



Date Filed: 4-30-2016
 Application No. VPP 16-0871

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

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: CHRISTOPHER & DEBORAH VANLEY

Address: 460 EL CAMINO DEL MAR

Telephone No. (Home/Cell) 949-494-0102 (Work) 949-436-0345

Email Address: VANLEY@COX.NET

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.

Deborah Vanley / C Vanley
 APPLICANT/PROPERTY OWNER'S SIGNATURE

4-25-2016
 DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-0871**

Visit Date: **May 23, 2016**

Applicant: **Christopher and Deborah Vanley
460 El Camino Del Mar**

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.**

Living room & Family room – main level

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

Living room & Family room – ocean horizon

2. RECORD OF VIEWS

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

Date: 5/26/2016 By: Tony Farr

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

Date: 5/26/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-0871



460 El Camino Del Mar

The photograph above was taken from the Family room on the main floor of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 5/23/16 Photographed by: *Roney Finn* Submitted to property file: *5/26/2016*



RECORD OF VIEW

VPP 2016-0871



460 El Camino Del Mar

The photograph above was taken from the Family room on the main floor of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 5/23/16 Photographed by: *Rony Foss* Submitted to property file: *5/26/2016*



RECORD OF VIEW

VPP 2016-0871



460 El Camino Del Mar

The photograph above was taken from the Living room on the main floor of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 5/23/16 Photographed by: *Donny Ferr* Submitted to property file: *5/26/2016*



RECORD OF VIEW

VPP 2016-0871



460 El Camino Del Mar

The photograph above was taken from the Living room on the main floor of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 5/23/16 Photographed by: Amy Ferr Submitted to property file: 5/26/2016



RECORD OF VIEW

VPP 2016-0871



460 El Camino Del Mar

The photograph above was taken from the Living room on the main floor of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 5/23/16 Photographed by: Amy Jarr Submitted to property file: 5/26/2016



May 26, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-0871
460 EL CAMINO DEL MAR, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **460 El Camino Del Mar**. 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.

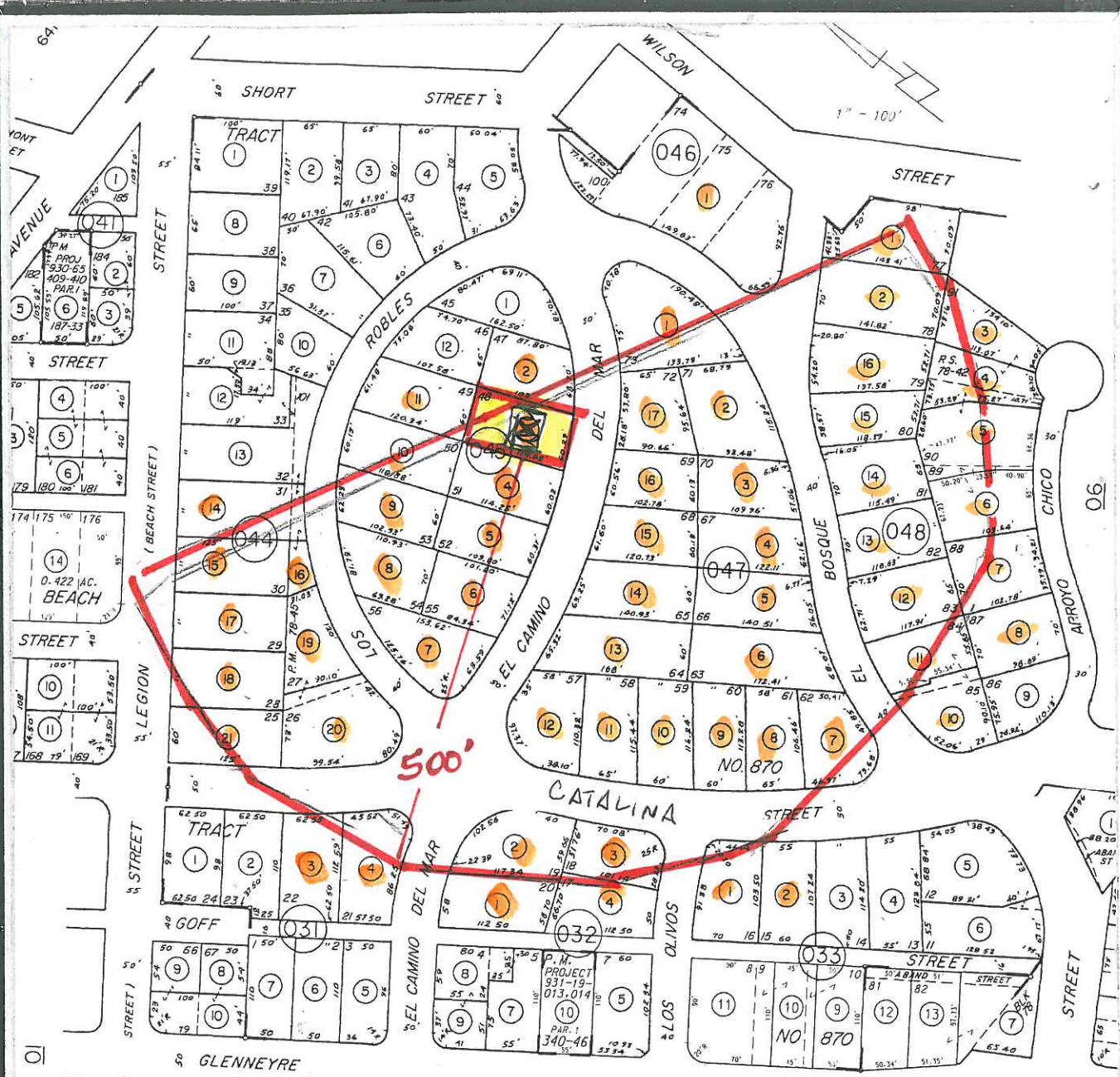
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an 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



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

FILE # 163094
 VANLEY
 460 EL CAMINO DEL MAR
 LAGUNA BEACH CA
 VIEW PRESERVATION
 MAY 24 2016
 644 045 03

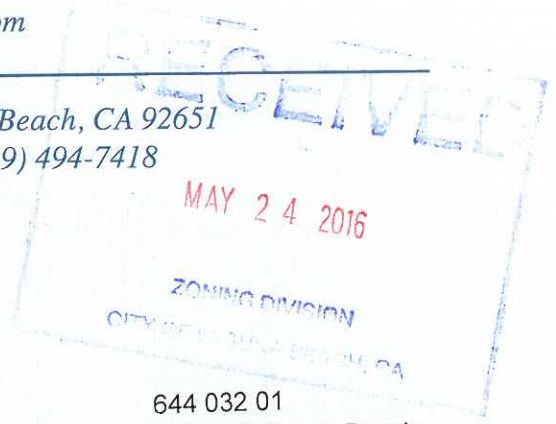


NORTH

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

FILE # 163094
VANLEY
460 EL CAMINO DEL MAR
LAGUNA BEACH CA
VIEW PRESERVATION
MAY 24 2016
644 045 03

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



644 031 03
Scott Dineen
615 Catalina
Laguna Beach CA 92651

644 031 04
Joan Cernich
625 Catalina
Laguna Beach CA 92651

644 032 01
Edward William Bayuk
668 N Coast Hwy #517
Laguna Beach CA 92651

644 032 02
Sofia Levine
387 El Camino Del Mar
Laguna Beach CA 92651

644 032 03
Lois Zeller
655 Catalina
Laguna Beach CA 92651

644 032 04
Edward William Bayuk
370 Los Olivos
Laguna Beach CA 92651

644 033 01
Steven Frost
450 W 24th St #6B
New York NY 10011

644 033 02
John Dombrink
677 Catalina
Laguna Beach CA 92651

644 044 14
Laurent Vrignaud
8 Star Catcher
Newport Coast CA 92657

644 044 15
Michael Garcia-Jurado
475 Legion St
Laguna Beach CA 92651

644 044 16
Virginia Mason
424 Los Robles
Laguna Beach CA 92651

644 044 17
Main Beach Cottages LLC
155 Oak St
Laguna Beach CA 92651

644 044 18
Rael Merson
435 Legion St
Laguna Beach CA 92651

644 044 19
Virginia Mason
424 Los Robles
Laguna Beach CA 92651

644 044 20
Maria Testa Price
32430 Cole Grade Rd
Valley Center CA 92082

644 044 21
Bruce Hampton
604 Catalina
Laguna Beach CA 92651

644 045 02
Julie Hope Sandler
303 Broadway St #106
Laguna Beach CA 92651

644 045 03
Christopher Vanley
460 El Camino Del Mar
Laguna Beach CA 92651

644 045 04
Dennis C D Forsyth
448 El Camino Del Mar
Laguna Beach CA 92651

644 045 05
Jane Andersen
430 El Camino Del Mar
Laguna Beach CA 92651

644 045 06
Jane Golden
420 El Camino Del Mar
Laguna Beach CA 92651

644 045 07
Francine M L Ludwig
400 El Camino Del Mar
Laguna Beach CA 92651

644 045 08
Kevin Hampton
425 Los Robles
Laguna Beach CA 92651

644 045 09
J Walker Reed
439 Los Robles
Laguna Beach CA 92651

644 045 10
Richard Plavetich
455 Los Robles
Laguna Beach CA 92651

644 045 11
Stephen P S P Milner
463 Los Robles
Laguna Beach CA 92651

644 046 01
School Laguna Beach
505 El Bosque
Laguna Beach CA 92651

644 047 01
Vittorio Romeo
495 El Camino Del Mar
Laguna Beach CA 92651

644 047 02
Abrahams
476 El Bosque
Laguna Beach CA 92651

644 047 03
Michael Herbert
464 El Bosque
Laguna Beach CA 92651

644 047 04
Richard Johnson
444 El Bosque
Laguna Beach CA 92651

644 047 05
Victor Bellerue
72 S Hermosa Acres Dr
Durango CO 81301

644 047 06
Brett Robert Bradshaw
683 Catalina
Laguna Beach CA 92651

644 047 07
Scandia Realty Group Llp
8850 Terabyte Ct #B
Reno NV 89521

644 047 08
William Holland
Po Box 4820
Laguna Beach CA 92652

644 047 09
Patricia Obrien
670 Catalina
Laguna Beach CA 92651

644 047 10
Kurt Wiese
666 Catalina
Laguna Beach CA 92651

644 047 11
Robert Alan Klempen
654 Catalina
Laguna Beach CA 92651

644 047 12
Judith Walker
405 El Camino Del Mar
Laguna Beach CA 92651

644 047 13
Geraldine Prober
417 El Camino Del Mar
Laguna Beach CA 92651

644 047 14
John Hovanesian
425 El Camino Del Mar
Laguna Beach CA 92651

644 047 15
Michael White
5989 Mcleod Dr
Las Vegas NV 89120

644 047 16
Jane Golden
420 El Camino Del Mar
Laguna Beach CA 92651

644 047 17
Ernesto Vasquez
475 El Camino Del Mar
Laguna Beach CA 92651

644 048 01
Brad Hughes
2126 Devonshire Rd
Ann Arbor MI 48104

644 048 02
Edwin Bradshaw Hughes Jr.
2126 Devonshire Rd
Ann Arbor MI 48104

644 048 03
Lenard Jones
490 Arroyo Chico
Laguna Beach CA 92651

644 048 04
Gary Mc Garland
11150 W Olympic Blvd #1020
Los Angeles CA 90064

644 048 05
Harvey Treibwasser
460 Arroyo Chico
Laguna Beach CA 92651

644 048 06
Keating & Munn LLC
1854 Vallejo St
San Francisco CA 94123

644 048 07
Eva Maria Segovia
444 Arroyo Chico
Laguna Beach CA 92651

644 048 08
Stephen Milner
19 N Stonington Rd
Laguna Beach CA 92651

644 048 10
Scott Erik Marmon Haug
400 El Bosque
Laguna Beach CA 92651

644 048 11
Christopher Murray
403 El Bosque
Laguna Beach CA 92651

644 048 12
Richard Schwarzstein
441 El Bosque
Laguna Beach CA 92651

644 048 13
Elizabeth Reinhold
455 El Bosque
Laguna Beach CA 92651

644 048 14
Shahram Naghshineh
15 Saddle Rd
Rancho Palos Verdes CA 90275

644 048 15
Curtis Myron Gackenbach
475 El Bosque
Laguna Beach CA 92651

644 048 16
Clark Sturtevant Collins
1999 S Coast Hwy #1
Laguna Beach CA 92651