



January 4, 2018

Michael Fellman
899 Buena Vista Way
Laguna Beach, CA 92651

Dear Mr. Fellman,

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 black 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



Date Filed:	9-27-2017
Application No.	VPP 17 - 0751

RE
 SEP 27 2017
 PLANNING DIVISION
 CITY OF LAGUNA BEACH

**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: MICHAEL FELLMAN
 Address: 899 BUENA VISTA WAY
 Telephone No. (Home/Cell) 415 990 6200 (Work) 650 755 1600
 Email Address: MZ FELLMAN@COMCAST.NET

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.

Michael Fellman 9/15/17
 Property Owner's Signature Date

644-122-13
 # 6362

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-2151**

Visit Date: **December 29, 2017**

Applicant: **Michael Fellman
899 Buena Vista Way**

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, Living room and Master bedroom on the main level of the primary residential structure.

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


The visual scene from the selected viewing location noted above consists of, but is not limited to, San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock and ocean horizon.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet.**

Date: 1/4/2018 By: 

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

Date: 1/4/2018 By: 

End of Checklist



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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

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

Date of photograph: 12/29/17. Photographed by: *[Signature]* Submitted to property file: 1/4/2018



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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

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

Date of photograph: 12/29/17. Photographed by: *myan* Submitted to property file: *1/4/2018*



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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

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

Date of photograph: 12/29/17. Photographed by: *myan* Submitted to property file: *1/4/2018*



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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

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

Date of photograph: 12/29/17. Photographed by: *[Signature]* Submitted to property file: 1/4/2018



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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, Hotel Laguna, Main Beach, Bird Rock, whitewater and ocean horizon.

Date of photograph: 12/29/17. Photographed by: *mjan* Submitted to property file: *1/4/2018*



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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, ocean horizon.

Date of photograph: 12/29/17. Photographed by: *[Signature]* Submitted to property file: 1/4/2018



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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, ocean horizon.

Date of photograph: 12/29/17. Photographed by: *[Signature]* Submitted to property file: *1/4/2018*

Document
7 of 10



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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, ocean horizon.

Date of photograph: 12/29/17. Photographed by: *mjarr* Submitted to property file: *1/4/2018*



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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

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

Date of photograph: 12/29/17. Photographed by: *mparr* Submitted to property file: *1/4/2018*



RECORD OF VIEW

VPP 17-2151



899 Buena Vista Way

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

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

Date of photograph: 12/29/17. Photographed by: *[Signature]* Submitted to property file: *1/4/2018*



January 4, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-2151
899 BUENA VISTA WAY, 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 **899 Buena Vista Way**. 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,

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



THIS MAP WAS PREPARED FOR COUNTY OF ORANGE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. © Copyright 2018, County Assessor 2018

File # 185394
 Prepared 01/03/2018
 899 Buena Vista Way
 Laguna Beach CA
 APN(s) 644 122 13
 500' Owner *
 *Radius provided by City

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	N.M. 23-29, 30
TRACT NO. 776	N.M. 22-46 to 50 Inc.
TRACT NO. 790	N.M. 23-35
TRACT NO. 796	N.M. 26-1, 2
TRACT NO. 858	N.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

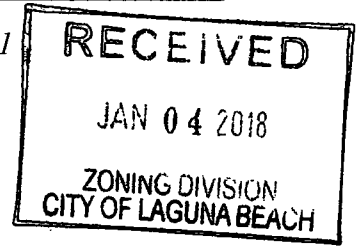
VRCH 1974

SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 185394
899 Buena Vista Way
Laguna Beach CA
APN(s) 644 122 13
500' View Preservation
January 3 2018

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



644 122 09
John 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
Bergquist Trust
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 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 22
Edmund Trujillo
974 Coast View Dr
Laguna Beach CA 92651

644 122 23
William Peck
987 Canyon View Dr
Laguna Beach CA 92651

644 122 27
R Anthony Reese
Po Box 4562
Irvine CA 92616

644 122 28
John Nicholas Clayton
108 Byrsonima Cir
Homosassa FL 34446

644 122 29
Chelsea Wild
965 Coast View Dr
Laguna Beach CA 92651

644 122 30
Paul Maguire
964 Temple Hills Dr
Laguna Beach CA 92651

644 122 31
Lance Peterson Woo
143 S Saltair Ave
Los Angeles CA 90049

644 122 32
James Kisell
940 Temple Hills Dr
Laguna Beach CA 92651

644 122 33
Herbert Voss
945 Coast View Dr
Laguna Beach CA 92651

644 122 34
Thomas Greenwell
906 Temple Hills 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 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 64
Vonda Van Dyke Scoates
817 Buena Vista Way
Laguna Beach CA 92651

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

644 123 10
Peggy Susan Herrington
5500 Preston Rd #B
Dallas TX 75205

644 124 03
Barry Simons
260 Saint Anns Dr
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
Catherine Helshoj
795 Coast View Dr
Laguna Beach CA 92651

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

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

644 124 01
Vicki Long
711 Thalia St
Laguna Beach CA 92651

644 134 26
Srebnik Trust
980 Canyon View 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

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

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

644 124 02
William Kail
Po Box 5037
Laguna Beach CA 92652

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

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 Prepared 01/03/2018
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 APN(s) 644 122 13
 500' Owner *
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