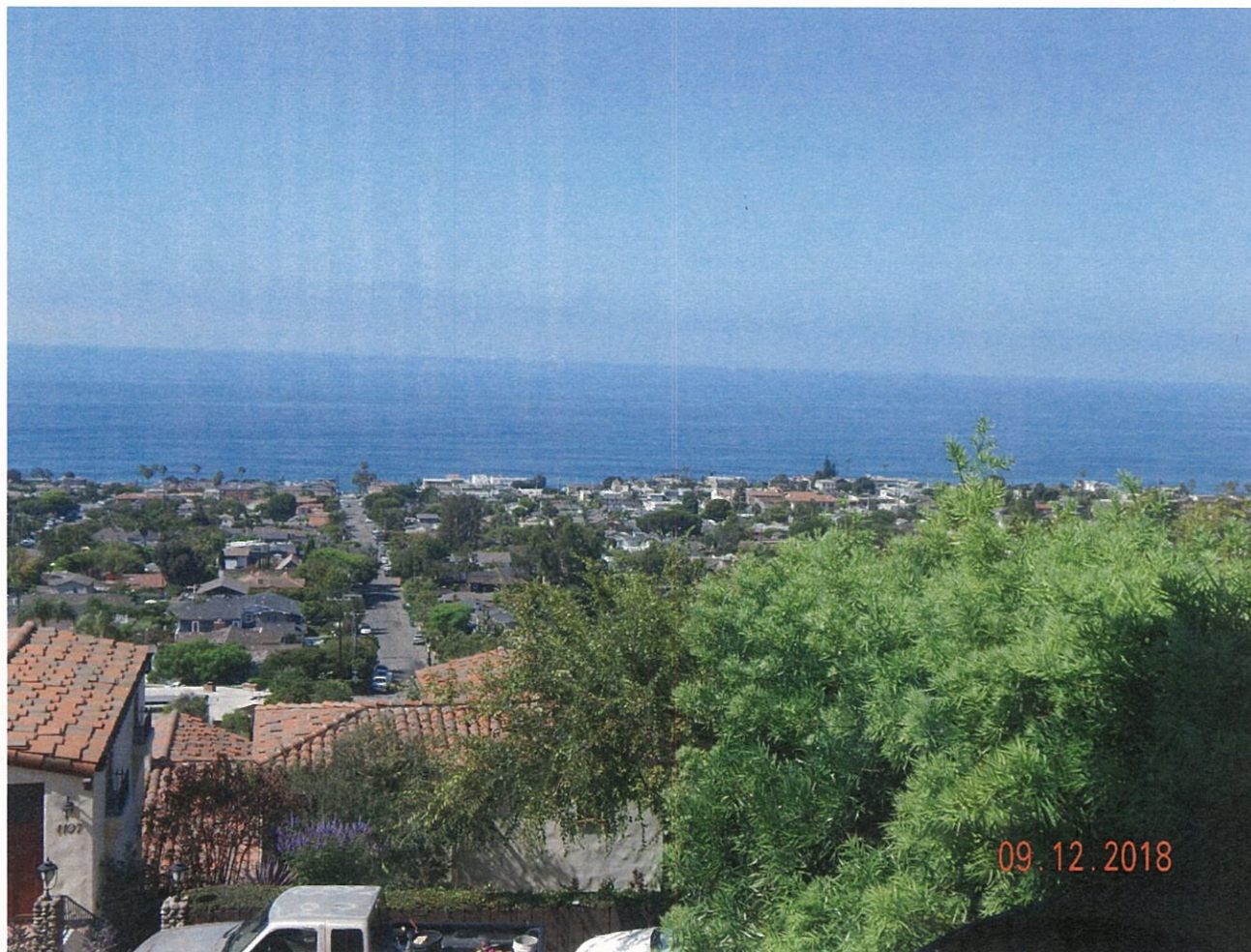
Document

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018



RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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 and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: Catalina Island, hillside terrain and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018



RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *refuse* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

The photograph above was taken from the office on the upper level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *ryan* Submitted to property file: 10/11/2018

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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

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RECORD OF VIEW

VPP 2018-1716



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RECORD OF VIEW

VPP 2018-1716



1109 Canyon View Dr.

The photograph above was taken from the office on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 9/12/18 Photographed by: *[Signature]* Submitted to property file: 10/11/2018

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October 11, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-1716
1109 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 **1109 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.

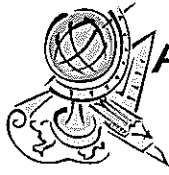
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "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 black ink, appearing to read "Tony Farr".

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

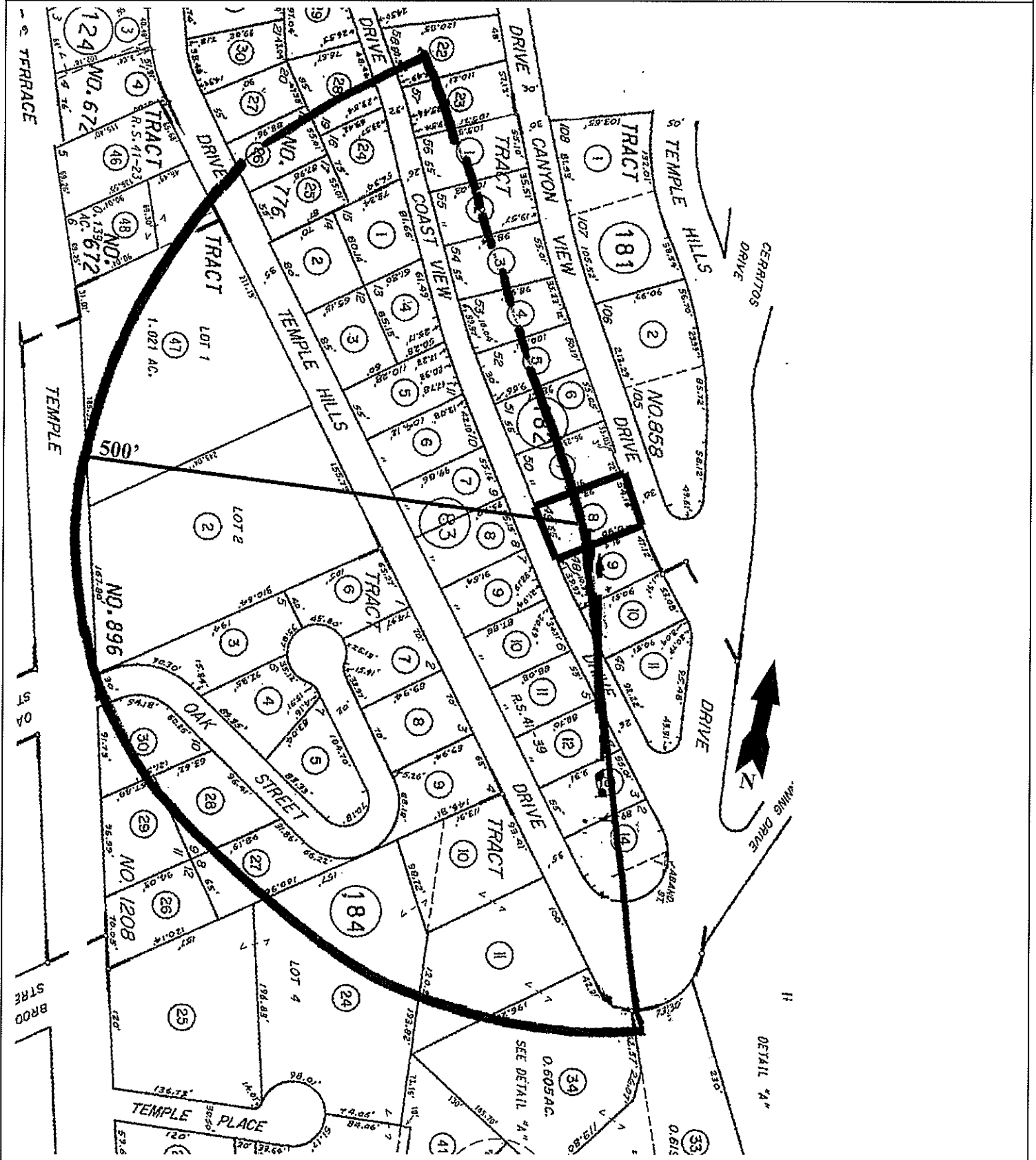
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-182-08
500' Radius for View Preservation

Address: 1109 CANYON VIEW DR
LAGUNA BEACH CA 92651



#9070
9/18/2018



Advanced Listing Services Inc

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

RECEIVED

SEP 19 2018

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

**500' Ownership Listing
(for View Preservation)**

Prepared for:

**644-182-08
ELLIOT D POLLACK
1109 CANYON VIEW DR
LAGUNA BEACH CA 92651**

644-122-22
EDMUND L TRUJILLO
974 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-25
DIYAR IRVINE LLC
2901 W COAST HWY 242
NEWPORT BEACH CA 92663

644-182-01
PAUL JABLON
12819 SE 38TH ST 516
BELLEVUE WA 98006

644-182-04
PATRICK & SYLVIA AMES
1035 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-07
SYAM P & GOWTAMI GADDAM
1105 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-10
FARSHEED COHEN
1135 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-183-03
SATISH REDDY
1030 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-183-06
MIKE D & MICHELLE DUNN
1082 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-23
WILLIAM F PECK
987 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-26
LISA M CAMBRIA
982 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-182-02
DEANE SHAPIRO
1009 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-05
FRANK C FAYE
1061 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-08
ELLIOT D POLLACK
7505 E 6TH AVE 100
SCOTTSDALE AZ 85251

644-183-01
DALE R AUSLANDER
1005 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-04
THOMAS C & LINDA PARISI
1035 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-07
CHRISTOPHER RICKETTS
4132 N 18TH AVE
PHOENIX AZ 85015

644-122-24
DAVID MC NATT
999 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-28
JOHN CLAYTON
108 BYRSONIMA CIR
HOMOSASSA FL 34446

644-182-03
WILLIAM BIRNBAUM
1025 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-06
DAVID & APRIL RABER
1085 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-09
DOUGLASS G GARIBALDI
PO BOX 71584
RENO NV 89570

644-183-02
MAMDOH A ABAS
1012 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-183-05
DOUGLAS E KINN
1061 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-08
GREIG ALTIERI
1107 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-09
DORE J GILBERT
27641 DEPUTY CIR
LAGUNA HILLS CA 92653

644-183-10
SHIRLEY ENDRESEN
1133 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-11
BRANDEN FABER
1141 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-12
BACALL FAMILY TRUST
2395 MELVILLE DR
SAN MARINO CA 91108

644-183-13
CARY A GLENN
3214 BERN CT
LAGUNA BEACH CA 92651

644-183-14
THOMAS & BEVERLY COMBS
1195 COAST VIEW DR
LAGUNA BEACH CA 92651

644-184-02
LAGUNA BEACH COUNTY
WATERDISTRICT
PO BOX 987
LAGUNA BEACH CA 92652

644-184-03
SCHARFF & F CHRISTENSEN
710 OAK ST
LAGUNA BEACH CA 92651

644-184-04
STEPHEN B PREPAS
740 OAK ST
LAGUNA BEACH CA 92651

644-184-05
DENNIS A KING
8354 SECURA WAY
SANTA FE SPRINGS CA 90670

644-184-06
GARY KALETA
795 OAK ST
LAGUNA BEACH CA 92651

644-184-07
REED PETERSON
785 OAK ST
LAGUNA BEACH CA 92651

644-184-08
CARL A BROWN
775 OAK ST
LAGUNA BEACH CA 92651

644-184-09
ALEXANDER M MASARIK
761 OAK ST
LAGUNA BEACH CA 92651

644-184-10
ROBERT BRAUN
1155 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-184-11
CHRISTINA F WATSON
PO BOX 3692
DANA POINT CA 92629

644-184-24
DWIGHT W SPIERS
730 TEMPLE PL
LAGUNA BEACH CA 92651

644-184-27
CRAIG-FREY
381 CALIFORNIA TER
PASADENA CA 91105

644-184-28
ALICE HARMON
725 OAK ST
LAGUNA BEACH CA 92651

644-184-29
DAVID A SCHROEDER
1150 TEMPLE TER
LAGUNA BEACH CA 92651

644-184-30
BONNIE STORMONT
1100 TEMPLE TER
LAGUNA BEACH CA 92651

644-184-33, 34
MILLER DAVID NEELY OHARA REAL ES
820 N ROXBURY DR
BEVERLY HILLS CA 90210

644-184-47
SAINT CATHERINE OF SIENA CHURCH
13280 CHAPMAN AVE
GARDEN GROVE CA 92840