



August 30, 2018

Christopher and Caroline Wright  
825 Canyon View Drive  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Wright,

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 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.

Regards,

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)





Date Filed:	8/16/2018
Application No.	VPP 18-1843

RECEIVED

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

AUG 16 2018

PLANNING DEPARTMENT  
CITY OF LAGUNA BEACH

**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 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. Pursuant to Section 12.16.010(b), *it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation.* Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation 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: Christopher and Caroline Wright  
 Address: 825 Canyon View Drive  
 Telephone No. (Home/Cell) 949/338-6207 (Work) 949/494-8031  
 Email Address: carolinecw1@gmail.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.*

Caroline C. Wright  
 Property Owner's Signature  
 Caroline C. Wright

8/16/18  
 Date

REV. 12/29/2017

644-121-06 # 6347

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-1843**

Visit Date: **August 22, 2018**

Applicant: **Christopher & Caroline Wright**  
View Address: **825 Canyon View Drive**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Living room, dining room & kitchen  
Upper level: Master bedroom  
Lower level: Guest bedroom


***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 Main Beach, Hotel Laguna, Heisler Park, Contino Point, Crescent Bay, city light, hillside terrain, whitewater and ocean horizon.

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**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: 8/30/2018 By: 

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End of Checklist



## RECORD OF VIEW

VPP 18-1843



### 825 Canyon View Drive

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Contino Point, Crescent Bay, hillside terrain, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *M. J. Van* Submitted to property file: 08/30/2018

Document  
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**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

Visual scene description: San Clemente and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018

Document  
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**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

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

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018

Document  
3 of 14



**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

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

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018

Document  
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**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

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

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018

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## RECORD OF VIEW

VPP 18-1843



### 825 Canyon View Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018

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RECORD OF VIEW

VPP 18-1843



825 Canyon View Drive

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

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

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018

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**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point, Crescent Bay, hillside terrain, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018



**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

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

Date of photograph: 8/22/18 Photographed by: *[signature]* Submitted to property file: 08/30/2018

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**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

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

Date of photograph: 8/22/18 Photographed by: *mfan* Submitted to property file: 08/30/2018

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**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018



RECORD OF VIEW

VPP 18-1843



825 Canyon View Drive

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

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

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018

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**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point, Crescent Bay, hillside terrain, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *mjan* Submitted to property file: 08/30/2018

Document  
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**RECORD OF VIEW**

**VPP 18-1843**



**825 Canyon View Drive**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 08/30/2018

Document  
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August 30, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-1843  
825 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 **825 Canyon View**. 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 black ink, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

**SUSAN W. CASE, INC.**  
*susancase@prodigy.net*

File# 186326

825 Canyon View Dr  
Laguna Beach CA  
APN(s) 644 121 06  
500' Owner  
August 28 2018

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

RECEIVED  
ZONING  
CITY OF LAGUNA BEACH

641 373 01  
Lee & Sheri Matigian  
2851 Terry Rd  
Laguna Beach CA 92651

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 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

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

644 121 04  
Courage Peur  
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

644 122 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  
Laura Strasburg  
711 Buena Vista Way  
Laguna Beach CA 92651

644 122 04  
Andrew Totten  
32356 Coast Hwy  
Laguna Beach CA 92651

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

644 122 07  
Chr Oak Avenue Property LLC  
24962 Footpath Ln  
Laguna Niguel CA 92677

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 14  
Manish Patel  
880 Coast View Dr  
Laguna Beach CA 92651

644 122 36  
Ronald Kreber  
921 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 42  
Wendy Offield  
861 Coast View Dr  
Laguna Beach CA 92651

644 122 45  
Kurt Topik  
820 Temple Hills Dr  
Laguna Beach CA 92651

644 122 48  
David Walker  
806 Temple Hills Dr  
Laguna Beach CA 92651

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

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

644 122 57  
Andrew Lazur  
660 Temple Hills Dr  
Laguna Beach CA 92651

644 122 62  
Gladys Natan  
Po Box 4582  
Laguna Beach CA 92652

644 122 69  
Linda Kearns  
1278 Glenneyre St #299  
Laguna Beach CA 92651

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

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

644 122 43  
Stanley Brown  
169 N Shore Rd  
New Durham NH 03855

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

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

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

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

644 122 58  
Invincible Inc  
4029 Henderson Blvd  
Tampa FL 33629

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

644 123 02  
Terry Crandall Robinson  
645 Temple Hills Dr  
Laguna Beach CA 92651

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

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

644 122 44  
Richard Linting  
830 Temple Hills Dr  
Laguna Beach CA 92651

644 122 47  
Steven Gift Sobol  
811 Coast View Dr  
Laguna Beach CA 92651

644 122 50  
Douglas Landrum  
777 Coast View Dr  
Laguna Beach CA 92651

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

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

644 122 59  
Nathan Owen Rosenberg  
675 Buena Vista Way  
Laguna Beach CA 92651

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

644 123 03  
Mary Delores Sherman  
695 Temple Hills Dr  
Laguna Beach CA 92651

644 123 04  
Louise Sandoval  
761 Temple Hills Dr  
Laguna Beach CA 92651

644 123 05  
Ruth Elaine Robertson  
799 Temple Hills Dr  
Laguna Beach CA 92651

644 123 06  
Nitoglia Trust  
805 Temple Hills Dr  
Laguna Beach CA 92651

644 123 07  
Esley Cowman  
821 Temple Hills Dr  
Laguna Beach CA 92651

644 123 08  
Dennis A D Eastman  
835 Temple Hills Dr  
Laguna Beach CA 92651

644 123 09  
Teeple Trust  
845 Temple Hills Dr  
Laguna Beach CA 92651

644 123 21  
Wayne Baglin  
790 Wendt Ter  
Laguna Beach CA 92651

644 123 22  
Paul Willman  
770 Wendt Ter  
Laguna Beach CA 92651

644 123 23  
Leslie Davis  
750 Wendt Ter  
Laguna Beach CA 92651

644 123 24  
Dianne Card  
744 Wendt Ter  
Laguna Beach CA 92651

644 123 25  
Wendt Terrace LLC  
12643 Panorama Vw  
Santa Ana CA 92705

644 123 26  
Wayne Clevenger  
720 Wendt Ter  
Laguna Beach CA 92651

644 123 27  
Cecile Scott  
711 Temple Hills Dr  
Laguna Beach CA 92651

644 123 28  
Brandi Paris  
705 Temple Hills Dr  
Laguna Beach CA 92651

644 123 29  
John Zraick  
699 Temple Hills Dr  
Laguna Beach CA 92651

644 123 30  
Canyon View Enterprises  
1380 Township Road 743  
Ashland OH 44805

644 123 31  
Vivienne The Parisi  
680 Wendt Ter  
Laguna Beach CA 92651

644 123 32  
Elliot Quint  
672 Wendt Ter  
Laguna Beach CA 92651

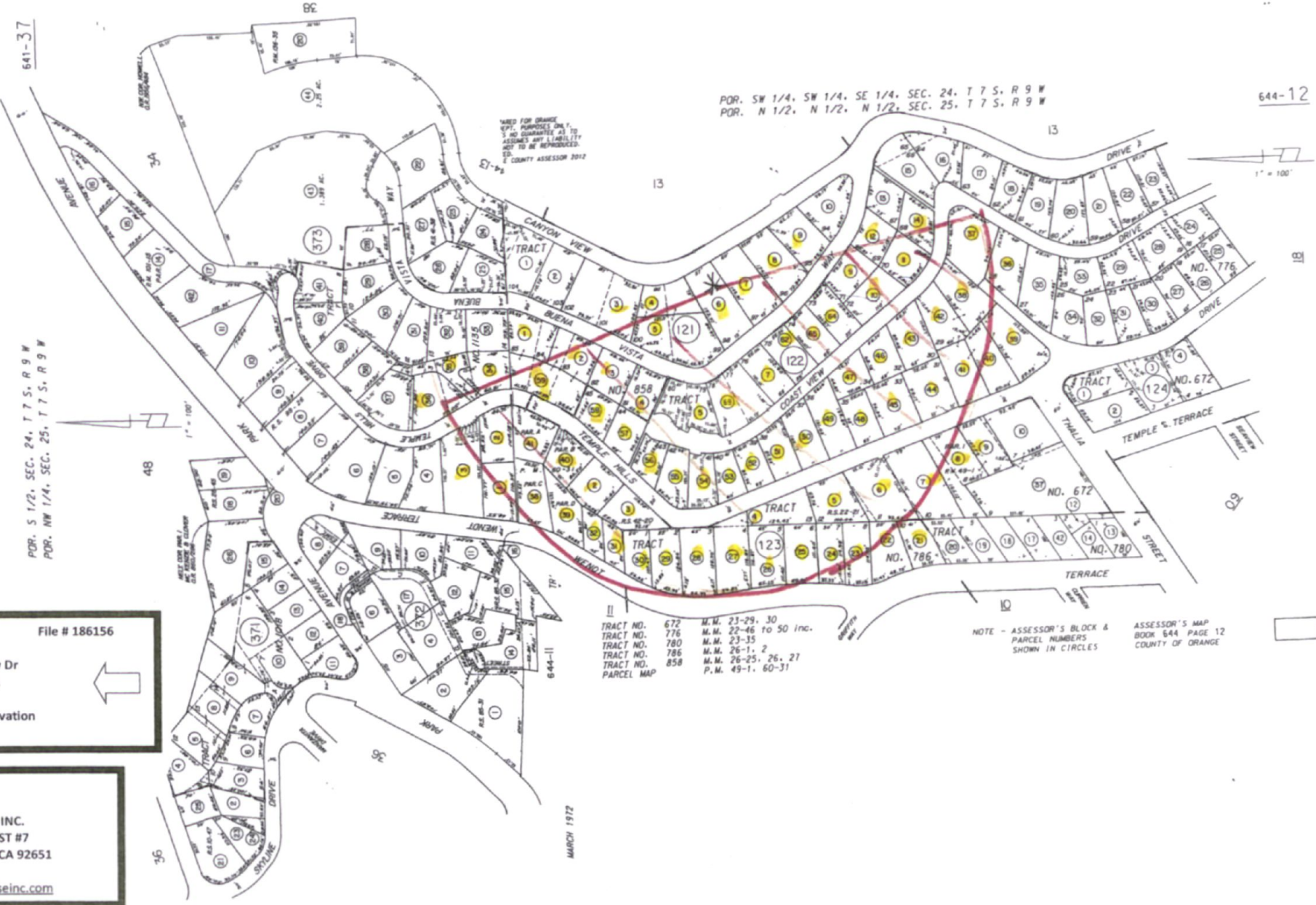
644 123 38  
Jill Cooper  
664 Wendt Ter  
Laguna Beach CA 92651

644 123 39  
Hall-Koch  
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

POR. SW 1/4, SW 1/4, SE 1/4, SEC. 24, T 7 S, R 9 W  
POR. N 1/2, N 1/2, N 1/2, SEC. 25, T 7 S, R 9 W



MAP FOR GRANTS  
671. PURPOSES ONLY.  
NO GUARANTEE AS TO  
ACCURACY OR LIABILITY  
NOT TO BE REPRODUCED.  
COUNTY ASSESSOR 2012

POR. S 1/2, SEC. 24, T 7 S, R 9 W  
POR. NW 1/4, SEC. 25, T 7 S, R 9 W

08/28/2018 File # 186156

825 Canyon View Dr  
Laguna Beach CA  
APN 644 121 06  
500' View Preservation

Map Preparer:  
Laura Emerson  
SUSAN W. CASE, INC.  
917 GLENNEYRE ST #7  
LAGUNA BEACH CA 92651  
949 494 6105  
orders@susancaseinc.com

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
PARCEL MAP	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

MARCH 1972