



November 9, 2016

Douglas H. Cortez  
789 Bayview Place  
Laguna Beach, CA 92651

Dear Mr. Cortez,

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](http://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



**RECEIVED**  
 OCT 17 2016  
 PLANNING DIVISION  
 CITY OF LAGUNA BEACH

Date Filed:	10.17.2016
Application No.	VPP 16-2308

**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. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves as a benchmark for determining significant view impairment in the future. 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: DOUGLAS H. CORTEZ  
 Address: 789 BAYVIEW PL (including Guest House)

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 16-2308**

Visit Date: **November 4, 2016**

Applicant: **Douglas H. Cortez  
789 Bayview Pl.**

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

1. VIEW LOCATION / VISUAL SCENE

**a. Selected viewing locations where view is significantly unimpaired.**

Main house Main level - Guest bedroom, Living room, Kitchen and Office

Upper level - Master bedroom

Guest house

**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, Palos Verdes peninsula, 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: 11/9/2016 By: Tony Farr

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

Date: 11/9/2016 By: Tony Farr

End of Checklist



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/9/2016

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: San Clemente Island, coastline, whitewater.

Date of photograph: 11/4/16 Photographed by: *[signature]* Submitted to property file: 11/3/2016

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: Catalina Island, coastline, whitewater, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/3/2016



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/9/2016

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: San Clemente Island, coastline, whitewater, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/9/2016





**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: *11/3/16*

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: Catalina Island, coastline, whitewater, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: *11/5/2016*



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *W. J. [Signature]* Submitted to property file: *11/8/2016*

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: Catalina Island, coastline, whitewater, ocean horizon.

Date of photograph: 11/4/16 Photographed by: [signature] Submitted to property file: 11/8/2016



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: Catalina Island, coastline, whitewater, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/6/2016



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: San Clemente Island, coastline, whitewater, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/9/2016



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: San Clemente Island, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/8/2016

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *W. J. [Signature]* Submitted to property file: 11/9/2016





**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *ryan* Submitted to property file: 11/3/2016

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

The photograph above was taken from the Master bedroom on the second level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, Palos Verdes peninsula, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/5/2016



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: San Clemente Island, coastline, whitewater, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/3/2016



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/3/2016

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/9/2016



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

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

Date of photograph: 11/4/16 Photographed by: *M. Jara* Submitted to property file: *4/9/2016*

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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

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

Visual scene description: San Clemente Island, coastline, whitewater, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *mpare* Submitted to property file: 11/9/2016



**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

The photograph above was taken from the Guest house adjacent to the primary residential structure.

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *[Signature]* Submitted to property file: 11/9/2016

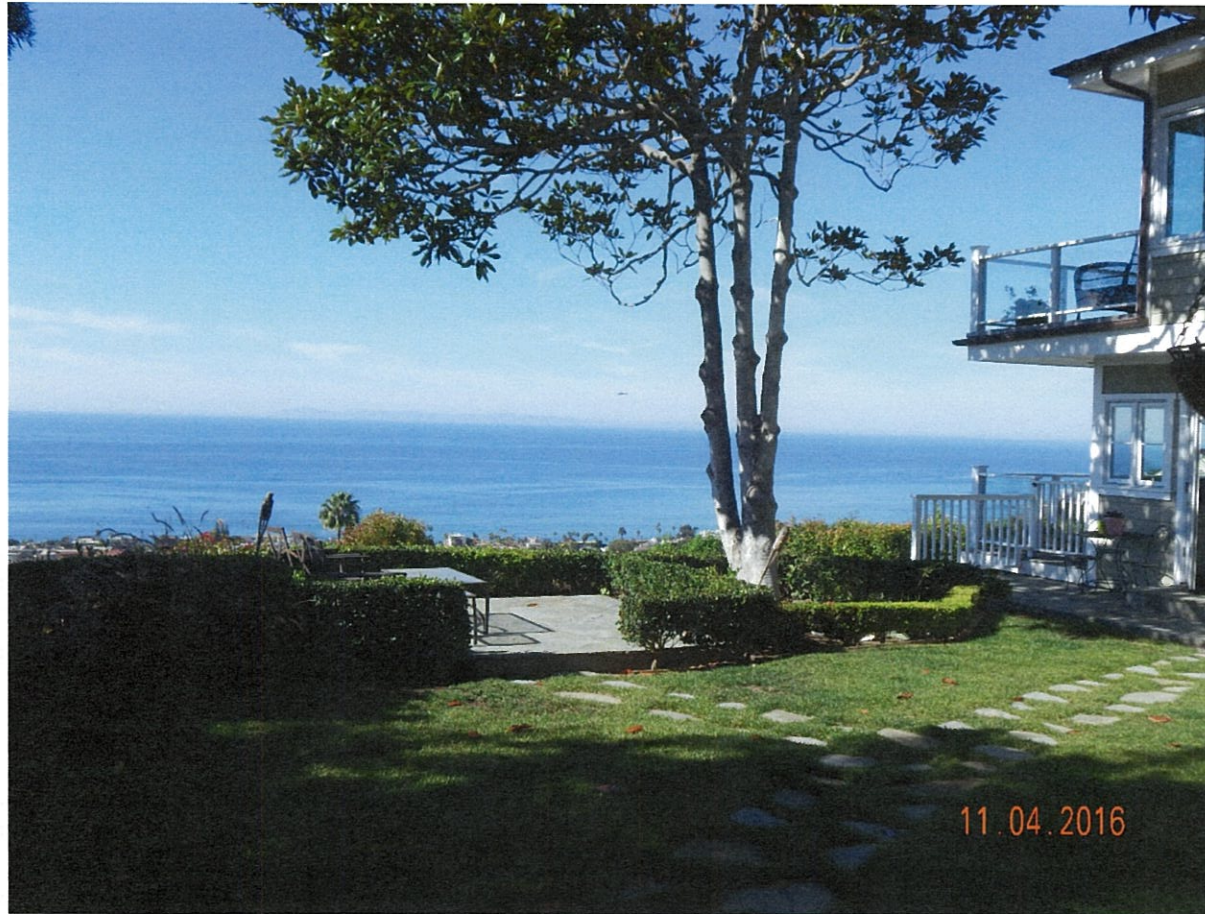
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**RECORD OF VIEW**

**VPP 16-2308**



**789 Bayview Pl.**

The photograph above was taken from the Guest house adjacent to the primary residential structure.

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 11/4/16 Photographed by: *Myra* Submitted to property file: 11/9/2016

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November 9, 2016

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 16-2308  
789 BAYVIEW PL., 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 **789 Bayview Place**. 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.

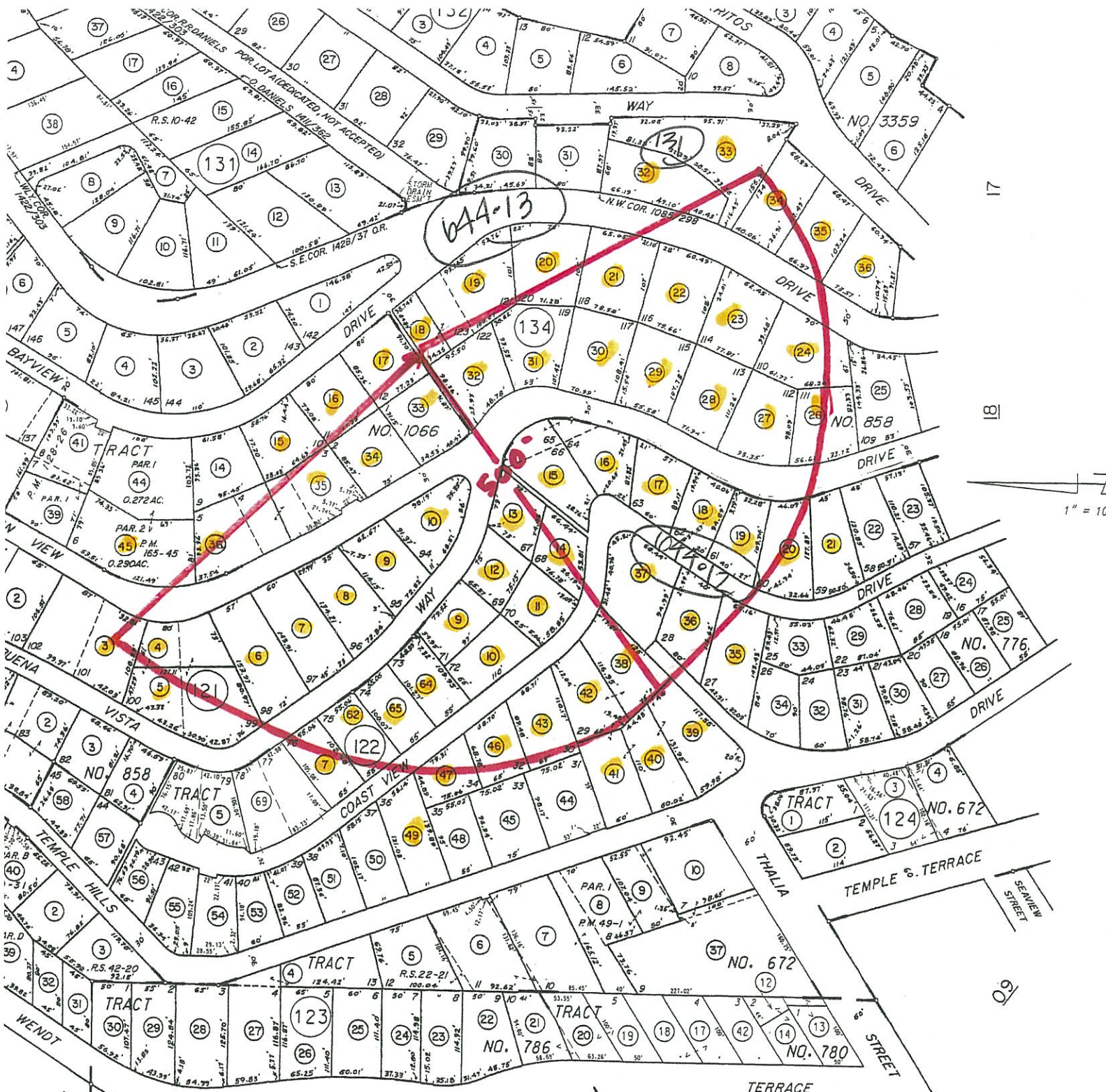
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. 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](mailto:tfarr@lagunabeachcity.net)



TRACT NO.	672	M.M.	23-29, 30
TRACT NO.	776	M.M.	22-46 to 50 inc.
TRACT NO.	780	M.M.	23-35
TRACT NO.	786	M.M.	26-1, 2
TRACT NO.	858	M.M.	26-25, 26, 27
TRACT NO.		P.M.	49-1, 60-31

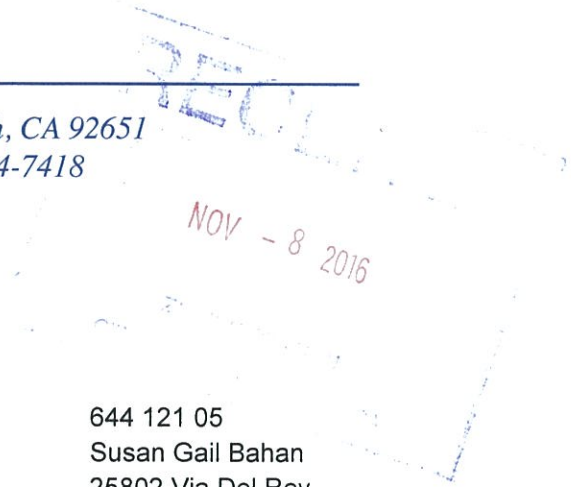
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 644 PAGE 12 COUNTY OF ORANGE

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

File# 163708  
789 Bayview Pl  
Laguna Beach CA  
APN(s) 644 134 17 & 18  
500' View Preservation  
November 8 2016

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



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

644 121 07  
John Yellott Jr.  
839 Canyon View Dr  
Laguna Beach CA 92651

644 121 08  
Ronald Farrell  
855 Canyon View Dr  
Laguna Beach CA 92651

644 121 09  
Lawrence Smith  
865 Canyon View Dr  
Laguna Beach CA 92651

644 121 10  
Suzanne Willhoit  
898 Buena Vista Way  
Laguna Beach CA 92651

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

644 122 09  
John The Coutts  
825 Buena Vista Way  
Laguna Beach CA 92651

644 122 10  
John Coutts  
825 Buena Vista Way  
Laguna Beach CA 92651

644 122 11  
Lou Novak  
866 Coast View Dr  
Laguna Beach CA 92651

644 122 12  
Kendall Lockhart  
668 N Coast Hwy  
Laguna Beach CA 92651

644 122 13  
Michael Fellman  
155 Laning Dr  
Woodside CA 94062

644 122 14  
Manish Patel  
880 Coast View Dr  
Laguna Beach CA 92651

644 122 15  
Donald Wentzel  
905 Canyon View Dr  
Laguna Beach CA 92651

644 122 16  
Sid Fanarof  
909 Canyon View Dr  
Laguna Beach CA 92651

644 122 17  
Ben Frydman  
915 Canyon View Dr  
Laguna Beach CA 92651

644 122 18  
Larry Gorum  
933 Canyon View Dr  
Laguna Beach CA 92651

644 122 19  
Peter Montgomery  
935 Canyon View Dr  
Laguna Beach CA 92651

644 122 20  
Nicholas Lombardo  
955 Canyon View Dr  
Laguna Beach CA 92651

644 122 21  
David Fisher III  
3213 Tyrol Dr  
Laguna Beach CA 92651

644 122 35  
Warren Lackey  
933 Coast View Dr  
Laguna Beach CA 92651

644 122 36  
Ronald Kreber  
921 Coast View Dr  
Laguna Beach CA 92651

644 122 37  
Joe Baker  
901 Coast View Dr  
Laguna Beach CA 92651

644 122 38  
Nicolas Radisay  
875 Coast View Dr  
Laguna Beach CA 92651

644 122 39  
Rebecca M R M Lyles  
888 Temple Hills Dr  
Laguna Beach CA 92651

644 122 40  
William John Brennan  
850 Temple Hills Dr  
Laguna Beach CA 92651

644 122 41  
Gregory Barragar  
844 Temple Hills Dr  
Laguna Beach CA 92651

644 122 42  
Wendy Offield  
861 Coast View Dr  
Laguna Beach CA 92651

644 122 43  
Stanley Brown  
855 Coast View Dr  
Laguna Beach CA 92651

644 122 46  
Blas Elvia Orrillo  
825 Coast View Dr  
Laguna Beach CA 92651

644 122 47  
Steven Gift Sobol  
976 Stevens Creek Cir  
Forsyth IL 62535

644 122 49  
Catherine Helshoj  
795 Coast View Dr  
Laguna Beach CA 92651

644 122 62  
Natan Gladys 1  
790 Coast View Dr  
Laguna Beach CA 92651

644 122 64  
Vonda Van Dyke Scoates  
817 Buena Vista Way  
Laguna Beach CA 92651

644 122 65  
John R J Morcos  
808 Coast View Dr  
Laguna Beach CA 92651

644 131 32  
Ronald Meyer  
1377 Temple Hills Dr  
Laguna Beach CA 92651

644 131 33  
Mohammad Samanifard  
1355 Temple Hills Dr  
Laguna Beach CA 92651

644 131 34  
Bill Parker  
1339 Temple Hills Dr  
Laguna Beach CA 92651

644 131 35  
Phillip Leslie Jones  
1311 Temple Hills Dr  
Laguna Beach CA 92651

644 131 36  
Steven Lawrence Small  
1303 Temple Hills Dr  
Laguna Beach CA 92651

644 134 15  
Marion Fedoruk  
755 Bayview Pl  
Laguna Beach CA 92651

644 134 16  
Louis Rehlen  
765 Bayview Pl  
Laguna Beach CA 92651

644 134 17  
Douglas Cortez  
789 Bayview Pl  
Laguna Beach CA 92651

644 134 18  
Douglas Cortez  
789 Bayview Pl  
Laguna Beach CA 92651

644 134 19  
Cengiz Sarikcioglu  
105 Crescent Bay Dr #A  
Laguna Beach CA 92651

644 134 20  
Thomas Staudenmeier  
1380 Temple Hills Dr  
Laguna Beach CA 92651

644 134 21  
Brett Daly  
3051 Laguna Canyon Rd  
Laguna Beach CA 92651

644 134 22  
Danilo Cacciamatta  
1360 Temple Hills Dr  
Laguna Beach CA 92651

644 134 23  
Lance W L & L Brown  
1330 Temple Hills Dr  
Laguna Beach CA 92651

644 134 24  
Jessica McNicholas  
1320 Temple Hills Dr  
Laguna Beach CA 92651

644 134 26  
Walter Srebnik  
980 Canyon View Dr  
Laguna Beach CA 92651

644 134 27  
Elizabeth Suzanne Jones  
960 Canyon View Dr  
Laguna Beach CA 92651

644 134 28  
Rick Pesano  
950 Canyon View Dr  
Laguna Beach CA 92651

644 134 29  
Helanie Feingold  
940 Canyon View Dr  
Laguna Beach CA 92651

644 134 30  
Kelly Boyd  
930 Canyon View Dr  
Laguna Beach CA 92651

644 134 31  
Mark Allan Bergendahl  
918 Canyon View Dr  
Laguna Beach CA 92651

644 134 32  
Michael Webster  
904 Canyon View Dr  
Laguna Beach CA 92651

644 134 33  
Kuish Trust  
890 Canyon View Dr  
Laguna Beach CA 92651

644 134 34  
Bradley Barlow  
876 Canyon View Dr  
Laguna Beach CA 92651

644 134 35  
William Gerald Flannery  
840 Canyon View Dr  
Laguna Beach CA 92651

644 134 36  
Col Jason Del  
802 Canyon View Dr  
Laguna Beach CA 92651

644 134 45  
Douglas Dale Anderson  
800 Canyon View Dr  
Laguna Beach CA 92651