



August 3, 2021

Jasmin Niederberger  
1945 Upper Rim Rock  
Laguna Beach, CA 92651

Dear Ms. Niederberger,

Attached are the documents for the View Preservation/Record of Views application 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 file path, Government > Community Development > Planning & Zoning > Views & Trees.

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  
Planning Division, Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 21-9543**

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Visit Date: **7/22/2021**  
Applicant: **Jasmin Niederberger**  
View Address: **1945 Upper Rim Rock Rd.**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Living room, kitchen  
Lower level: Guest bedroom


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

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes San Clemente Island and the ocean horizon.

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**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: 8/3/21 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 21-9543**



**1945 Upper Rim Rock Rd.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/22/21 Photographed by: *[Signature]* Submitted to property file: 8/3/21





**RECORD OF VIEW**

**VPP 21-9543**



**1945 Upper Rim Rock Rd.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 7/22/21 Photographed by: Mason Submitted to property file: 8/3/21

Document  
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**RECORD OF VIEW**

**VPP 21-9543**



**1945 Upper Rim Rock Rd.**

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: 7/22/21 Photographed by: *M. Farr* Submitted to property file: 8/3/21

Document  
3 of 3



August 3, 2021

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-9543**  
**1945 Upper Rim Rock Rd., Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1945 Upper Rim Rock Rd.** 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 a 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.**

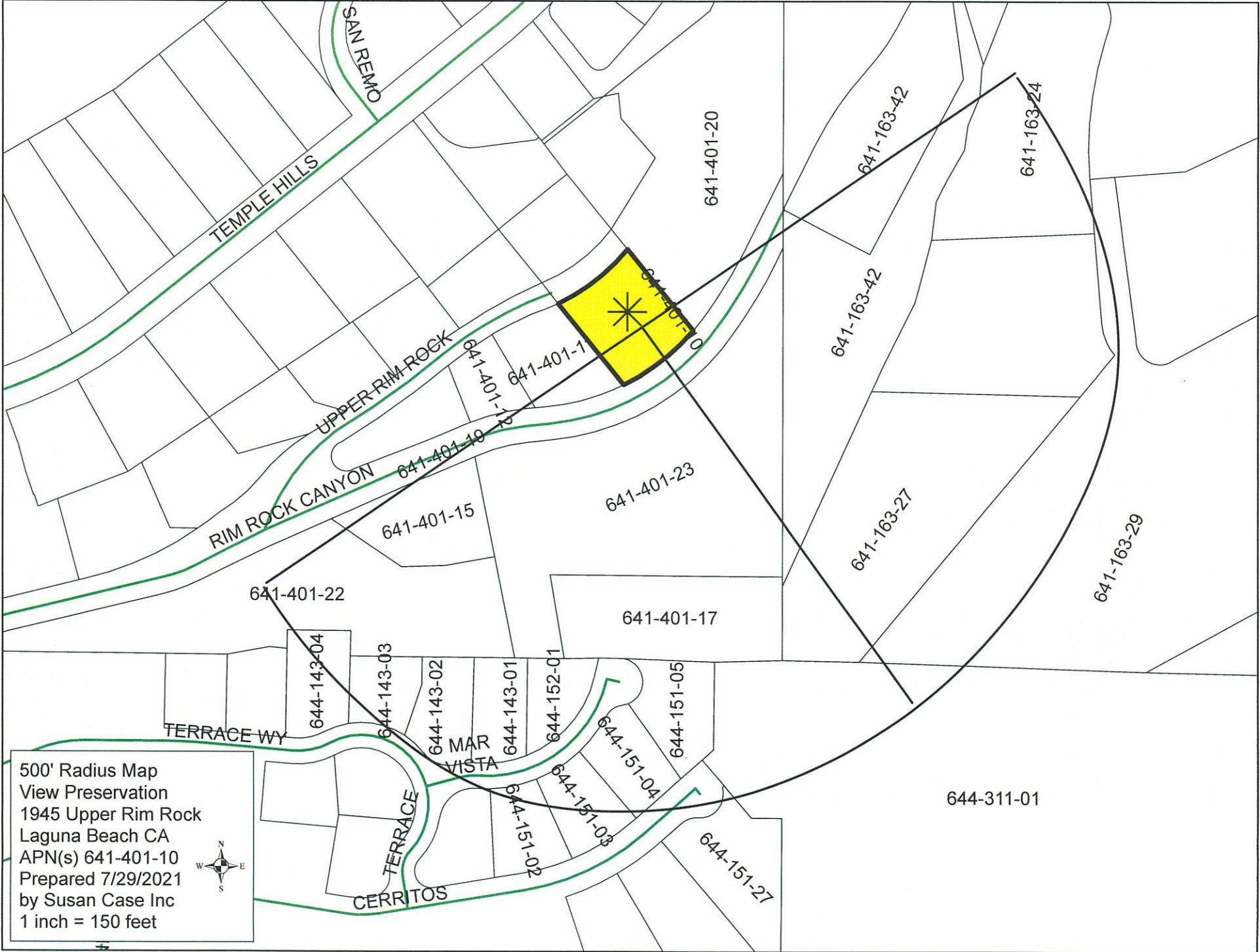
The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees. From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 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,

A handwritten signature in blue ink, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Planning Division, Community Development  
tfarr@lagunabeachcity.net





500' Radius Map  
 View Preservation  
 1945 Upper Rim Rock  
 Laguna Beach CA  
 APN(s) 641-401-10  
 Prepared 7/29/2021  
 by Susan Case Inc  
 1 inch = 150 feet



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

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

File #318540  
1945 Upper Rim Rock Rd  
Laguna Beach CA  
500' View Preservation  
APN 641-401-10  
July 29 2021

641 163 24  
Temple Hills Properties LLC  
16 Sunset Cv  
Newport Coast CA 92657

641 163 27  
Temple Hills Properties LLC  
16 Sunset Cv  
Newport Coast CA 92657

641 163 29  
John Schroeder Michael  
1100 W Town And Country Rd  
Orange CA 92868

641 163 42  
Fioraville LLC  
700 Harris St #201  
Charlottesville VA 22903

641 401 10  
Thomas Niederberger  
1945 Upper Rim Rock Rd  
Laguna Beach CA 92651

641 401 11  
Janet Melk  
1933 Upper Rim Rock Rd  
Laguna Beach CA 92651

641 401 12  
Peggy Jack Sexton  
488 Poplar St  
Laguna Beach CA 92651

641 401 15  
Danielle Babb  
1887 Rim Rock Canyon Rd  
Laguna Beach CA 92651

641 401 17  
Adam & Jodi Kanter  
1400 Mar Vista Way  
Laguna Beach CA 92651

641 401 19  
Don Helwig  
Po Box 68  
Lake Havasu City AZ 86405

641 401 20  
Temple Hills Properties LLC  
16 Sunset Cv  
Newport Coast CA 92657

641 401 22  
Kirk Matthew Saunders  
1847 Rim Rock Canyon Rd  
Laguna Beach CA 92651

641 401 23  
John Shingler Hedges  
Po Box 6  
Laguna Beach CA 92652

644 143 01  
Michael & Nicole Scampini  
1414 Mar Vista Way  
Laguna Beach CA 92651

644 143 02  
Sherry Castillo  
1474 Terrace Way  
Laguna Beach CA 92651

644 143 03  
Robert Fox  
1450 Terrace Way  
Laguna Beach CA 92651

644 143 04  
Peter Kent Pachi  
1444 Terrace Way  
Laguna Beach CA 92651

644 151 02  
Sharon Sagar  
1411 Mar Vista Way  
Laguna Beach CA 92651

644 151 03  
Stanley Steinberg  
1425 Mar Vista Way  
Laguna Beach CA 92651

644 151 04  
Ronald Marks  
22311 Eagle Rock Way  
Laguna Beach CA 92651

644 151 05  
Christopher Long  
1445 Mar Vista Way  
Laguna Beach CA 92651

644 151 27  
David Reese Tiller  
1445 Cerritos Dr  
Laguna Beach CA 92651

644 152 01  
Deborah Kennedy  
1434 Mar Vista Way  
Laguna Beach CA 92651

644 311 01  
Brenton Babcock  
1565 Skyline Dr  
Laguna Beach CA 92651