



April 30, 2018

Hanna R. Struever  
182 Nyes Place  
Laguna Beach, CA 92651

Dear Ms. Struever,

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 View Preservation and Restoration web page on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net).

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,

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



Date Filed:	3/31 / 2018
Application No.	VPP/18-0581

RECEIVED

RECORD OF VIEWS (PER LBMC 12.16.040 "VIEW PRESERVATION") MAR 19 2018

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. 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: HANNA R STRUEVER
Address: 182 NYES PLACE
Telephone No. (Home/Cell) 949-632-4007 (Work) 949-719-9056
Email Address: hanna5@retailportfolio/solutions.com

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.

Property Owner's Signature

Date 3.16.18



04/15/2014

**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 18-0581**

Visit Date: **April 6, 2018**

Applicant: **Hanna R. Struever**  
View Address: **182 Nyes Place**

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 and workspace/office of the single level structure.

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

The visual scene consists primarily of the ocean horizon from the kitchen.

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2. RECORD OF VIEWS

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

Date: 4/30/2018 By: *T. Farr*

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

Date: 4/30/2018 By: *T. Farr*

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End of Checklist



RECORD OF VIEW

VPP 2018-0581



182 Nyes Place

The photograph above was taken from the kitchen of the primary residential structure. Visual scene description: ocean horizon.  
Date of photograph: 04/06/18 Photographed by: *nyan* Submitted to property file: 04/30/2018



RECORD OF VIEW

VPP 2018-0581



182 Nyes Place

The photograph above was taken from the office/work area of the primary residential structure. Visual scene description: ocean horizon.

Date of photograph: 04/06/18 Photographed by: *[Signature]* Submitted to property file: 04/30/2018

Document  
2 of 2



April 30, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-0581  
182 NYES PLACE, 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 **182 Nyes Place**. 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.

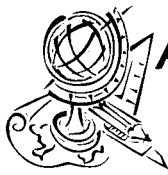
Regards,

A handwritten signature in black ink, appearing to read "Tony Farr", is written above the typed name.

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



#8689  
16-Apr-18



# 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

**500' OWNERSHIP LISTING  
FOR VIEW PRESERVATION  
PREPARED FOR:**

**656-161-13  
HANNA R STRUEVER  
182 NYES PL  
LAGUNA BEACH CA 92651**

APR 17 2018

ZONING DIVISION

CITY OF LAGUNA BEACH

656-106-08  
LEW  
668 N COAST HWY 180  
LAGUNA BEACH CA 92651

656-106-09  
JAMES E & CAROLYN ELLISON  
11074 NE 24TH ST  
BELLEVUE WA 98004

656-106-10  
GERALD S SCOTT  
23511 MIRAGE LN  
DIAMOND BAR CA 91765

656-107-11  
MARK BREWER  
3634 MARJORIE LN  
CARLSBAD CA 92008

656-107-12  
LEE MICHAEL DAVID THE M & J LEE  
1153 N EVERETT ST  
GLENDALE CA 91207

656-107-13  
DIZZS AS IS INC  
2794 S COAST HWY  
LAGUNA BEACH CA 92651

656-107-14  
MARCEL PITZ  
791 SAINT ANNS DR  
LAGUNA BEACH CA 92651

656-151-45  
ZACHARY SHUMAN  
1585 KAPIOLANI BLVD 1110  
HONOLULU HI 96814

656-151-46  
WASHBURN INVESTMENTS BEACH  
PROPE  
3014 PINE ST  
RIVERSIDE CA 92501

656-151-47  
DANIEL B & JILL B FUGAL  
FINANCIL  
1005 S MAIN ST  
PLEASANT GROVE UT 84062

656-151-48  
TIMOTHY GRABER  
1018 N CAMBRIA PL  
ANAHEIM CA 92801

656-151-49  
EUBULUS KERR  
370 GALLIER PL  
SHREVEPORT LA 71106

656-151-50  
JOHN HOUSDEN  
2741 VICTORIA DR  
LAGUNA BEACH CA 92651

656-151-51  
PATRICK & MAURA MC KILLEN  
2745 VICTORIA DR  
LAGUNA BEACH CA 92651

656-151-52  
ELIZABETH HOCKING  
513 WYNDMOOR AVE  
WYNDMOOR PA 19038

656-151-53  
WILLIAMS BROS  
2757 VICTORIA DR  
LAGUNA BEACH CA 92651

656-151-54  
GRABLE B RONNING  
PO BOX 7804  
INCLINE VILLAGE NV 89450

656-151-55  
TANIA KING  
11940 PASCO TRAILS BLVD  
SPRING HILL FL 34610

656-151-56  
MARY NEIL  
PO BOX 510  
LAGUNA BEACH CA 92652

656-151-57  
KEVIN CORDANO  
1904 MONTEREY RD  
SOUTH PASADENA CA 91030

656-151-60  
DAMON MCINTOSH  
2845 MARION WAY  
LAGUNA BEACH CA 92651

656-151-61  
TOONERS PROPERTIES LLC  
34145 PACIFIC COAST HWY 516  
DANA POINT CA 92629

656-151-62  
SUSAN S WELLER  
2865 MARION WAY  
LAGUNA BEACH CA 92651

656-151-63  
CHINSUK KIM  
2606 PREGO CT  
HENDERSON NV 89052



656-151-64  
HAZEL B RIBARICH  
420 S BARRINGTON AVE 301  
LOS ANGELES CA 90049

656-151-65  
BRUCE LERNER  
2894 WARDS TER  
LAGUNA BEACH CA 92651

656-151-66  
RICHARD W DAY  
2880 WARDS TER  
LAGUNA BEACH CA 92651

656-151-67  
SUSAN S WELLER  
2865 MARION WAY  
LAGUNA BEACH CA 92651

656-151-68  
SUSAN S WELLER  
2865 MARION WAY  
LAGUNA BEACH CA 92651

656-151-69  
PETER COLAGROSSI  
PO BOX 4623  
LAGUNA BEACH CA 92652

656-151-70  
PHILO SMITH  
450 S COAST HWY A  
LAGUNA BEACH CA 92651

656-151-71  
WARDS TERRACE LLC  
4900 EDISON AVE  
CHINO CA 91710

656-151-73  
ROBERT O HARKER  
4319 HAYMAN AVE  
LA CANADA FLINTRIDGE CA 91011

656-151-74  
LEISURETIME  
INTERNATIONALCORP  
2845 WARDS TER  
LAGUNA BEACH CA 92651

656-151-75  
TELLIARD ENTERPRISES LLC  
1460 GILCROSS WAY  
RIVERSIDE CA 92506

656-151-76  
WILLIAM S GOODGLICK  
26 OAKMONT DR  
LOS ANGELES CA 90049

656-151-77  
STUART KLABIN  
626 N BEDFORD DR  
BEVERLY HILLS CA 90210

656-151-78  
BENJAMIN R TRACHTMAN  
116 DUMOND DR  
LAGUNA BEACH CA 92651

656-151-79  
DOUGLAS S & WENDI DVORAK  
PO BOX 683718  
PARK CITY UT 84068

656-151-80  
2020 OCEAN LLC  
2311 DIAMOND J PL  
RENO NV 89511

656-151-82  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

656-151-83  
PETER D LIZOTTE  
4601 WILSHIRE BLVD 200  
LOS ANGELES CA 90010

656-151-86  
DONNA T WHITSON  
2485 SHARON OAKS DR  
MENLO PARK CA 94025

656-151-89  
RAUL A ESTRADA  
2460 IRVINE COVE CRES  
LAGUNA BEACH CA 92651

656-151-90  
STEVEN CARDOZA  
170 DUMOND DR  
LAGUNA BEACH CA 92651

656-153-11  
ERIC PAPA  
129 SUNSET TER  
LAGUNA BEACH CA 92651

656-153-12  
NICOLAS M STEVERLYNCK  
4901 E ARROYO VERDE DR  
PARADISE VALLEY AZ 85253

656-153-13  
HOWARD J JELINEK  
119 SUNSET TER  
LAGUNA BEACH CA 92651

656-153-14  
ROBERT E TOPP  
2700 N MAIN ST 100  
SANTA ANA CA 92705

656-153-15  
KJELL A & JULIE BO  
18710 NC HIGHWAY 48  
ENFIELD NC 27823

656-153-16  
JOHN A ROWLAND  
16414 BLUE GRASS LN  
CHINO HILLS CA 91709

656-153-17  
APKARIAN VARTKESS ARA  
8 LOCKE CT  
IRVINE CA 92617

656-153-18  
TINA LAMBERT  
124 MCAULAY PL  
LAGUNA BEACH CA 92651

656-153-19  
JOHN D & CORINNE SUVEGES  
128 MCAULAY PL  
LAGUNA BEACH CA 92651

656-153-20  
JEFFREY ISHMAEL  
138 MCAULAY PL  
LAGUNA BEACH CA 92651

656-153-21  
LUKIE LUKE REALTY LLC  
84 ORCHARD ST 2  
NEW YORK NY 10002

656-153-22  
MCAULAY PLACE LLC  
550 ALTA VISTA WAY  
LAGUNA BEACH CA 92651

656-154-01  
LILIANA PIENZI-JOSEAU  
4837 INDIANOLA WAY  
LA CANADA FLINTRIDGE CA 91011

656-154-02  
DAN R SUGG  
173 MCAULAY PL  
LAGUNA BEACH CA 92651

656-154-04  
CHARLES B ROSELLI  
145 MCAULAY PL  
LAGUNA BEACH CA 92651

656-154-05  
KENNETH SHERWOOD  
6666 DAKOTA AVE  
ALTA LOMA CA 91737

656-154-06  
PAUL LAYTON  
4001 STANSBURY AVE  
SHERMAN OAKS CA 91423

656-154-07  
GARY & MYLENE ZOROMSKI  
119 MCAULAY PL  
LAGUNA BEACH CA 92651

656-154-08  
DAVID S GOLDSTEIN  
2780 VICTORIA DR  
LAGUNA BEACH CA 92651

656-154-09  
JOHN & JANICE ALABASTER  
871 VAN DYKE DR  
LAGUNA BEACH CA 92651

656-154-10  
NICHOLAS M KORMELUK  
2787 S COAST HWY  
LAGUNA BEACH CA 92651

656-154-11  
FRED S KARGER  
2745 WOODSTOCK RD  
WEST HOLLYWOOD CA 90046

656-154-12  
JEFFREY J KAPLAN  
PO BOX 9576  
LAGUNA BEACH CA 92652

656-161-01  
MARGIE E WILLIS  
193 DUMOND DR  
LAGUNA BEACH CA 92651

656-161-02  
DAVID BLAIN  
183 DUMOND DR  
LAGUNA BEACH CA 92651

656-161-03  
14 LAGUNITA LLC  
14 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-161-04  
NYES PLACE PROPERTIES LLC  
2130 YACHT JULIA  
NEWPORT BEACH CA 92660

656-161-05  
TIMOTHY ALGER  
165 DUMOND DR  
LAGUNA BEACH CA 92651

656-161-07  
JAMES MERIWETHER  
2776 MOUNTAIN VIEW DR B  
LA VERNE CA 91750

656-161-08  
JACK I ABECASSIS  
151 DUMOND DR  
LAGUNA BEACH CA 92651

656-161-09  
ROBERT F KELLY  
3530 EASTCLIFF DR  
SALT LAKE CITY UT 84124

656-161-10  
ELEANOR YOUMANS  
156 NYES PL  
LAGUNA BEACH CA 92651

656-161-11  
SHARON WALTER  
166 NYES PL  
LAGUNA BEACH CA 92651

656-161-12  
ALLAN A SHENOI  
1234 ROSALIND RD  
SAN MARINO CA 91108

656-161-13  
HANNA R STRUEVER  
2130 YACHT JULIA  
NEWPORT BEACH CA 92660

656-161-16  
KRISTINE DARVISH  
6841 HITCHINGPOST CIR  
HUNTINGTON BEACH CA 92648

656-161-17  
A RUBINSTEIN FAMILY  
194 NYES PL  
LAGUNA BEACH CA 92651

656-161-18  
GREGG & CATHI BOND  
196 NYES PL  
LAGUNA BEACH CA 92651

656-161-19  
STEVEN K FOWLKES  
11661 SAN VICENTE BLVD 510  
LOS ANGELES CA 90049

656-161-20  
JAMES H & SONIA CURTIS  
2615 VICTORIA DR  
LAGUNA BEACH CA 92651

656-161-21  
NYES PLACE PROPERTIES LLC  
2130 YACHT JULIA  
NEWPORT BEACH CA 92660

656-171-09  
HARVEY D FLIESHER  
2 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-10  
ROBERT UNGER  
200 FILLMORE ST 200  
DENVER CO 80206

656-171-11  
OCF REAL ESTATE HOLDINGS LLC  
165 MORNINGSIDE RD  
PARAMUS NJ 7652

656-171-12  
ODELL  
3937 HARBOR WALK LN  
FORT COLLINS CO 80525

656-171-13  
SUNG-TSEI CHEN  
1807 DIAMOND KNOLL LN  
DIAMOND BAR CA 91765

656-171-14  
DANIEL I SIEGEL  
7 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-15  
AMY MIYAWAKI  
3013 HILLSIDE TER  
SAN JUAN CAPISTRANO CA 92675

656-171-16  
VICKIE COLLINS  
12 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-20  
LAGUNITA COMMUNITY ASSN  
PO BOX 4048  
SANTA ANA CA 92702

656-171-21  
NOLAN A MIURA  
13 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-63  
ROBERT J BANNING  
999 S MADISON AVE  
PASADENA CA 91106

656-171-64  
MOHSEN & ROYA NASSIRIAN  
51 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-65  
MITCHEL R ASHWILL  
50 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-66  
SAMUEL H GOLDSTEIN  
49 LAGUNITA DR  
LAGUNA BEACH CA 92651

656-171-70  
LAGUNITA COMMUNITY ASSN  
PO BOX 4048  
SANTA ANA CA 92702

656-171-71  
LAGUNITA COMMUNITY ASSN  
PO BOX 4048  
SANTA ANA CA 92702

656-171-72  
LAGUNITA COMMUNITY ASSN  
PO BOX 7736  
LAGUNA NIGUEL CA 92607

656-171-74  
HEAVY T & LITTLE D LLC  
14747 N NORTHSIGHT BLVD 111-3  
SCOTTSDALE AZ 85260

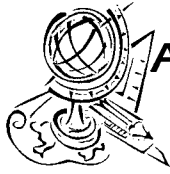
656-171-76  
11 LAGUNITA LLC  
14747 N NORTHSIGHT BLVD 111-3  
SCOTTSDALE AZ 85260

656-171-79  
LAGUNITA INC  
PO BOX 2132  
HOUSTON TX 77252

656-171-80  
LAGUNITA INC  
PO BOX 2132  
HOUSTON TX 77252

933-34-018  
TINA A WEBER  
PO BOX 151  
MOOSE WY 83012

933-34-019  
RAYMOND CREBS  
2110 N LAUREL AVE  
UPLAND CA 91784



# 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](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 656-161-13  
500' Radius (FOR VIEW PRESERVATION)

Address: 182 NYES PLACE  
LAGUNA BEACH CA 92651

