



November 16, 2016

Janet and Craig Felberg
681 Canyon View Dr.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Felberg,

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 city's website at www.lagunabeachcity.net on the View Preservation and Restoration web page.

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,

A handwritten signature in blue ink that reads "Tony Farr".

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



Date Filed:	10.20.2016
Application No.	VPP 16 - 2343

**RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

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. Please refer to the View Preservation flow chart for a further 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: 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: Janet + Craig Felberg
Address: 681 Canyon View Drive

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-2343**

Visit Date: **November 3, 2016**

Applicant: **Janet & Craig Felberg
681 Canyon View Dr.**

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/Dining Room – main level
Master bedroom and Office – lower level

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

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina and San Clemente Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

2. RECORD OF VIEWS

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

Date: 11/16/2016 By: [Signature]

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

Date: 11/16/2016 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

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

Visual scene description: Catalina and San Clemente Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

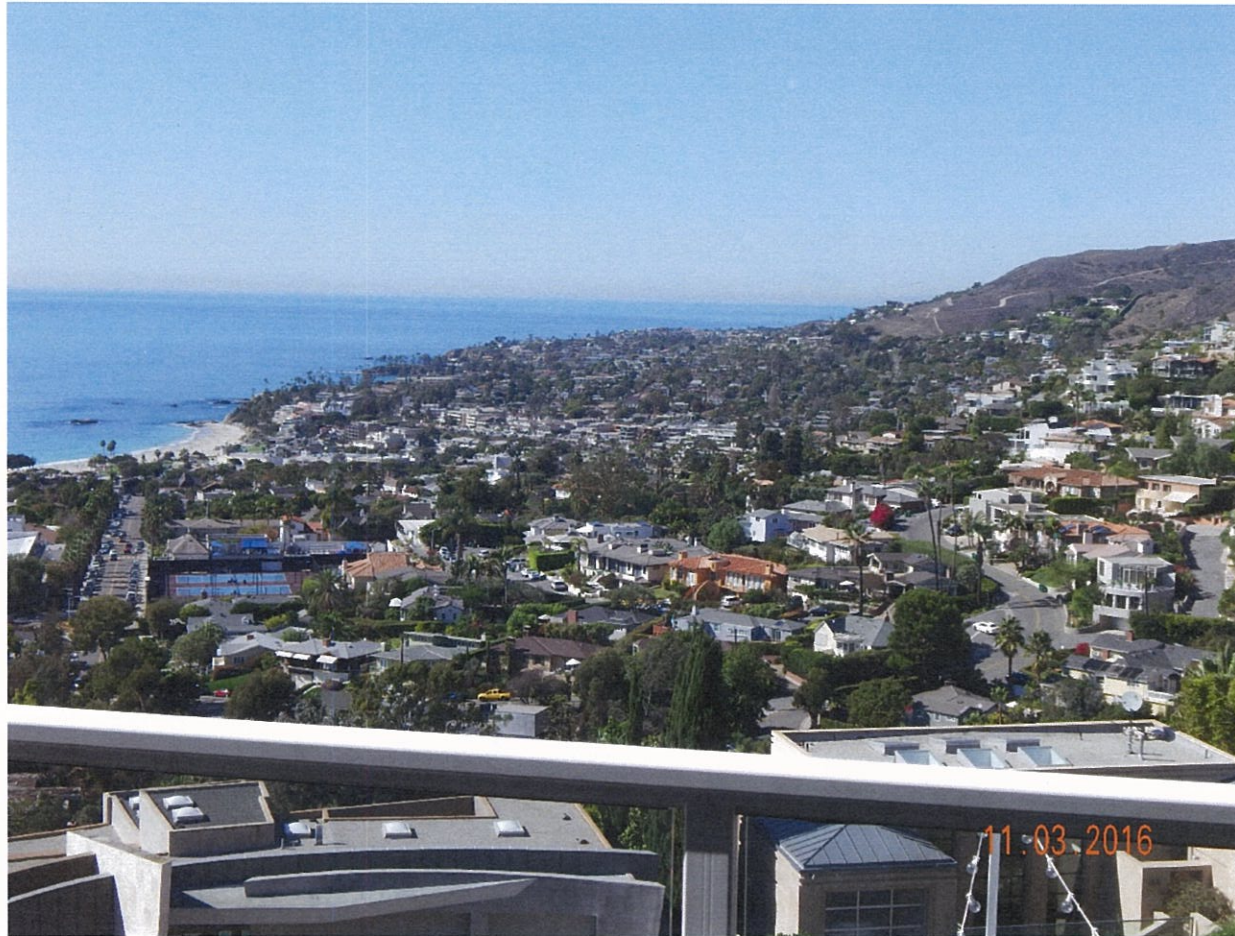
Date of photograph: 11/3/16 Photographed by: W. J. [Signature] Submitted to property file: 11/10/2016

Document
1 of 9



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

The photograph above was taken from the living room and dining room on the main level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Bird Rock, Heisler Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 11/3/16 Photographed by: *W. J. [Signature]* Submitted to property file: *11/16/2016*



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

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

Visual scene description: Catalina Island, Hotel Laguna, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 11/3/16 Photographed by: *[Signature]* Submitted to property file: 11/16/2016



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Hotel Laguna, Heisler Park, Bird Rock, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 11/3/16 Photographed by: *W. J. [Signature]* Submitted to property file: 11/16/2016

Document
4 of 9



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

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

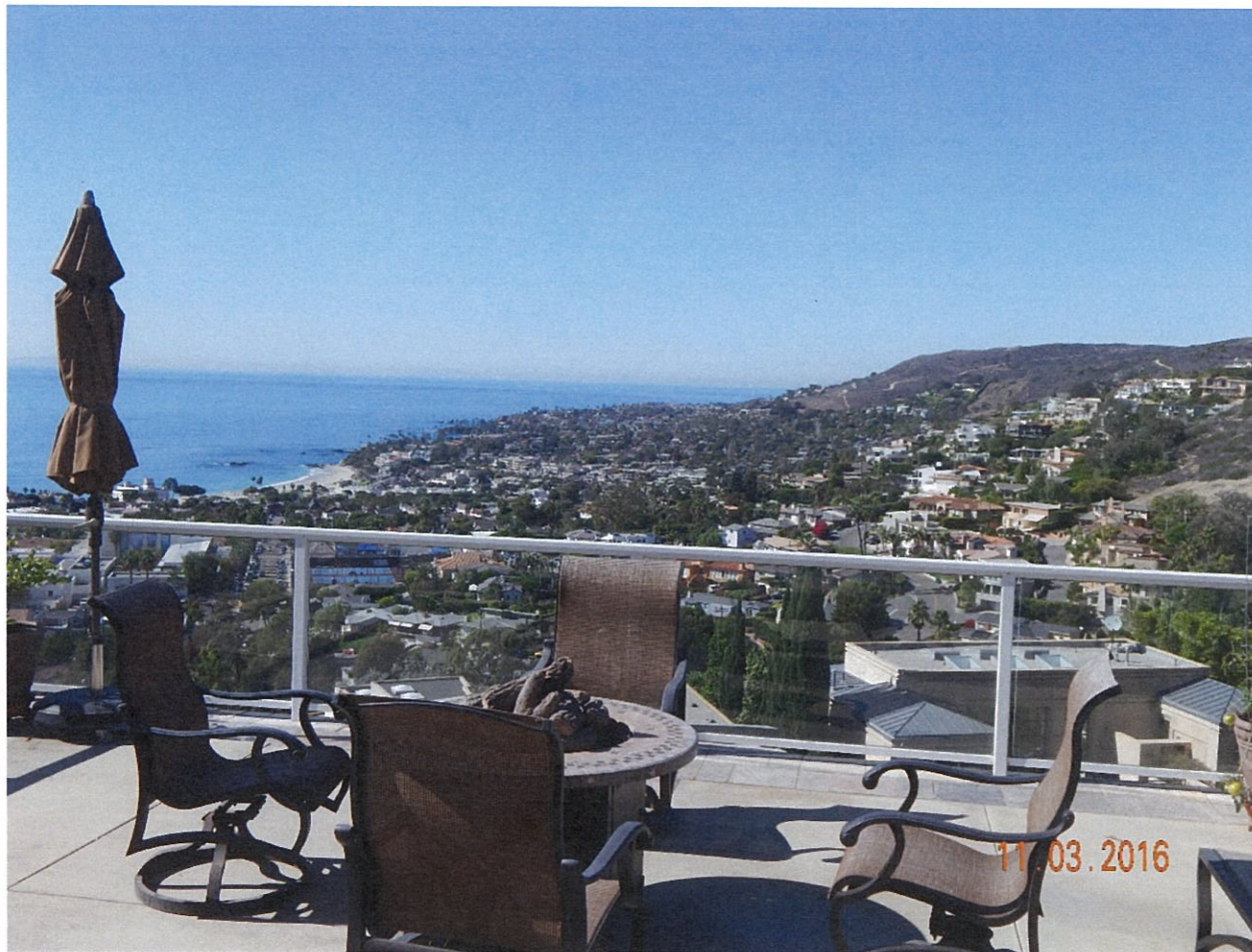
Visual scene description: Catalina and San Clemente Islands, coastline, whitewater, ocean horizon.

Date of photograph: 11/3/16 Photographed by: *[Signature]* Submitted to property file: *11/16/2016*



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 11/3/16 Photographed by: *mfar* Submitted to property file: *11/16/2016*



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

The photograph above was taken from the office on the lower level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 11/3/16 Photographed by: *[Signature]* Submitted to property file: 11/16/2016

Document
7 of 9



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

The photograph above was taken from the office on the lower level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, coastline, whitewater, ocean horizon.

Date of photograph: 11/3/16 Photographed by: *[signature]* Submitted to property file: 11/16/2016



RECORD OF VIEW

VPP 16-2343



681 Canyon View Dr.

The photograph above was taken from the office on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Bird Rock, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 11/3/16 Photographed by: *[Signature]* Submitted to property file: 11/16/2016



November 16, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-2343
681 CANYON VIEW DR., 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 **681 Canyon View Dr.** 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.

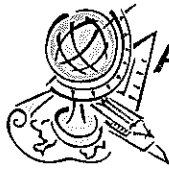
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "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,

A handwritten signature in cursive script that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

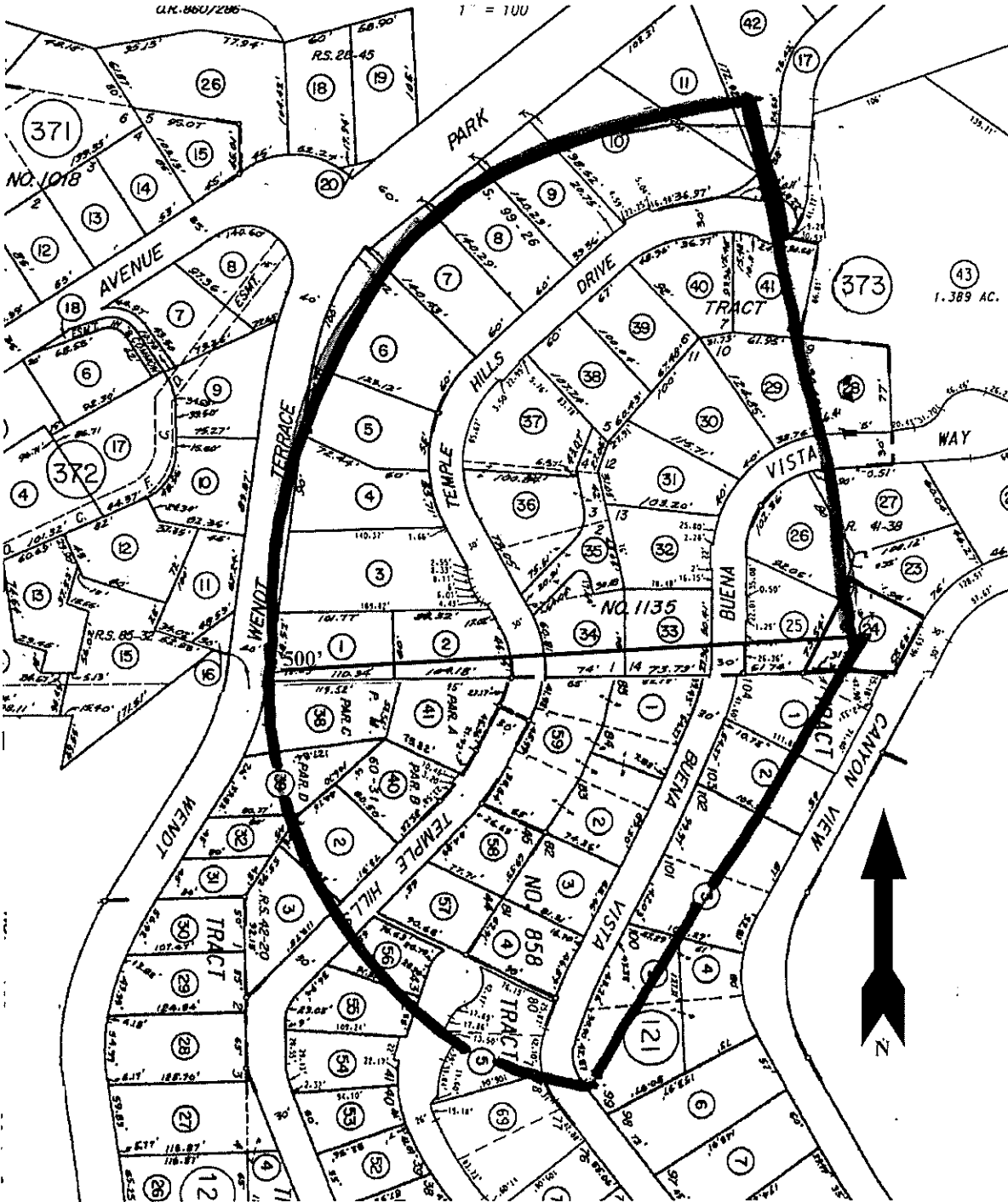
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

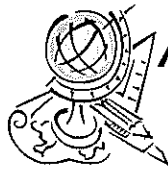
Subject APN: 641-373-24
500' Radius (View Preservation)

Address: 681 CANYON VIEW DR
LAGUNA BEACH CA 92651



#7732
11/11/2016

500' Ownership Listing
(for View Preservation)
Prepared for:



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

641-373-24
CRAIG LEONARD FELBERG
681 CANYON VIEW DR
LAGUNA BEACH CA 92651

641-373-01
JACK F IMMEL
P O BOX 1851
BLUE JAY CA 92317

641-373-02
THOMAS JAMES RIBARICH
591 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-03
JOHN D MANGUS
575 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-04
CHRISTOPHER J SWANSON
28492 CAMINO LA RONDA
SAN JUAN CAPISTRA CA 92675

641-373-05
T J PAUL
569 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-06
TREVOR JAMES & CHIEN HU PAUL
563 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-07
THOMAS A CAVERLY
553 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-08
SHAWN C & ANNEMIEKE ROGERS
547 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-09
MANRIQUE BRENES
543 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-10
LAGUNA HOUSE FOLES
4308 DUNNING LN
AUSTIN TX 78746

641-373-11
BONNIE MC FARLAND
995 PARK AVE
LAGUNA BEACH CA 92651

641-373-17
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

641-373-24
CRAIG LEONARD FELBERG
681 CANYON VIEW DR
LAGUNA BEACH CA 92651

641-373-25
EMPRESA LLC
PO BOX 7733
LAGUNA NIGUEL CA 92607

641-373-26
JAMES C DICKERMAN
650 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-27
MARC B SCHER
644 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-28
JIMMIE G ALLEN
631 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-29
TRI M NGUYEN
639 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-30
THOMAS E CAIN
98 E EL FREDA CIR
TEMPE AZ 85284

641-373-31
CHRISTIAN WERNER
657 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-32
REALITY INC EON
39 PARKER #100
IRVINE CA 92618

641-373-33
LAURENCE BLACK
665 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-373-34
ROBYN SUE RAKOV
590 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-35
ROBYN SUE RAKOV
590 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-36
STEVEN KELLENBERG
576 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-37
PATRICK M STANTON
1278 GLENNEYRE ST
LAGUNA BEACH CA 92651

641-373-38
KAMRAN JABBARI
15530 ROCKFIELD BLVD B4
IRVINE CA 92618

641-373-39
DEVIN B & CAROLINE SILBERFEIN
546 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-40
STEPHEN R MERZ
530 TEMPLE HILL DR
LAGUNA BEACH CA 92651

641-373-41
JAMES R DALEY
528 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-42
GERARD BASIL & MELISSA J STRIPLING
1015 PARK AVE
LAGUNA BEACH CA 92651

641-373-43
COZZENS
566 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-121-01
JEFFREY TROTTER
709 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-02
OLSON NEIL COTR
725 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-03
CYNTHIA J COHN
700 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-121-04
CHARLES L ARMENDAREZ
801 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-121-05
SUSAN GAIL BAHAN
25802 VIA DEL REY
SAN JUAN CAPISTRA CA 92675

644-122-01
HUBER KAREN TR
675 BUENA VISTA
LAGUNA BEACH CA 92651

644-122-02
JONATHAN ALLEN & BONNIE LOUISE
ORENCHAK WOLIN
685 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-03
KATHLEEN T MAHONEY
711 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-04
JOCELYN K SIMON
1278 GLENNEYRE ST 333
LAGUNA BEACH CA 92651

644-122-05
SUSAN SANDLER
718 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-55
SHIRLEY A BOWEN
700 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-56
RICHARD S ROSENBERG
680 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-57
ANDREW J & MIRIAM L LAZUR
660 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-58
ROBYN SUE RAKOV
590 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-59
HUBER KAREN TR
675 BUENA VISTA
LAGUNA BEACH CA 92651

644-123-02
TERRY CRANDALL ROBINSON
645 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-03
MARY DELORES SHERMAN
695 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-32
ELLIOT QUINT
672 WENDT TER
LAGUNA BEACH CA 92651

644-123-38
JILL COOPER
664 WENDT TER
LAGUNA BEACH CA 92651

644-123-39
DENNIS K HALL
668 WENDT TERR
LAGUNA BEACH CA 92651

644-123-40
TERRY CRANDALL ROBINSON
645 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-41
KENT & MARIA TERESA PLANK
625 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-69
LINDA KEARNS
1278 GLENNEYRE 299
LAGUNA BEACH CA 92651