

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2015-1189**

Visit Date: **June 30, 2015**

Applicant: **Susan Kempf/Cheryl Sykes
1545 Bluebird Canyon**

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

1. VIEW LOCATION / VISUAL SCENE

a. Indicate location in principal residential structure view impacted.

Great room, Dining room, Family room: first floor of the structure.
Master bedroom: Upper level of the primary residential structure..

b. Describe visual scene for each location noted above.

Great room, Dining room, Family room: Catalina and San Clemente islands, ocean horizon, citylights and hillside terrain.

Master bedroom: Catalina and San Clemente islands, ocean horizon, citylights and hillside terrain.

2. RECORD OF VIEWS

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

Date: 7/20/2015 By: Tony Farr

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

Date: 7/20/2015 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Great Room on the first floor of the primary residential structure.

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

Date of photograph: 6/30/15 Photographed by: *Amy Jarr* Submitted to property file: *7/20/2015*



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Great Room on the first floor of the primary residential structure.

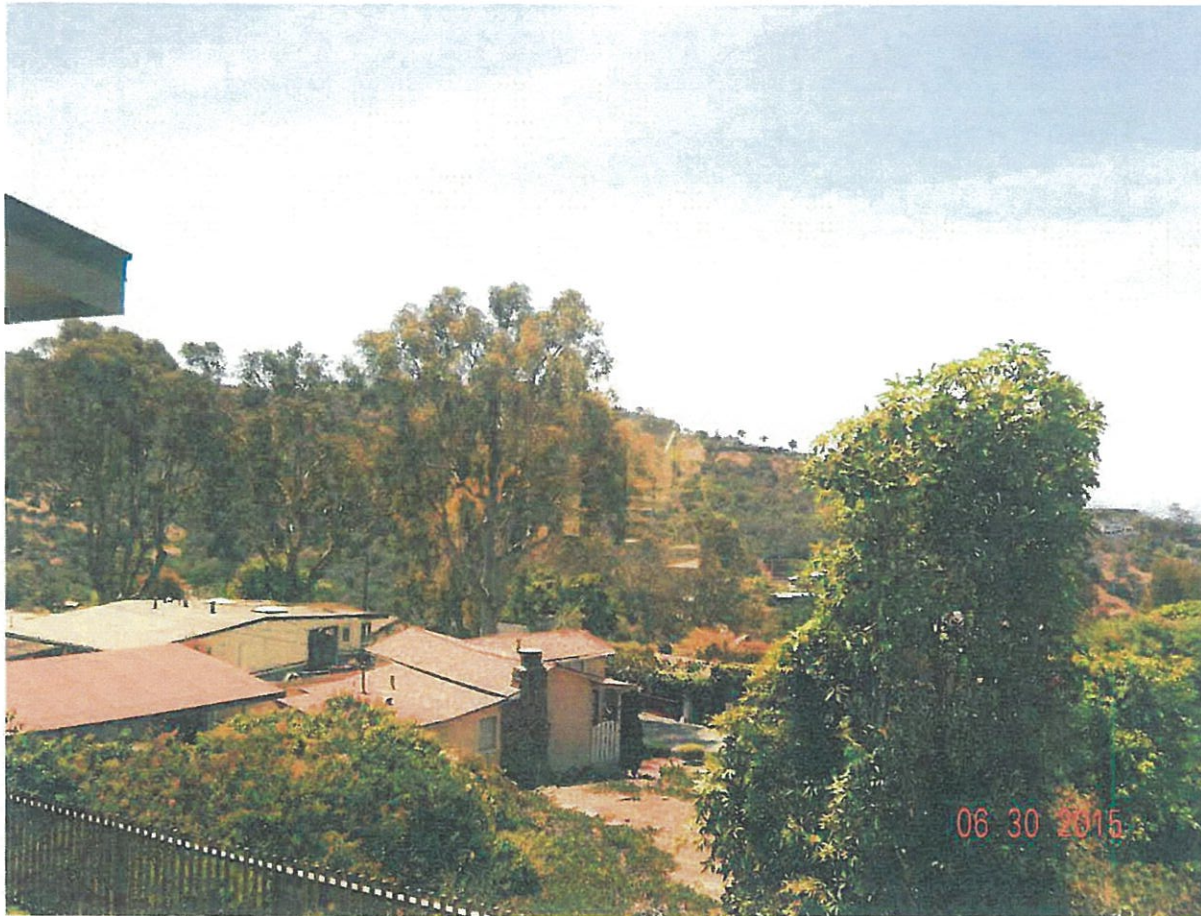
Visual scene description: San Clemente Island, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: *Gary Farn* Submitted to property file: *7/20/2015*



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Great Room on the first floor of the primary residential structure.

Visual scene description: San Clemente Island, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: Amy Jarr Submitted to property file: 7/20/2015



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Great Room on the first floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: Amy Furr Submitted to property file: 7/20/2015



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Dining Room on the first floor of the primary residential structure.

Visual scene description: San Clemente Island, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: *Amy Furr* Submitted to property file: *7/20/2015*



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Dining Room on the first floor of the primary residential structure.

Visual scene description: San Clemente Island, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: *Amey Jones* Submitted to property file: *7/20/2015*



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Dining Room on the first floor of the primary residential structure.

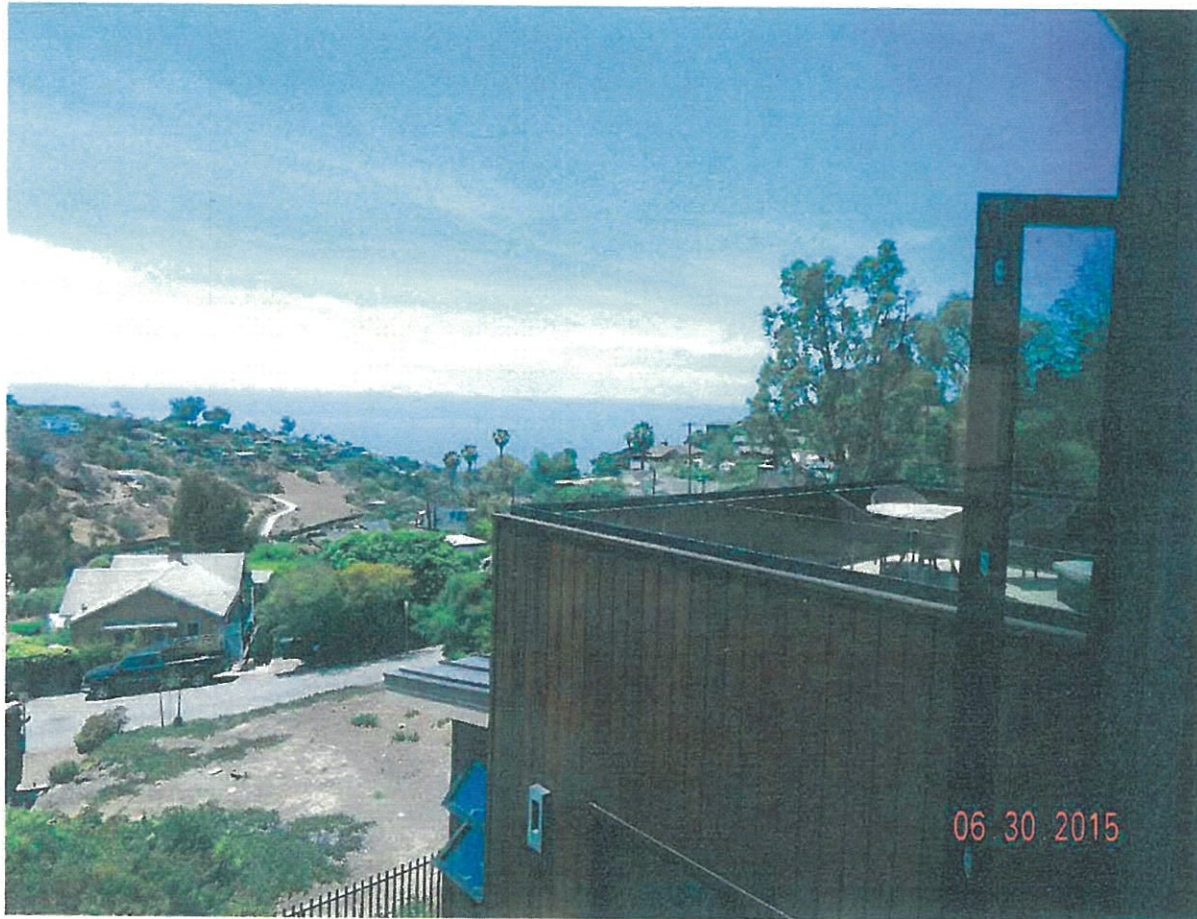
Visual scene description: San Clemente Island, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: *Cory Farr* Submitted to property file: *7/20/2015*



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Family Room on the first floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: Tommy Farn Submitted to property file: 7/30/2015



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Family Room on the first floor of the primary residential structure.

Visual scene description: San Clemente Island, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: *Rory Farr* Submitted to property file: *7/28/2015*



RECORD OF VIEW

VPP 2015-1189



1545 Bluebird Canyon Dr.

The photograph above was taken from the property owners' Master Bedroom on the second floor of the primary residential structure.

Visual scene description: San Clemente Island, city lights, hillside terrain, ocean horizon.

Date of photograph: 6/30/15 Photographed by: Cory Farr Submitted to property file: 2/20/2015



July 20, 2015

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 15-1189
1545 BLUEBIRD CANYON DR., LAGUNA BEACH, CA**

Dear Property Owner:

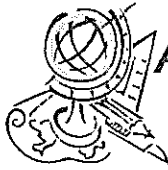
The City of Laguna Beach enacted the View Preservation and Restoration ordinance, Chapter 12.16, in December 2014. It is a purpose of Chapter 12.16 to establish a right for property owners to determine and to preserve views, from selected viewing locations within their primary residential structure, from significant view impairment by the growth of trees or other vegetation. Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), 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.

A View Preservation claim has been filed with the city for the property located at 1545 Bluebird Canyon Dr. 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.**

A copy of Municipal Code section 12.16.040, View Preservation, is printed on the back of this notice. If you have any questions regarding this notice or the Municipal Code, please do not hesitate to 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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

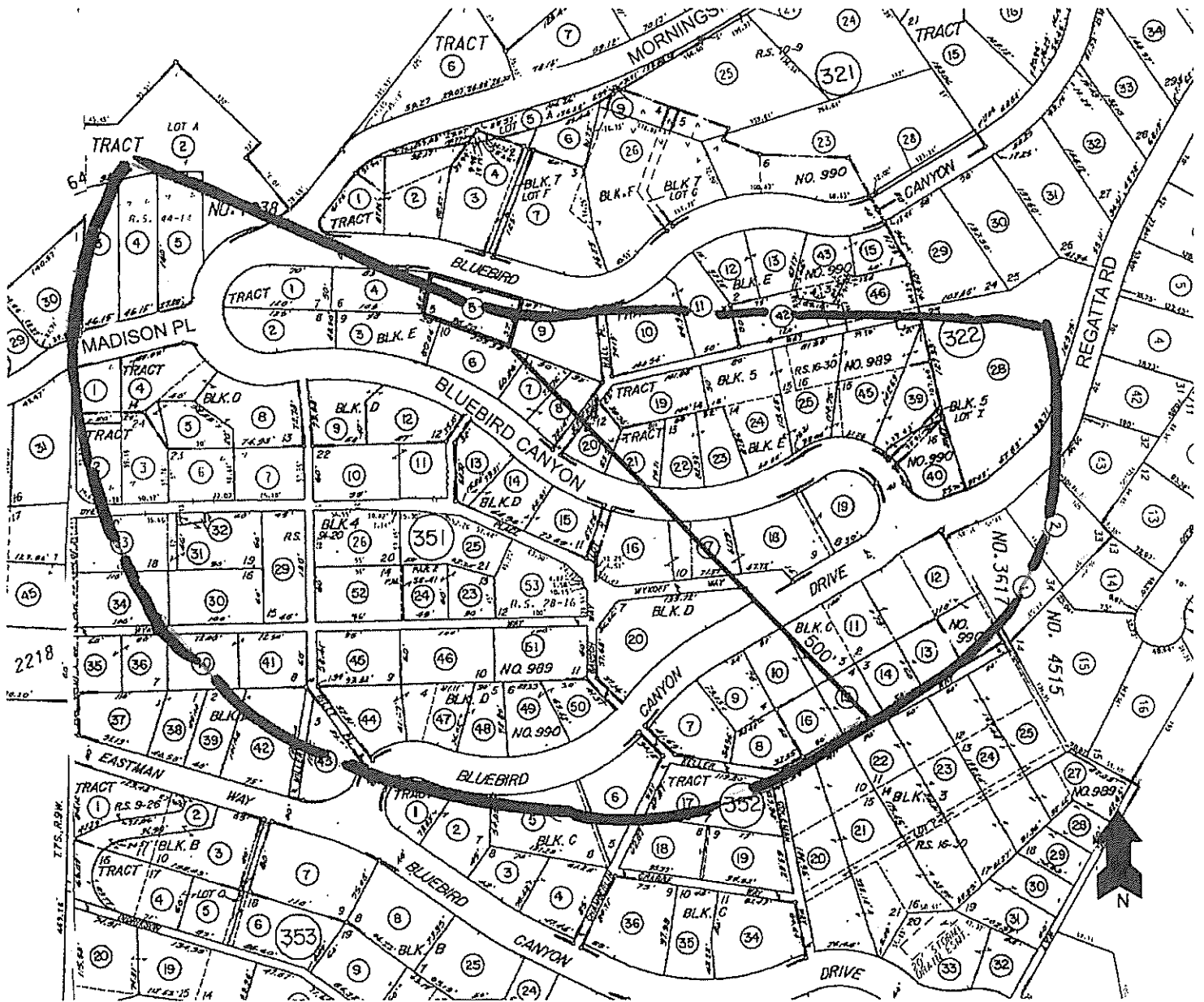
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-322-09
500' View Preservation Radius

Address: 1545 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

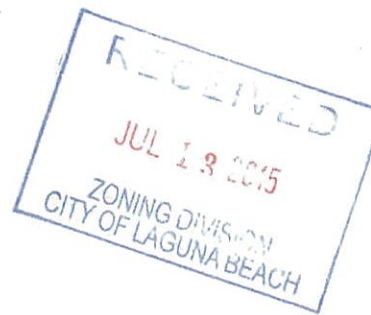


#6844
7/9/2015



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



500' View Preservation
Ownership Listing
Prepared for:
644-322-09
CHERYL A SYKES
1545 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-162-30
RUTH CASTRO
1090 MADISON PL
LAGUNA BEACH CA 92651

644-311-03
EVA FISCHER
1094 MADISON PL
LAGUNA BEACH CA 92651

644-322-01
L ELLETT
360 NUECES ST 3809
AUSTIN TX 78701

644-322-04
DANIEL P & FABIENNE WITTE
276 LA BREA ST
LAGUNA BEACH CA 92651

644-322-07, 08
VICTOR L DETMER
PO BOX 484
HARRISON ME 4040

644-322-11
JAMES E HALL
1565 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-21
GREG DZIUK
PO BOX 9735
LAGUNA BEACH CA 92652

644-322-24
STEPHANIE E ALLEN
1429 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-162-31
JAMES ROBBINS
1089 MADISON PL
LAGUNA BEACH CA 92651

644-311-04
CLARA FRANTZ
PO BOX 993
LAGUNA BEACH CA 92652

644-322-02
MACE MORSE
1499 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-05
BARBARA J DRESEL
1313 MORNINGSIDE DR
LAGUNA BEACH CA 92651

644-322-09
CHERYL A SYKES
1545 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-19
HLAVA
1115 JEFFERSON WAY
LAGUNA BEACH CA 92651

644-322-22
ROBERT J ECKERT
22 BYRON CLOSE
LAGUNA NIGUEL CA 92677

644-322-25
JOHN R & VIRGINIA HATFIELD
1417 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-311-02
ERIC & RITA STODDER
1510 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-311-05
EDWARD M KEYES
1500 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-03
JOHN M LOMBARDO
1479 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-06
GARY LAFEBVRE
PO BOX 1483
LAGUNA BEACH CA 92652

644-322-10
DAGGETT ROBERT S 3RD
1120 JEFFERSON WAY
LAGUNA BEACH CA 92651

644-322-20
STANLEY A & LINDA SHOLIK
1449 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-23
BEVERLY KELLY
1431 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-28
MANNY & VICTORIA FERNANDEZ
10381 CRAWFORD CANYON RD
NORTH TUSTIN CA 92705

644-322-39
LONG JOHNSON
1409 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-40
COLLEEN A GRIGG
PO BOX 1574
LAGUNA BEACH CA 92652

644-322-42
RONALD C RITTER
1160 JEFFERSON WAY
LAGUNA BEACH CA 92651

644-322-45
BARBARA J WINARS
1415 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-322-46
ALEXANDER CILENTO
1198 JEFFERSON WAY
LAGUNA BEACH CA 92651

644-341-01
EDWARD & LISA APPLEBAUM
1405 REGATTA RD
LAGUNA BEACH CA 92651

644-341-02
WILLIAM & WILLIAM GREENE
1411 REGATTA RD
LAGUNA BEACH CA 92651

644-341-43
GT WRIGHT
1419 REGATTA RD
LAGUNA BEACH CA 92651

644-351-01
CARRIE A LANGE
846 W FOOTHILL BLVD M
UPLAND CA 91786

644-351-02
DE BARTOUILH
1096 DYER PL
LAGUNA BEACH CA 92651

644-351-03
JAMES J KOLBERG
1086 DYER PL
LAGUNA BEACH CA 92651

644-351-04
LINDSAY C MORRISON
31262 BELFORD DR
SAN JUAN CAPISTRANO CA 92675

644-351-05, 06
REINHARD NEUBERT
1076 DYER PL
LAGUNA BEACH CA 92651

644-351-07
DOUGLAS A BRETTIN
1066 DYER PL
LAGUNA BEACH CA 92651

644-351-08
JOSHUA M & MARGARET WOLFF
1488 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-09
ELEANOR L HENRY
1480 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-10
JAMES & CLAUDIA DERUM
67871 VALLEY VISTA DR
CATHEDRAL CITY CA 92234

644-351-11
ROGER K ALDERSON
2984 ROUNSEVEL TER
LAGUNA BEACH CA 92651

644-351-12
ROBERT SAHADA
1474 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-13
LE FEBVRE GARY
1464 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-14
RICHARD L MC INTIRE
1454 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-15
PATRIK & CAROLYN STEFAN
1450 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-16
LARRY W LAIRD
1444 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-17
JOHN MILLER
25292 BUCKSKIN DR
LAGUNA HILLS CA 92653

644-351-18
DAVID R & LISA BUTLER
1430 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-19
CHARLES W HOWLETT
1404 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-20
ROBERT COHEN
1360 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-23
MARCOS E & LESLIE ESPIRITU
1044 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-24
TERESA L CABLE
1050 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-25
DANIEL OTTING
PO BOX 4199
NEWPORT BEACH CA 92661

644-351-26
VICENTE L MAS
1055 DYER PL
LAGUNA BEACH CA 92651

644-351-29
THOMAS C BENT
1065 DYER PL
LAGUNA BEACH CA 92651

644-351-30
JANET M CHANCE
1078 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-31 644-351-32
MICHAEL ANGIOLETTI
1075 DYER PL
LAGUNA BEACH CA 92651

644-351-33
GREGORY K GROSZ
PO BOX 604
LAGUNA BEACH CA 92652

644-351-34
GARY A VALENTI
1098 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-36
CHARLES DENSFORD
1085 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-39
REINHOLD JOHN T 3RD
1050 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-40
MARLO & CATHLEEN BARTELS
1079 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-41
DARREN S & KATHE MADRIGAL
1075 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-42
VAN J STEPHENS
1030 EASTMAN WAY
LAGUNA BEACH CA 92651

644-351-43
LORI SOLOMON
1300 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-44
LAURA MORGAN
1306 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-45
OBRE
1055 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-46
DAVID P & PAMELA HAGEN
1045 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-47
GEORGE & TRACEY ALLEN
1310 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-48
APRIL D JAMES
1910 FAIRVIEW AVE
RIVERSIDE CA 92506

644-351-49 644-351-50
GILBERT CARDWELL
1330 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-351-51
ESTELLE C FRIEDMAN
703 AVOCADO AVE
CORONA DEL MAR CA 92625

644-351-52
FREDERICK E & PAMELA TALARICO
1054 WYKOFF WAY
LAGUNA BEACH CA 92651

644-351-53
DAVID W SUDING
1024 WYKOFF WAY
LAGUNA BEACH CA 92651

644-352-01
J MELLI
1301 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-02
PAUL ACKLEY
1285 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-05
EVAN M PINTO
1335 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-06
MICHAEL DOTY
1345 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-07
DOROTHY SKUFCA
1108 KELLER WAY
LAGUNA BEACH CA 92651

644-352-08
LYNN MC MANN
1110 KELLER WAY
LAGUNA BEACH CA 92651

644-352-09
THOMAS STEWART
1369 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-352-10
MICHAEL JOHNSON
1278 GLENNEYRE ST 64
LAGUNA BEACH CA 92651

644-352-11
SUSAN E MUNSON
1385 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651