



May 23, 2023

Nancy Balmer-Csira
3131 Bern Drive
Laguna Beach, CA 92651
VPP 23-0790

Dear Nancy Csira,

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 > click on the green box to the right "Record of Views by Address".

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach".

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. 949.497.0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-0790**

Visit Date: **4/20/2023**
Applicant: **Nancy Balmer-Csira**
View Address: **3131 Bern Dr**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room, kitchen, bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily Catalina Island 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: *May 23, 2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
1 of 20



RECORD OF VIEW

VPP 12-3456



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
2 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
3 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
4 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
5 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
6 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
7 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
8 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
9 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
10 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
11 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
12 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
13 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
14 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
15 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
16 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
17 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon and Catalina Island

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
18 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
19 of 20



RECORD OF VIEW

VPP 23-0790



3131 Bern Dr

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

Visual scene description: Ocean horizon.

Date of photograph: 4/20/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/23/23

Document
20 of 20



May 18, 2023

**SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 23-0790
3131 Bern Dr, 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 **3131 Bern Drive**. 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 > click on green box to the right "Record of Views by Address". 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.

Warm Regards,

Joshua DeLoach

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
jdeloach@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

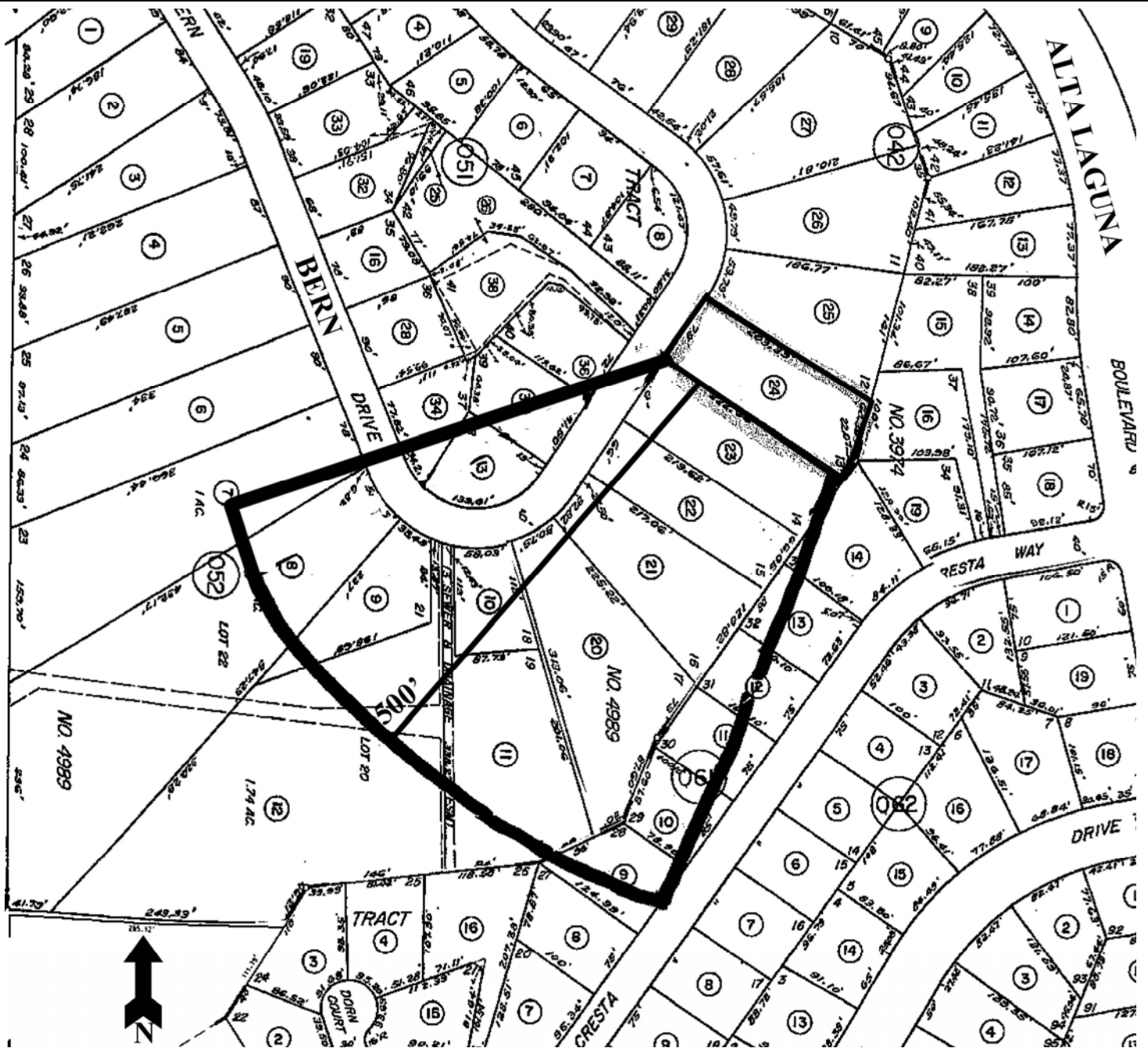
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-042-24
500' RADIUS (for View Preservation)

Address: 3131 BERN DR
LAGUNA BEACH CA 92651



AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 18th day of May, 2023, that I deposited 21 notices as described below in the United States Post Office, a Public Awareness Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 641-042-24

**Subject: 3131 BERN DR
LAGUNA BEACH CA92651**

that on said day there was regular communication by United States Mail to the addresses shown above.


Denise Kaspar

#11815
5/18/2023

**500' Ownership Listing
for View Preseervation
Prepared for:**

**641-042-24
NANCY E BALMER-CSIRA
3131 BERN DR
LAGUNA BEACH CA 92651**

641-042-20
HENRY DEL CASTILLO
3103 BERN DR
LAGUNA BEACH CA 92651

641-042-21
JASON RYAN & JESSICA JILL
WATSON
3109 BERN DR
LAGUNA BEACH CA 92651

641-042-22
DEBRA M & THOMAS S CLANCY
3115 BERN DR
LAGUNA BEACH CA 92651

641-042-23
JESSE JOHN & PATRICIA RAMONA
CANTLEY
3121 BERN DR
LAGUNA BEACH CA 92651

641-042-24
NANCY E BALMER-CSIRA
3131 BERN DR
LAGUNA BEACH CA 92651

641-051-13
STEPHEN MICHAEL UNTERBERGER
1417 EMERALD BAY
LAGUNA BEACH CA 92651

641-051-30
DAVID L KENNELLY
3112 BERN DR
LAGUNA BEACH CA 92651

641-051-34
STEPHEN & SUSAN ZIAJA
3058 BERN DR
LAGUNA BEACH CA 92651

641-051-36
ANTHONY TEMESVARY
3120 BERN DR
LAGUNA BEACH CA 92651

641-052-07
STEPHANIE WALDMAN
3051 BERN DR
LAGUNA BEACH CA 92651

641-052-08
JOHN J STROTKAMP
415 JASMINE ST
LAGUNA BEACH CA 92651

641-052-09
WILLIAM ROBERT BARTOK
3069 BERN DR
LAGUNA BEACH CA 92651

641-052-10
MARY C ANDERSON
3099 BERN DR
LAGUNA BEACH CA 92651

641-052-11
ANN C KEAST
16 S PORTOLA
LAGUNA BEACH CA 92651

641-052-12
KELLER CHARLES E JR M D TR THE
KELLER
3079 BERN DR
LAGUNA BEACH CA 92651

641-061-09
SHEILA R HEUER GREEN
3029 CRESTA WAY
LAGUNA BEACH CA 92651

641-061-10
CHRISTINA S PISARIK
3039 CRESTA WAY
LAGUNA BEACH CA 92651

641-061-11
HOLDINGS HEYSTEE
3049 CRESTA WAY
LAGUNA BEACH CA 92651

641-061-12
WAY CRESTA
3049 CRESTA WAY
LAGUNA BEACH CA 92651

641-061-13
ROBERT B JOHNSON
3069 CRESTA WAY
LAGUNA BEACH CA 92651

641-061-14
KASEY CHILDS-KONKEL
3079 CRESTA WY
LAGUNA BEACH CA 92651