



April 30, 2018

Hanna R. Struever
184 Nyes Place
Laguna Beach, CA 92651

Dear Ms. Struever,

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 View Preservation and Restoration web page on the city's website at www.lagunabeachcity.net.

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:	3/21/2018
Application No.	VPP 18 - 0582

RECEIVED

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

MAR 19 2018

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: HANNA R STRUEVER
 Address: 184 NYES PLACE
 Telephone No. (Home/Cell) 949-632-4007 (Work) 949-719-9056
 Email Address: hanna@rebuildportfoliosolutions.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.

Hanna Struever
Property Owner's Signature

3.16.18
Date



LAGUNA BEACH MUNICIPAL CODE
CHAPTER 12.16 VIEW PRESERVATION AND RESTORATION

12.16.040 View preservation.

(a) 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 subsection (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.

(b) Record of Views. Upon the filing for a record of views, city staff shall conduct a site visit and photographically document the significantly unimpaired view of the property owner from the property owner's selected viewing locations or areas. A record of views shall be prepared, maintained in the applicable property address files, and noted in any real property report required by Chapter 14.76. Staff shall send written notice to affected vegetation property owners within five hundred feet informing them of the record of views and their associated maintenance responsibilities.

(c) Record of Views Enforcement Procedure. If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restorative action.

If the vegetation owner(s) does not perform the necessary restorative action, then the city may issue a view restoration order and require the restorative action to be completed within ninety days. If compliance is not obtained within ninety days, then the noncomplying vegetation may be declared to be a public nuisance, and the procedures of Chapter 7.24 shall be followed, including the issuance of a formal notice and order to abate.

Any determination of a significant view impairment decision made by city staff may be appealed to the city council. Appeals shall be addressed to the city council on a form prescribed by the city and shall state all grounds for the appeal. Any appeal must be filed with the city clerk within fourteen calendar days of the notice to the vegetation owner regarding the required restorative action. Appeals shall be accompanied by the filing fee as adopted by resolution of the city council. The city manager shall set the date for an appeal public hearing before the city council and shall not be limited by the time period specified in Section 25.05.070(B)(6). Notice shall be provided to the claimant and the record owners and occupants of all properties on which the vegetation at issue in the significant view impairment decision fourteen calendar days prior to the date of the city council hearing of the appeal. If an appeal to the city council is filed and is heard and decided by the city council, then the nuisance abatement appeal provisions (Sections 7.24.090 through 7.24.110) shall not be applicable. (Ord. 1592 § 1, 2014).

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-0582**

Visit Date: **April 6, 2018**

Applicant: **Hanna R. Struever**
View Address: **184 Nyes Place**

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.***

Lower kitchen, upper kitchen and living room on the primary residential structure.

- 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 the ocean horizon.

2. RECORD OF VIEWS

- a. ***Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)***

Date: 4/30/2018 By: Tony Farr

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

Date: 4/30/2018 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2018-0582



184 Nyes Place

The photograph above was taken from the lower level kitchen of the primary residential structure. Visual scene description: ocean horizon. Date of photograph: 04/06/18 Photographed by: *[Signature]* Submitted to property file: 04/30/2018



RECORD OF VIEW

VPP 2018-0582



184 Nyes Place

The photograph above was taken from the upper level living room of the primary residential structure. Visual scene description: ocean horizon. Date of photograph: 04/06/18 Photographed by: *[signature]* Submitted to property file: 04/30/2018



RECORD OF VIEW

VPP 2018-0582



184 Nyes Place

The photograph above was taken from the upper level living room of the primary residential structure. Visual scene description: ocean horizon. Date of photograph: 04/06/18 Photographed by: *mjan* Submitted to property file: 04/30/2018

Document
3 of 5



RECORD OF VIEW

VPP 2018-0582



184 Nyes Place

The photograph above was taken from the upper level kitchen of the primary residential structure. Visual scene description: ocean horizon. Date of photograph: 04/06/18 Photographed by: *[Signature]* Submitted to property file: 04/30/2018



RECORD OF VIEW

VPP 2018-0582



184 Nyes Place

The photograph above was taken from the upper level kitchen of the primary residential structure. Visual scene description: ocean horizon. Date of photograph: 04/06/18 Photographed by: *mjar* Submitted to property file: 04/30/2018



April 30, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-0582
184 NYES PLACE, 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 **184 Nyes 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.

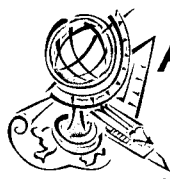
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "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

#8689
17-Apr-18



Advanced Listing Services Inc

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

~~400' OWNERSHIP LISTING~~

PREPARED FOR:

656-161-21
NYES PLACE PROPERTIES LLC
184 NYES PL
LAGUNA BEACH CA 92651

APR 24 2018

656-151-46
WASHBURN INVESTMENTS BEACH PROPE
3014 PINE ST
RIVERSIDE CA 92501

656-151-47
DANIEL B & JILL B FUGAL
FINANCIL
1005 S MAIN ST
PLEASANT GROVE UT 84062

656-151-48
TIMOTHY GRABER
1018 N CAMBRIA PL
ANAHEIM CA 92801

656-151-49
EUBULUS KERR
370 GALLIER PL
SHREVEPORT LA 71106

656-151-50
JOHN HOUSDEN
2741 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-51
PATRICK & MAURA MC KILLEN
2745 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-52
ELIZABETH HOCKING
513 WYNDMOOR AVE
WYNDMOOR PA 19038

656-151-53
WILLIAMS BROS
2757 VICTORIA DR
LAGUNA BEACH CA 92651

656-151-54
GRABLE B RONNING
PO BOX 7804
INCLINE VILLAGE NV 89450

656-151-55
TANIA KING
11940 PASCO TRAILS BLVD
SPRING HILL FL 34610

656-151-56
MARY NEIL
PO BOX 510
LAGUNA BEACH CA 92652

656-151-57
KEVIN CORDANO
1904 MONTEREY RD
SOUTH PASADENA CA 91030

656-151-60
DAMON MCINTOSH
2845 MARION WAY
LAGUNA BEACH CA 92651

656-151-61
TOONERS PROPERTIES LLC
34145 PACIFIC COAST HWY 516
DANA POINT CA 92629

656-151-62, 67, 68
SUSAN S WELLER
2865 MARION WAY
LAGUNA BEACH CA 92651

656-151-63
CHINSUK KIM
2606 PREGO CT
HENDERSON NV 89052

656-151-64
HAZEL B RIBARICH
420 S BARRINGTON AVE 301
LOS ANGELES CA 90049

656-151-65
BRUCE LERNER
2894 WARDS TER
LAGUNA BEACH CA 92651

656-151-66
RICHARD W DAY
2880 WARDS TER
LAGUNA BEACH CA 92651

656-151-69
PETER COLAGROSSI
PO BOX 4623
LAGUNA BEACH CA 92652

656-151-70
PHILO SMITH
450 S COAST HWY A
LAGUNA BEACH CA 92651

656-151-71
WARDS TERRACE LLC
4900 EDISON AVE
CHINO CA 91710

656-151-73
ROBERT O HARKER
4319 HAYMAN AVE
LA CANADA FLINTRIDGE CA 91011

656-151-74
LEISURETIME
INTERNATIONALCORP
2845 WARDS TER
LAGUNA BEACH CA 92651

656-151-75
TELLIARD ENTERPRISES LLC
1460 GILCROSS WAY
RIVERSIDE CA 92506

656-151-76
WILLIAM S GOODGLICK
26 OAKMONT DR
LOS ANGELES CA 90049

656-151-77
STUART KLABIN
626 N BEDFORD DR
BEVERLY HILLS CA 90210

656-151-78
BENJAMIN R TRACHTMAN
116 DUMOND DR
LAGUNA BEACH CA 92651

656-151-79
DOUGLAS S & WENDI DVORAK
PO BOX 683718
PARK CITY UT 84068

656-151-80
2020 OCEAN LLC
2311 DIAMOND J PL
RENO NV 89511

656-151-83
PETER D LIZOTTE
4601 WILSHIRE BLVD 200
LOS ANGELES CA 90010

656-151-86
DONNA T WHITSON
2485 SHARON OAKS DR
MENLO PARK CA 94025

656-151-89
RAUL A ESTRADA
2460 IRVINE COVE CRES
LAGUNA BEACH CA 92651

656-151-90
STEVEN CARDOZA
170 DUMOND DR
LAGUNA BEACH CA 92651

656-153-16
JOHN A ROWLAND
16414 BLUE GRASS LN
CHINO HILLS CA 91709

656-153-17
APKARIAN VARTKESS ARA
8 LOCKE CT
IRVINE CA 92617

656-153-18
TINA LAMBERT
124 MCAULAY PL
LAGUNA BEACH CA 92651

656-153-19
JOHN D & CORINNE SUVEGES
128 MCAULAY PL
LAGUNA BEACH CA 92651

656-153-20
JEFFREY ISHMAEL
138 MCAULAY PL
LAGUNA BEACH CA 92651

656-153-21
LUKIE LUKE REALTY LLC
84 ORCHARD ST 2
NEW YORK NY 10002

656-153-22
MCAULAY PLACE LLC
550 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-154-01
LILIANA PIENZI-JOSEAU
4837 INDIANOLA WAY
LA CANADA FLINTRIDGE CA 91011

656-154-02
DAN R SUGG
173 MCAULAY PL
LAGUNA BEACH CA 92651

656-154-04
CHARLES B ROSELLI
145 MCAULAY PL
LAGUNA BEACH CA 92651

656-154-05
KENNETH SHERWOOD
6666 DAKOTA AVE
ALTA LOMA CA 91737

656-154-06
PAUL LAYTON
4001 STANSBURY AVE
SHERMAN OAKS CA 91423

656-154-07
GARY & MYLENE ZOROMSKI
119 MCAULAY PL
LAGUNA BEACH CA 92651

656-154-08
DAVID S GOLDSTEIN
2780 VICTORIA DR
LAGUNA BEACH CA 92651

656-154-09
JOHN & JANICE ALABASTER
871 VAN DYKE DR
LAGUNA BEACH CA 92651

656-154-10
NICHOLAS M KORMELUK
2787 S COAST HWY
LAGUNA BEACH CA 92651

656-154-11
FRED S KARGER
2745 WOODSTOCK RD
WEST HOLLYWOOD CA 90046

656-154-12
JEFFREY J KAPLAN
PO BOX 9576
LAGUNA BEACH CA 92652

656-161-01
MARGIE E WILLIS
193 DUMOND DR
LAGUNA BEACH CA 92651

656-161-02
DAVID BLAIN
183 DUMOND DR
LAGUNA BEACH CA 92651

656-161-03
14 LAGUNITA LLC
14 LAGUNITA DR
LAGUNA BEACH CA 92651

656-161-04 656-161-21
NYES PLACE PROPERTIES LLC
2130 YACHT JULIA
NEWPORT BEACH CA 92660

656-161-05
TIMOTHY ALGER
165 DUMOND DR
LAGUNA BEACH CA 92651

656-161-07
JAMES MERIWETHER
2776 MOUNTAIN VIEW DR B
LA VERNE CA 91750

656-161-08
JACK I ABECASSIS
151 DUMOND DR
LAGUNA BEACH CA 92651

656-161-11
SHARON WALTER
166 NYES PL
LAGUNA BEACH CA 92651

656-161-12
ALLAN A SHENOI
1234 ROSALIND RD
SAN MARINO CA 91108

656-161-13
HANNA R STRUEVER
2130 YACHT JULIA
NEWPORT BEACH CA 92660

656-161-16
KRISTINE DARVISH
6841 HITCHINGPOST CIR
HUNTINGTON BEACH CA 92648

656-161-17
A RUBINSTEIN FAMILY
194 NYES PL
LAGUNA BEACH CA 92651

656-161-19
STEVEN K FOWLKES
11661 SAN VICENTE BLVD 510
LOS ANGELES CA 90049

656-161-20
JAMES H & SONIA CURTIS
2615 VICTORIA DR
LAGUNA BEACH CA 92651

656-171-12
ODELL
3937 HARBOR WALK LN
FORT COLLINS CO 80525

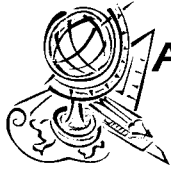
656-171-71
LAGUNITA COMMUNITY ASSN
PO BOX 4048
SANTA ANA CA 92702

656-171-74
HEAVY T & LITTLE D LLC
14747 N NORTHSIGHT BLVD 111-3
SCOTTSDALE AZ 85260

656-171-76
11 LAGUNITA LLC
14747 N NORTHSIGHT BLVD 111-3
SCOTTSDALE AZ 85260

933-34-018
TINA A WEBER
PO BOX 151
MOOSE WY 83012

933-34-019
RAYMOND CREBS
2110 N LAUREL AVE
UPLAND CA 91784



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Ownership Listings & Radius Maps

P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-161-21
500' Radius (FOR VIEW PRESERVATION)

Address: 184 NYES PLACE
LAGUNA BEACH CA 92651

