

Date Filed:	6/2/2016
Application No.	VPP 14-1191

## 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: Brett & SUSAN HENSEY  
 Address: 757 Coast View Dr. Laguna Beach, CA  
 Telephone No. (Home/Cell) 704.905.2922 (Work) \_\_\_\_\_  
 Email Address: SUSANHENSEY@yahoo.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.*

APPLICANT/PROPERTY OWNER'S SIGNATURE

5/20/2016  
 DATE

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 16-1191**

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Visit Date: **June 16, 2016**  
Applicant: **Brett and Susan Hensey  
757 Coast View Drive**  
Visit Conducted by: **Tony Farr, Associate Planner**

1. VIEW LOCATION / VISUAL SCENE

- a. ***Property owner selected viewing locations in principal residential structure.***

Kitchen, Dining room, Living room & Master bedroom – main level  
Family room and Guest bedroom – lower level

- b. ***Visual scene documented for each selected viewing location noted above.***

Kitchen, Dining room, Living room & Master bedroom, Family room and Guest bedroom – Catalina Island, ocean horizon, Main Beach, Hotel Laguna, Heisler Park, whitewater and sandy coastline, city lights and hillside terrain.

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2. RECORD OF VIEWS

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

Date: 6/30/2016 By: [Signature]

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

Date: 6/30/2016 By: [Signature]

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End of Checklist



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

Visual scene description: City lights and hillside terrain and ocean horizon.

Date of photograph: 6/16/16 Photographed by: Amy Farr Submitted to property file: 6/30/2016



RECORD OF VIEW

VPP 2016-1191



757 Coast View Drive

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

Visual scene description: City lights and hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/16/16 Photographed by: Bony Furr Submitted to property file: 6/30/2016



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

Visual scene description: City lights and hillside terrain, whitewater and ocean horizon.

Date of photograph: 6/16/16 Photographed by: *Bony Fara* Submitted to property file: *6/30/2016*



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

Visual scene description: Ocean horizon and whitewater views.

Date of photograph: 6/16/16 Photographed by: *Boney Fara* Submitted to property file: *6/30/2016*



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

Visual scene description: Ocean horizon and whitewater views.

Date of photograph: 6/16/16 Photographed by: *Aloney Farn* Submitted to property file: *6/30/2016*



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

Visual scene description: Catalina Island, city lights and hillside terrain, sandy coastline, Main Beach, Heisler Park, whitewater and ocean horizon.

Date of photograph: 6/16/16 Photographed by: *Bony Farn* Submitted to property file: *6/30/2016*





**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

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

Date of photograph: 6/16/16 Photographed by: Rony Jara Submitted to property file: 6/30/2016

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RECORD OF VIEW

VPP 2016-1191



757 Coast View Drive

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

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

Date of photograph: 6/16/16 Photographed by: Benny Furr Submitted to property file: 6/30/2016



RECORD OF VIEW

VPP 2016-1191



757 Coast View Drive

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

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

Date of photograph: 6/16/16 Photographed by: Amy Farr Submitted to property file: 6/30/2016



RECORD OF VIEW

VPP 2016-1191



757 Coast View Drive

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

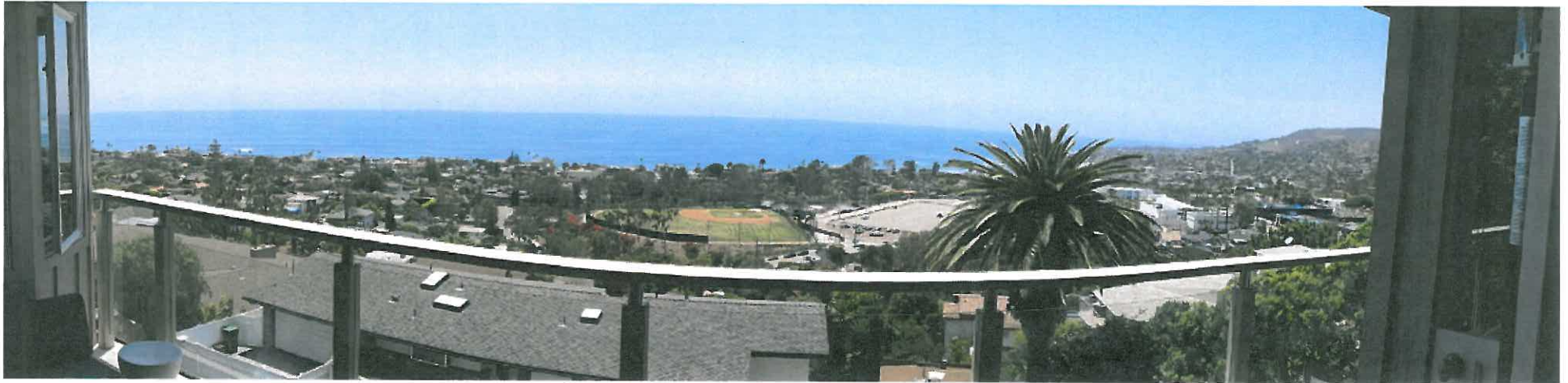
Visual scene description: Catalina Island, coastline, whitewater, ocean horizon.

Date of photograph: 6/16/16 Photographed by: Penny Jarr Submitted to property file: 6/30/2016



RECORD OF VIEW

VPP 2016-1191



757 Coast View Drive

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

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

Date of photograph: 6/16/16 Photographed by: *Bonny Farr* Submitted to property file: *6/30/2016*

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**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

Visual scene description: Catalina Island, sandy coastline, whitewater, Main Beach, Heisler Park, ocean horizon, city lights and hillside terrain.

Date of photograph: 6/16/16 Photographed by: *Anthony Jarr* Submitted to property file: *6/30/2016*



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

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

Date of photograph: 6/16/16 Photographed by: Boney Fark Submitted to property file: 6/30/2016



RECORD OF VIEW

VPP 2016-1191



757 Coast View Drive

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

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

Date of photograph: 6/16/16 Photographed by: Bony Jura Submitted to property file: 6/30/2016





RECORD OF VIEW

VPP 2016-1191



757 Coast View Drive

The photograph above was taken from the Family room on the lower level of the primary residential structure.

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

Date of photograph: 6/16/16 Photographed by: Roney Ferr Submitted to property file: 6/30/2016



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

The photograph above was taken from the Family room on the lower level of the primary residential structure.

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

Date of photograph: 6/16/16 Photographed by: *Roney Fara* Submitted to property file: *6/30/2016*



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

The photograph above was taken from the Family room on the lower level of the primary residential structure.

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

Date of photograph: 6/16/16 Photographed by: Bony Farr Submitted to property file: 6/30/2016



**RECORD OF VIEW**

**VPP 2016-1191**



**757 Coast View Drive**

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

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

Date of photograph: 6/16/16 Photographed by: *Douglas Furr* Submitted to property file: *6/30/2016*



RECORD OF VIEW

VPP 2016-1191



757 Coast View Drive

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

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

Date of photograph: 6/16/16 Photographed by: Bony Farr Submitted to property file: 6/30/2016



June 30, 2016

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 16-1191  
757 COAST 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 at **757 Coast 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 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,

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

NO GUARANTEE AS TO  
ASSUMES ANY LIABILITY  
NOT TO BE REPRODUCED.  
SANTA ANA COUNTY ASSESSOR 2012



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

FILE # 163191  
757 COAST VIEW DR  
LAGUNA BEACH CA  
VIEW PRESERVATION  
JUNE 22 2016  
644 122 52



NORTH

*SUSAN W. CASE, INC.*

*orders@susancaseinc.com*

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

FILE # 163191  
757 COAST VIEW DR  
LAGUNA BEACH CA  
VIEW PRESERVATION  
JUNE 22 2016  
644 122 52



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

641 372 12  
John Pardun  
620 Wilcox Way  
Laguna Beach CA 92651

641 372 13  
Richard Ira Frank  
625 Glomstad Ln  
Laguna Beach CA 92651

641 372 14  
David Ferguson  
635 Glomstad Ln  
Laguna Beach CA 92651

641 372 15  
Samuel Sunshine  
670 Glomstad Ln #A-C  
Laguna Beach CA 92651

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

644 101 01  
DeLang  
1107 Arden Rd  
Pasadena CA 91106

644 101 03  
Kevin Apman  
24082 La Hermosa Ave  
Laguna Niguel CA 92677

644 101 04  
Byron Barker  
811 Wendt Ter  
Laguna Beach CA 92651

644 101 05  
Paul Darrow  
690 Cuprien Way  
Laguna Beach CA 92651

644 101 08  
Bruce Hopping  
Po Box 416  
Laguna Beach CA 92652

644 101 09  
George Tr Gade  
553 Seaward Rd  
Corona Del Mar CA 92625

644 101 10  
Fifties Capital Invs LLC  
1445 Glenneyre St #A  
Laguna Beach CA 92651

644 101 11  
Murray Hutcherson  
4841 S Bailey St  
Republic MO 65738

644 101 12  
Family Tree  
2830 Park Pl  
Laguna Beach CA 92651

644 101 13  
Lopes  
26936 Colmenar  
Mission Viejo CA 92692

644 101 14  
Michael Sagar  
1286 Temple Ter  
Laguna Beach CA 92651

644 101 15  
Barbara Hawthorne  
735 Browncroft Rd  
Laguna Beach CA 92651

644 101 16  
Vido Butler  
725 Browncroft Rd  
Laguna Beach CA 92651

644 101 17  
Norman & Patricia Abbey  
5521 Alta Canyada Rd  
La Canada Flintridge CA 91011

644 101 18  
Thomas Terry  
721 Browncroft Rd  
Laguna Beach CA 92651

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

644 111 02  
Priya Yerasi  
677 Wendt Ter  
Laguna Beach CA 92651

644 111 03  
Donn Tragnitz  
683 Wendt Ter  
Laguna Beach CA 92651



644 111 04  
Gary Pattengill  
691 Wendt Ter  
Laguna Beach CA 92651

644 111 05  
Laurie Kickert  
699 Wendt Ter  
Laguna Beach CA 92651

644 111 06  
Norman Marshall  
666 Griffith Way  
Laguna Beach CA 92651

644 111 07  
Carl A C Winefordner  
711 Wendt Ter  
Laguna Beach CA 92651

644 111 08  
Nicolas Thiery  
727 Wendt Ter  
Laguna Beach CA 92651

644 111 09  
Richard P R P Johnson  
790 Griffith Way  
Laguna Beach CA 92651

644 111 10  
Chadley & Shauna Covington  
1 Riverstone  
Laguna Niguel CA 92677

644 111 11  
Alexander Mendivil  
730 Griffith Way  
Laguna Beach CA 92651

644 111 12  
Shari Orenstein  
19 Tranby Ave  
Toronto M5r Canada

644 111 13  
Leroy Eaton  
690 Griffith Way  
Laguna Beach CA 92651

644 111 14  
Norman Marshall  
666 Griffith Way  
Laguna Beach CA 92651

644 111 15  
John Stollsteimer  
1052 Pescador Dr  
Newport Beach CA 92660

644 111 16  
Peter Anderson  
648 Griffith Way  
Laguna Beach CA 92651

644 111 17  
Christine Ann Rhoades  
644 Griffith Way  
Laguna Beach CA 92651

644 111 18  
Andrew & Tracy Marriner  
620 Griffith Way  
Laguna Beach CA 92651

644 111 20  
Richard Ira Frank  
625 Glomstad Ln  
Laguna Beach CA 92651

644 111 21  
Toofan & Shahrzad Namini  
3610 Blue Ky  
Corona Del Mar CA 92625

644 111 52  
Leshgold  
1202 Rimmer Ave  
Pacific Palisades CA 90272

644 111 53  
Meta Evans  
605 Glomstad Ln  
Laguna Beach CA 92651

644 122 39  
Rebecca 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 44  
Richard Linting  
830 Temple Hills 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 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  
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

644 123 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 R H Teeple  
845 Temple Hills Dr  
Laguna Beach CA 92651

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

644 123 17  
Randall Lee Marquette  
854 Wendt Ter  
Laguna Beach CA 92651

644 123 18  
Gregory Nathanson  
850 Wendt Ter  
Laguna Beach CA 92651

644 123 19  
Brett Kelts  
840 Wendt Ter  
Laguna Beach CA 92651

644 123 20  
Charanjit Singh Sekhon  
177 107th Ave NE #2008  
Bellevue WA 98004

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

644 123 22  
Paul Willman  
3 Westmoreland  
London Sw13 9Rz UK

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  
Jamie Kim  
5 First American Way  
Santa Ana CA 92707

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  
Bruce Gewertz  
9420 Lloydcrest Dr  
Beverly Hills CA 90210

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

644 123 37  
Brandywine tr  
Po Box 278  
Laguna Beach CA 92652

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 42  
Brent Martin Kulp  
860 Wendt Ter  
Laguna Beach CA 92651

934 030 01  
Church Calvary  
468 Legion St  
Laguna Beach CA 92651

934 030 02  
Howard Conn  
1960 Glenneyre St  
Laguna Beach CA 92651

934 030 03  
Christine Illuminato  
765 Wendt Ter  
Laguna Beach CA 92651

934 030 04  
Morley & Janene Freitas  
775 Wendt Ter #4  
Laguna Beach CA 92651