



July 17, 2019

Ronald E. Farrell  
855 Canyon View Drive  
Laguna Beach, CA 92651

Dear Mr. Farrell,

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. The documented Record of Views they may be located on the city's website via the link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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,

A handwritten signature in blue ink, appearing to read "Tony Farr".

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

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 19-3793**

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Visit Date: **July 2, 2019**  
Applicant: **Ronald E. Farrell**  
View Address: **855 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 and guest bedroom  
Lower level: Master 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 Sand Clemente & Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, 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: 7/12/2019 By: Tony Farr

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End of Checklist



## RECORD OF VIEW

VPP 19-3793



### 855 Canyon View Drive

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *MP* Submitted to property file: 7/17/2019

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**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *[Signature]* Submitted to property file: 7/17/2019





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *[Signature]* Submitted to property file: 2/17/2019





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *mfar* Submitted to property file: 7/17/2019





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *[Signature]* Submitted to property file: 7/17/2019

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## RECORD OF VIEW

VPP 19-3793



### 855 Canyon View Drive

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *[Signature]* Submitted to property file: 7/17/2019

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**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *mfar* Submitted to property file: 7/12/2019





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *M. J. [Signature]* Submitted to property file: 7/17/2019

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**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *[Signature]* Submitted to property file: 7/17/2019





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *mfar* Submitted to property file: 7/17/2019





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *wfan* Submitted to property file: *7/17/2019*

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**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *mfarr* Submitted to property file: *7/17/2019*

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**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: W. Fox Submitted to property file: 7/17/2019





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

The photograph above was taken from the guest bedroom on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *M. Farr* Submitted to property file: *7/17/2019*





## RECORD OF VIEW

VPP 19-3793



### 855 Canyon View Drive

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *mpar* Submitted to property file: 7/17/2019

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**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *mfarr* Submitted to property file: *7/17/2019*





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *W. J. ...* Submitted to property file: 7/17/2019

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**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *[Signature]* Submitted to property file: 7/17/2019





**RECORD OF VIEW**

**VPP 19-3793**



**855 Canyon View Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, downtown Laguna, Bird Rock, Heisler Park, Crescent Bay Park, whitewater and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *M. J. [Signature]* Submitted to property file: 7/17/2019

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July 17, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3793  
855 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 **855 Canyon View Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark for determining significant view impairment in the future. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment as defined in LBMC Section 12.16.030.

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.

The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from 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,

A handwritten signature in cursive script, appearing to read "Tony Farr".

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







RECEIVED

JUL 16 2019

ZONING DIVISION

File# 197612  
855 Canyon View  
Laguna Beach CA  
APN(s) 644 121 08  
500' View Preservation  
July 16 2019

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

644 121 04  
Sans Peur Courage  
801 Canyon View Dr  
Laguna Beach CA 92651

644 121 05  
Ross Trust  
24902 Monte Verde Dr  
Laguna Niguel CA 92677

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 03  
Laura Strasburg  
711 Buena Vista Way  
Laguna Beach CA 92651

644 122 04  
Andrew Totten  
745 Buena Vista Way  
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  
8888 Alderly Ct  
Indianapolis IN 46260

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  
1294 Temple Hills Dr  
Laguna Beach CA 92651

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

644 122 13  
Michael & Marianne Fellman  
155 Laning Dr  
Woodside CA 94062

644 122 14  
Manish Patel  
251 Orangefair Ave #457  
Fullerton CA 92832

644 122 15  
Milt & Lorraine Best  
905 Canyon View Dr  
Laguna Beach CA 92651

644 122 16  
Craig Bergquist  
496 Graceland 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 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  
169 N Shore Rd  
New Durham NH 03855

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

644 122 45  
Topik Trust  
7 Bickens Ct  
Irvine CA 92617

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

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

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

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

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

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

644 122 52  
Brett Wayne 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  
Andrew Lazur  
660 Temple Hills Dr  
Laguna Beach CA 92651

644 122 58  
Invinceable Inc  
4029 Henderson Blvd  
Tampa FL 33629

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

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

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

644 122 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 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  
Peter Nitoglia  
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  
K Roddy Teeple  
845 Temple Hills Dr  
Laguna Beach CA 92651

644 123 10  
Peggy Susan Herrington  
710 Thalia St  
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  
Charles Hawkins  
750 Temple Hills Dr  
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

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