



June 5, 2015

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 15-0854
945 CAPISTRANO AVENUE, LAGUNA BEACH**

Dear Property Owner:

This letter will serve as written notification that a Record of Views has been established with the City by the owner of the property located at **945 Capistrano Avenue**. Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), 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 with the City, pursuant to subsection (b), the protected or preserved views shall not become subject to significant view impairment.

You are being notified of the established Record of Views as an affected property owner within 500 feet of the subject property as required by the Municipal Code. Once views are established with the City, vegetation owners within 500 feet from the subject property shall maintain vegetation to preserve the established views. **There is no action required from you at this time.**

A copy of L.B.M.C. Section 12.16.040, View Preservation, is located on the back of this letter. If you have any further questions regarding this notice, please do not hesitate to contact me at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in cursive script that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Department of Community Development
tfarr@lagunabeachcity.net
(949) 497-0322



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 2015-0854**

Visit Date: **May 21, 2015**

Applicant: **Richard and Jane Schnyder
945 Capistrano Ave.**

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

1. VIEW LOCATION / VISUAL SCENE

a. Indicate location in principal residential structure view impacted.

Main level: Living room, dining room, kitchen

Upper level: Master bedroom

b. Describe visual scene for each location noted above.

Living/dining room – Coastline and whitewater views up to Long Beach and Rancho Palos Verdes peninsula, Catalina Island, San Clemente island, ocean horizon.

Family room – San Clemente and Catalina islands, whitewater views, ocean horizon.

2. RECORD OF VIEWS

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

Date: 6/5/2015 By: Tony Farr

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

Date: 6/5/2015 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' living/dining room located in the primary residential structure.

Visual scene description: Coastline and whitewater views up to Long Beach and Rancho Palos Verdes peninsula. Irvine Cove, ocean horizon, Catalina Island and hillside terrain.

Date of photograph: 5/21/2015

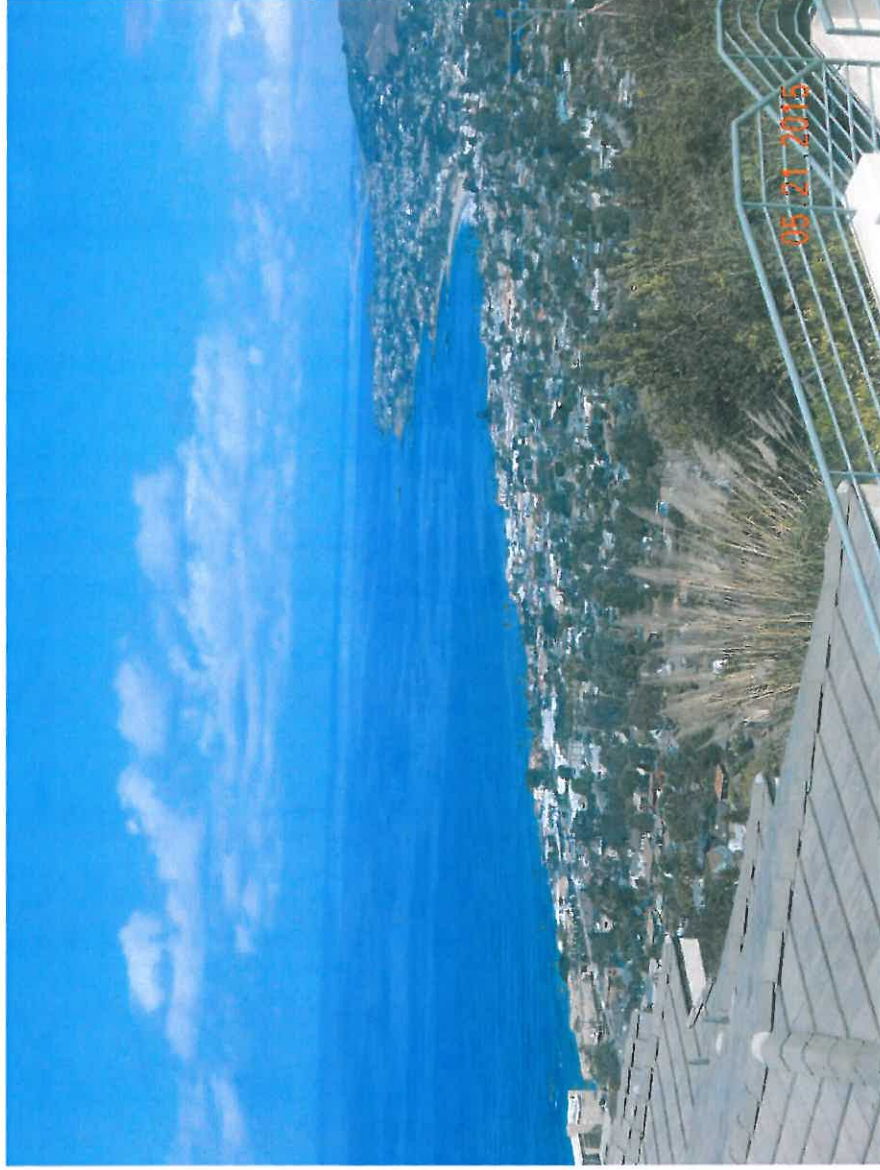
Photographed by: Doug Farn

Submitted to property file: 6/5/2015



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' living/dining room located in the primary residential structure.

Visual scene description: Coastline and whitewater views up to Long Beach and Rancho Palos Verdes peninsula. Irvine Cove, ocean horizon, Catalina Island and hillside terrain.

Date of photograph: 5/6/2015 Photographed by: Andy Fern Submitted to property file: 6/5/2015



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' living/dining room located in the primary residential structure.

Visual scene description: Coastline and whitewater views up to Long Beach and Rancho Palos Verdes peninsula. Irvine Cove, ocean horizon, Catalina Island and hillside terrain.

Date of photograph: 5/21/2015 Photographed by: Chry Jan Submitted to property file: 6/5/2015

Document: 3 of 10



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' kitchen located in the primary residential structure.
Visual scene description: Coastline and whitewater views, ocean horizon, San Clemente Island.

Date of photograph: 5/21/2015 Photographed by: Roby Jan Submitted to property file: 6/5/2015



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' kitchen located in the primary residential structure.
Visual scene description: Coastline and whitewater views, ocean horizon, San Clemente Island.

Date of photograph: 5/21/2015 Photographed by: Roby Fan Submitted to property file: 6/5/2015



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' kitchen located in the primary residential structure.
Visual scene description: Coastline and whitewater views, ocean horizon, San Clemente Island.

Date of photograph: 5/21/2015 Photographed by: Johnny Jan Submitted to property file: 6/5/2015



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' kitchen located in the primary residential structure.

Visual scene description: Coastline and whitewater views, ocean horizon, San Clemente Island.

Date of photograph: 5/21/2015 Photographed by: Shirley Jones Submitted to property file: 6/5/2015



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

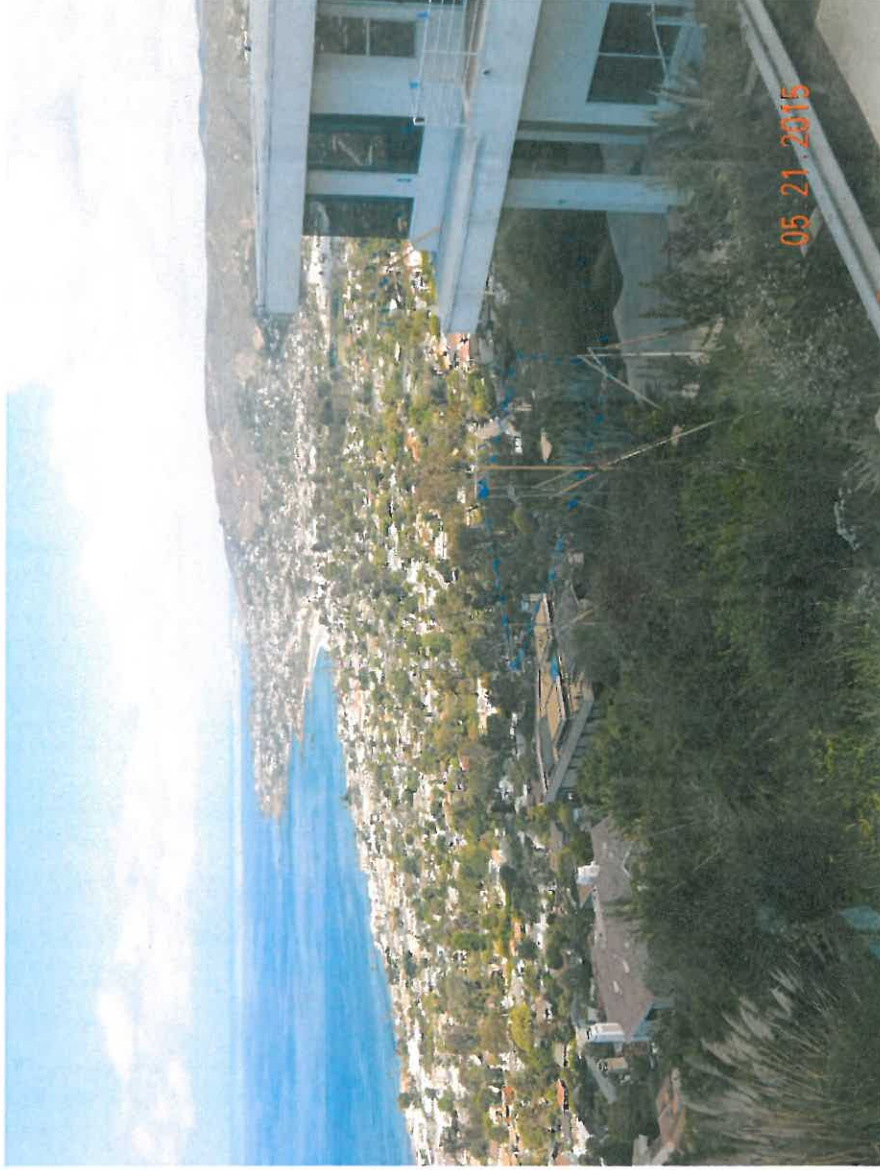
The photograph above was taken from the property owners' second floor master bedroom located in the primary residential structure.
Visual scene description: Coastline and whitewater views northward to Long Beach, ocean horizon, Catalina and San Clemente Islands.

Date of photograph: 5/27/2015 Photographed by: Roby Jan Submitted to property file: 6/5/2015



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' second floor master bedroom located in the primary residential structure.
Visual scene description: Coastline and whitewater views northward to Long Beach, ocean horizon, Catalina and San Clemente Islands.

Date of photograph: 5/21/2015 Photographed by: Amy Farr Submitted to property file: 6/5/2015



RECORD OF VIEW

VPP 2015-0854



945 Capistrano Ave.

The photograph above was taken from the property owners' second floor master bedroom located in the primary residential structure.

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

Date of photograph: 5/21/2015 Photographed by: Dan Jan Submitted to property file: 6/5/2015