



Date Filed: 1/5/2016
 Application No. VPP 16-0011

RECORD OF VIEWS

(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: 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 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.

PROCESS: Please refer to the attached View Preservation flow chart for a 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: Applicant's must provide a certified mailing list, from an approved ownership listing service, of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: DAVID + JOANNE TROTTER
 Address: 709 CANYON VIEW DRIVE
 Telephone No. (Home/Cell) 847-436-0898 (Work) _____
 Email Address: davedoc911@aol.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.

David Trotter Joanne Trotter 1-5-16
 APPLICANT/PROPERTY OWNER'S SIGNATURE DATE



February 29, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-0011
709 CANYON VIEW DRIVE, 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 **709 Canyon View Drive**. 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 obstruction of the applicant's view from vegetation on your property at this time. **There is no action required from you at this time.**

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. Under the "Government" heading, click on Community Development. Next, click on View Preservation and Restoration, Click on the property address to view the Record of Views documented for 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,

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 2016-0011**

Visit Date: **January 25, 2016**

Applicant: **David and Joanne Trotter
709 Canyon View Drive**

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.**

Dining room/Kitchen – main level
Guest bedroom - lower level

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

Dining room/Kitchen (main level) – Catalina Island, Main Beach, Bird Rock, Heisler Park, Main Beach, Hotel Laguna, whitewater and coastline, ocean horizon and city lights and hillside terrain.

Guest bedroom (lower level) – Catalina Island, Ocean horizon, Heisler Park, whitewater and city lights and hillside terrain.

2. RECORD OF VIEWS

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

Date: 2/22/2016 By: Tony Farr

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

Date: 2/22/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-0011



709 Canyon View Dr.

The photograph above was taken from the property owners' Dining room/Kitchen on the main floor of the primary residential structure.

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

Date of photograph: 1/25/16 Photographed by: *Amy Jarr* Submitted to property file: *2/29/2016*



RECORD OF VIEW

VPP 2016-0011



709 Canyon View Dr.

The photograph above was taken from the property owners' Dining room/Kitchen on the main floor of the primary residential structure.

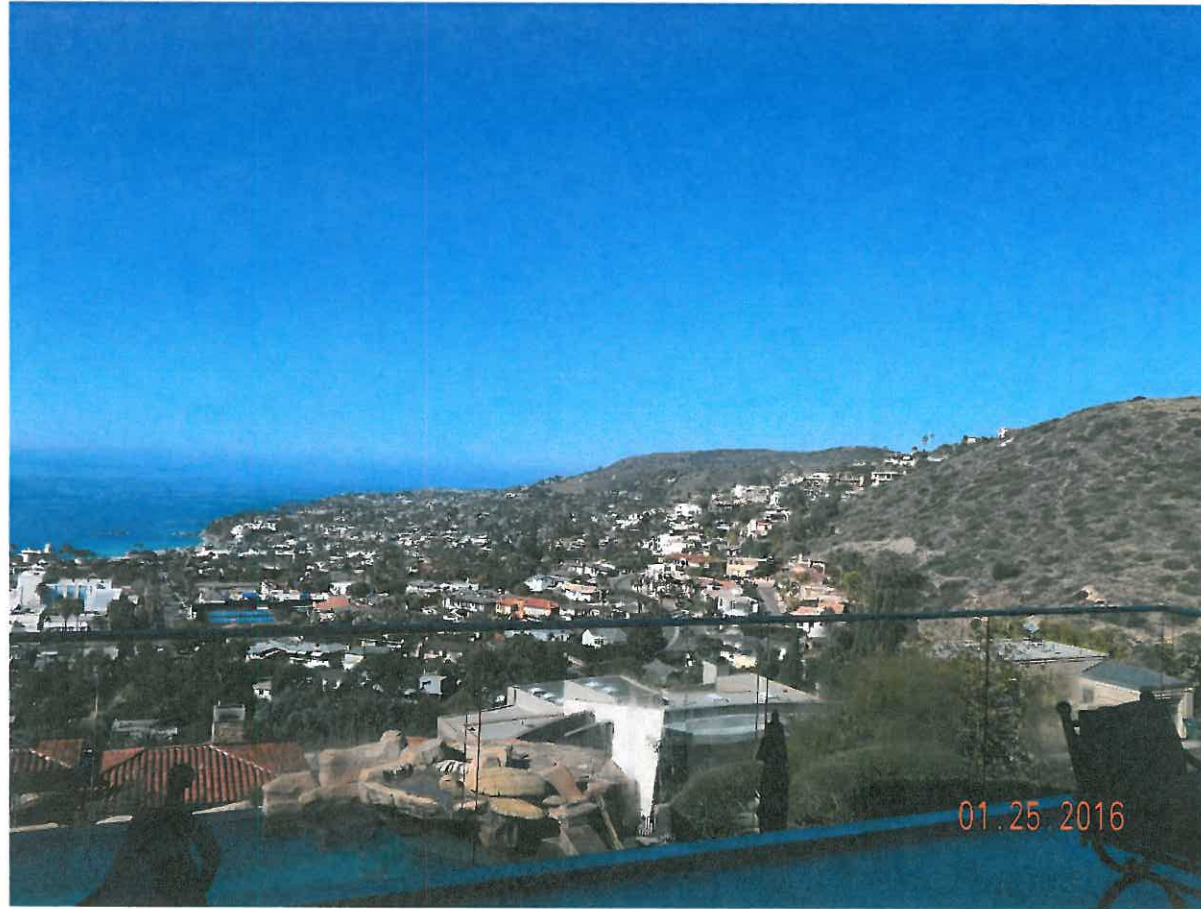
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Bird Rock, Seal Rock, Heisler Park, Laguna coastline, whitewater and beaches, ocean horizon, city lights and hillside terrain.

Date of photograph: 1/25/16 Photographed by: *Romy Ferr* Submitted to property file: *2/29/2016*



RECORD OF VIEW

VPP 2016-0011



709 Canyon View Dr.

The photograph above was taken from the property owners' Dining room/Kitchen on the main floor of the primary residential structure.

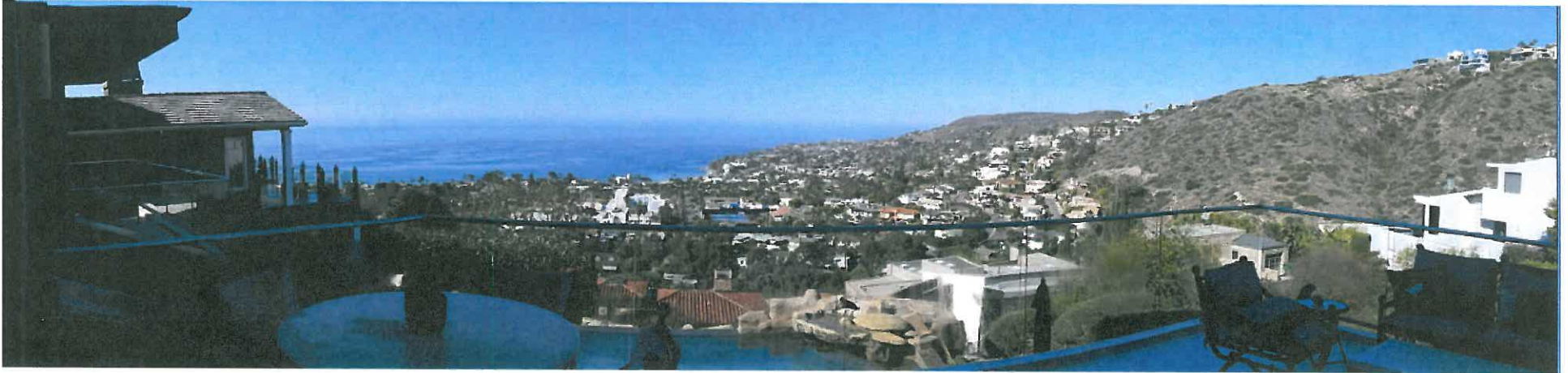
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Bird Rock, Seal Rock, Heisler Park, Laguna coastline, whitewater and beaches, ocean horizon, city lights and hillside terrain.

Date of photograph: 1/25/16 Photographed by: *Cory Ferr* Submitted to property file: *2/29/2016*



RECORD OF VIEW

VPP 2016-0011



709 Canyon View Dr.

The photograph above was taken from the property owners' Dining room/Kitchen on the main floor of the primary residential structure.

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

Date of photograph: 1/25/16 Photographed by: *Amey Farn* Submitted to property file: *2/22/2016*

Document: 4 of 6



RECORD OF VIEW

VPP 2016-0011



709 Canyon View Dr.

The photograph above was taken from the property owners' Guest bedroom on the lower level of the primary residential structure.

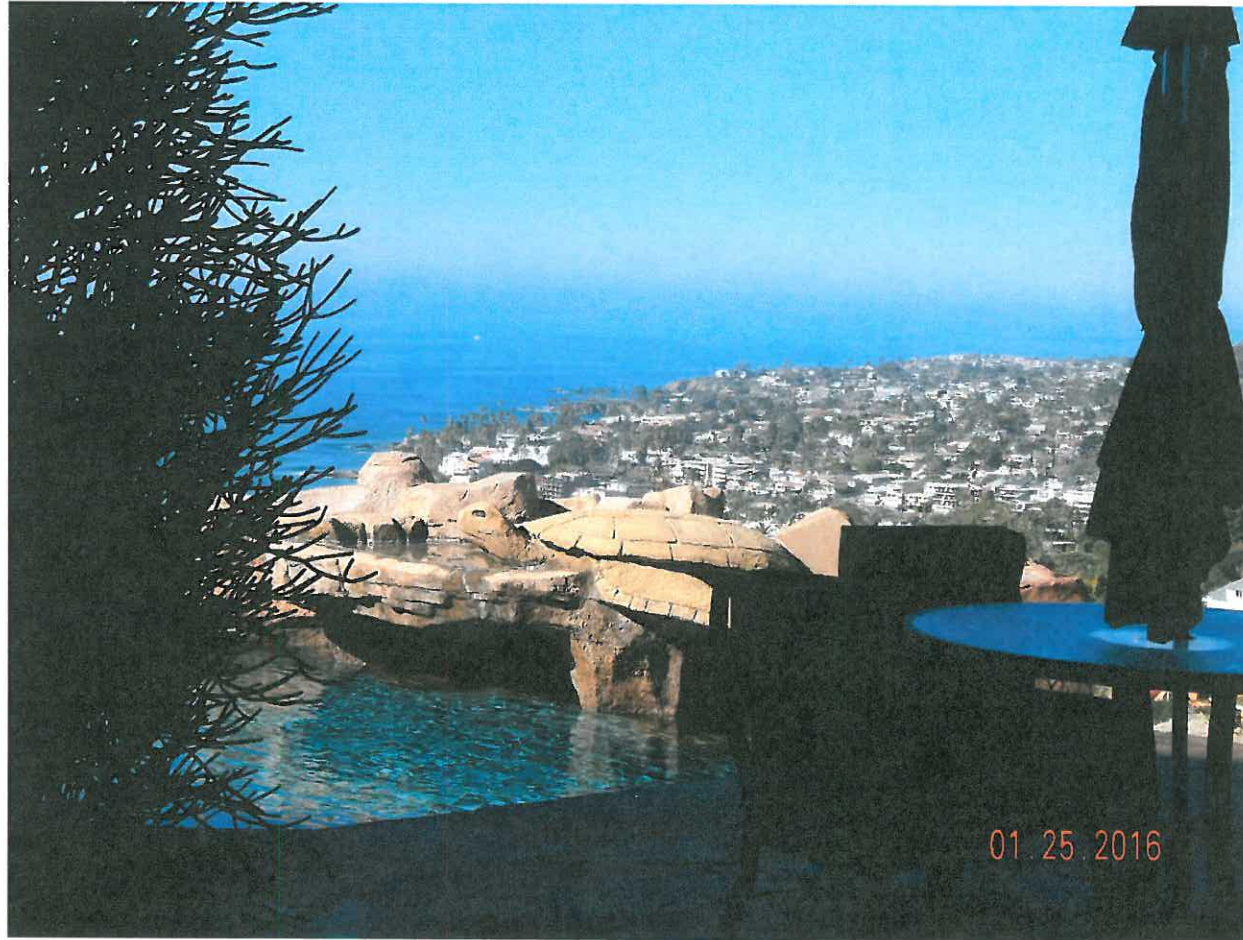
Visual scene description: Catalina Island, ocean horizon and city lights.

Date of photograph: 1/25/16 Photographed by: Amy Jane Submitted to property file: 2/29/2016



RECORD OF VIEW

VPP 2016-0011



709 Canyon View Dr.

The photograph above was taken from the property owners' Guest bedroom on the lower level of the primary residential structure.
Visual scene description: Catalina Island, Heisler Park, Laguna coastline and whitewater, ocean horizon and city lights and hillside terrain.

Date of photograph: 1/25/16 Photographed by: Arney Furr Submitted to property file: 2/29/2016

Susan W Case Inc
 917 Gleneyre St #7
 Laguna Beach CA 92651
 (949) 494-6105
 orders@susancaseinc.com



File 16 2706 1129116
 709 Canyon View Dr
 view preservation

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

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418

JAN 28 2016

ZONING DIVISION
CITY OF LAGUNA BEACH

FILE # 162706
VIEW PRESERVATION
709 CANYON VIEW DR
LAGUNA BEACH CA
500' OWNERS
JANUARY 29 2016
644 121 01

641 372 10
Josef Chazan
637 Wendt Ter
Laguna Beach CA 92651

641 372 11
Linda Lee Hughes
685 Glomstad Ln
Laguna Beach CA 92651

641 372 16
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641 373 01
Jack Immel
Po Box 1851
Blue Jay CA 92317

641 373 02
Thomas Ribarich
591 Temple Hills Dr
Laguna Beach CA 92651

641 373 03
John Mangus
575 Temple Hills Dr
Laguna Beach CA 92651

641 373 04
Swanson
28492 Camino La Ronda
San Juan Capistrano CA 92675

641 373 05
T J Paul
569 Temple Hills Dr
Laguna Beach CA 92651

641 373 06
Trevor James Paul
563 Temple Hills Dr
Laguna Beach CA 92651

641 373 07
Thomas Caverly
553 Temple Hills Dr
Laguna Beach CA 92651

641 373 08
Shawn 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
Foles Laguna House LLC
4308 Dunning Ln
Austin TX 78746

641 373 11
Bonnie McFarland
995 Park Ave
Laguna Beach CA 92651

641 373 17
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641 373 23
John Bragg
679 Canyon View Dr
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 Dickerman
650 Buena Vista Way
Laguna Beach CA 92651

641 373 27
Marc B M B Scher
644 Buena Vista Way
Laguna Beach CA 92651

641 373 28
Jimmie Allen
631 Buena Vista Way
Laguna Beach CA 92651

641 373 29
Tri M T M Nguyen
639 Buena Vista Way
Laguna Beach CA 92651

641 373 30
Thomas Cain
645 Buena Vista Way
Laguna Beach CA 92651

641 373 31
Christian Werner
657 Buena Vista Way
Laguna Beach CA 92651

641 373 32
Dan Ioan Lejerskar
661 Buena Vista Way
Laguna Beach CA 92651

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 P 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 & Caroline Silberfein
546 Temple Hills Dr
Laguna Beach CA 92651

641 373 40
Stephen Merz
530 Temple Hills Dr
Laguna Beach CA 92651

641 373 41
James & Carole Daley
528 Temple Hills Dr
Laguna Beach CA 92651

641 373 42
Gerard Basil Stripling
1015 Park Ave
Laguna Beach CA 92651

641 373 43
Kids Love LLC
Po Box 1329
San Juan Capistrano CA 92693

641 373 44
Harry Oconnor
641 Canyon View Dr
Laguna Beach CA 92651

644 111 01
Michael Page Davis
674 Wendt Ter
Laguna Beach CA 92651

644 121 01
David Trotter
709 Canyon View Dr
Laguna Beach CA 92651

644 121 02
Carolyn Ummel-Olson
725 Canyon View Dr
Laguna Beach CA 92651

644 121 03
Cynthia J C J Cohn
700 Buena Vista Way
Laguna Beach CA 92651

644 121 04
Charles Armendarez
801 Canyon View Dr
Laguna Beach CA 92651

644 121 05
Susan Gail Bahan
25802 Via Del Rey
San Juan Capistrano CA 92675

644 121 06
Christopher Wright
825 Canyon View Dr
Laguna Beach CA 92651

644 122 01
Nathan Owen Rosenberg
675 Buena Vista Way
Laguna Beach CA 92651

644 122 02
Jonathan Allen Wolin
685 Buena Vista Way
Laguna Beach CA 92651

644 122 03
Mahoney
711 Buena Vista Way
Laguna Beach CA 92651

644 122 04
Jocelyn Simon
1278 Glenneyre St #333
Laguna Beach CA 92651

644 122 05
Susan Qpr Sandler
718 Coast View Dr
Laguna Beach CA 92651

644 122 07
Carol Chastain
793 Buena Vista Way
Laguna Beach CA 92651

644 122 51
Alicia Carrillo Rowe
7324 Whitegate Ave
Riverside CA 92506

644 122 52
Susan Hensey
757 Coast View Dr
Laguna Beach CA 92651

644 122 53
Vijay Mistry
10 Laurel Ct
Moreland Hills OH 44022

644 122 54
Steven Titus
740 Temple Hills Dr
Laguna Beach CA 92651

644 122 55
Shirley Bowen
700 Temple Hills Dr
Laguna Beach CA 92651

644 122 56
Richard Rosenberg
680 Temple Hills Dr
Laguna Beach CA 92651

644 122 57
Carl Smith
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
Nathan Owen Rosenberg
1205 N Coast Hwy #D
Laguna Beach CA 92651

644 122 69
Linda Kearns
1278 Glenneyre St #299
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 30
Canyon View Enterprises
1380 Township Road 743
Ashland OH 44805

644 123 31
Bruce Gewertz
9420 Lloydcrest Dr
Beverly Hills CA 90210

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 Hall
668 Wendt Ter
Laguna Beach CA 92651

644 123 40
Terry Crandall Robinson
645 Temple Hills Dr
Laguna Beach CA 92651

644 123 41
Kent Plank
625 Temple Hills Dr
Laguna Beach CA 92651