



August 17, 2017

Barbara Lowell Trust
c/o John Lowell
1914 Balboa Drive
Roseville, CA 95661

Re: View Preservation, Record of Views, 1271 Cliff Drive, Laguna Beach, CA

Dear Mr. Lowell,

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 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



Date Filed:	8/3/2017
Application No.	VPP 17 - 1724

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: Barbara Lowell Trust % John Lowell

Address: 1271, Cliff Drive

Telephone No. (Home/Cell) (916) 899-8584 (Work) Barbara cell 1 916-803-4296

Email Address: oakgroveest@hotmail.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.

John Lowell
 APPLICANT/PROPERTY OWNER'S SIGNATURE

8-3-17
 DATE



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the guest bedroom on the upper unit of the residential structure.

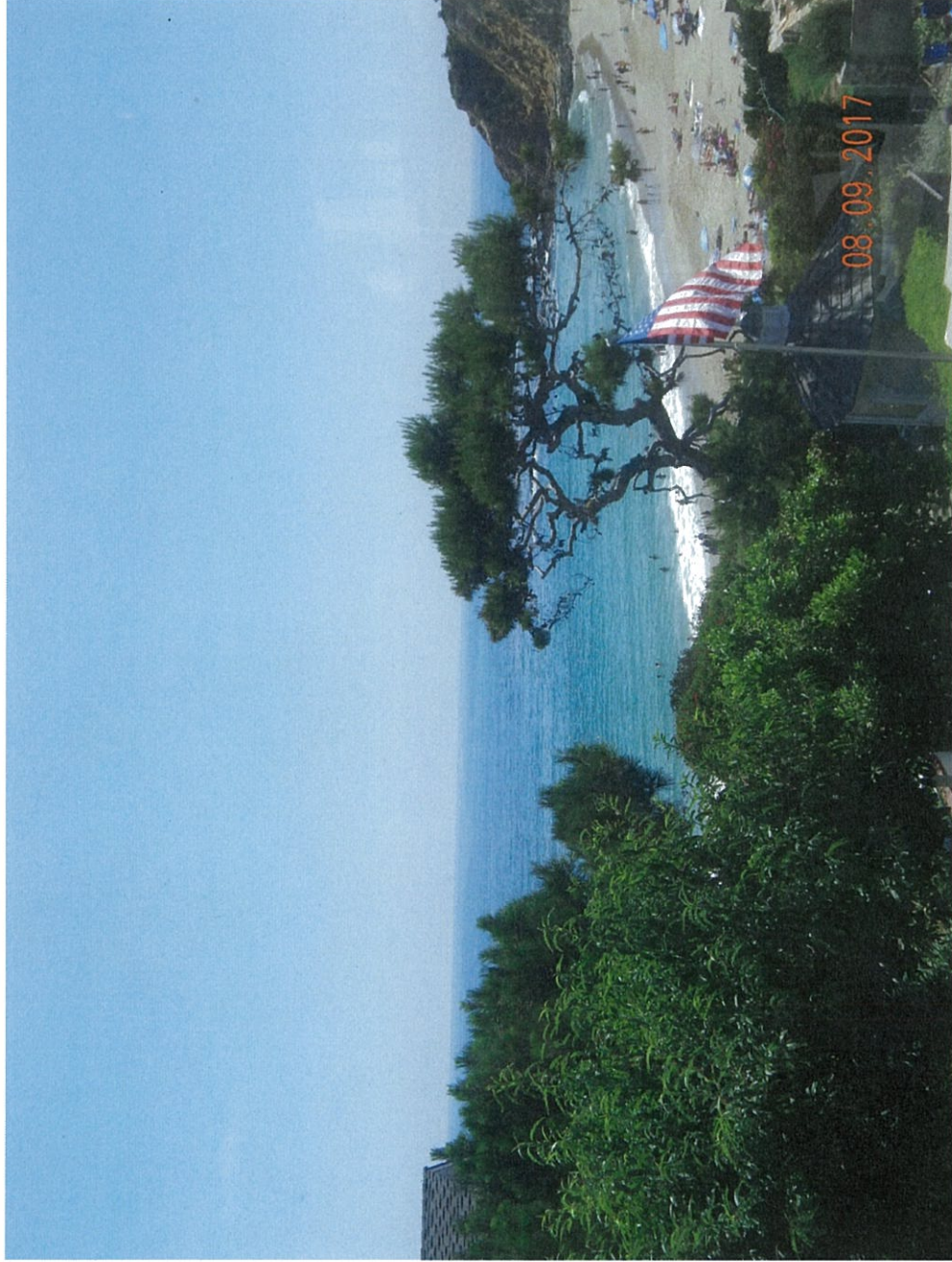
Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: mgan Submitted to property file: 8/12/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the guest bedroom on the upper unit of the residential structure.

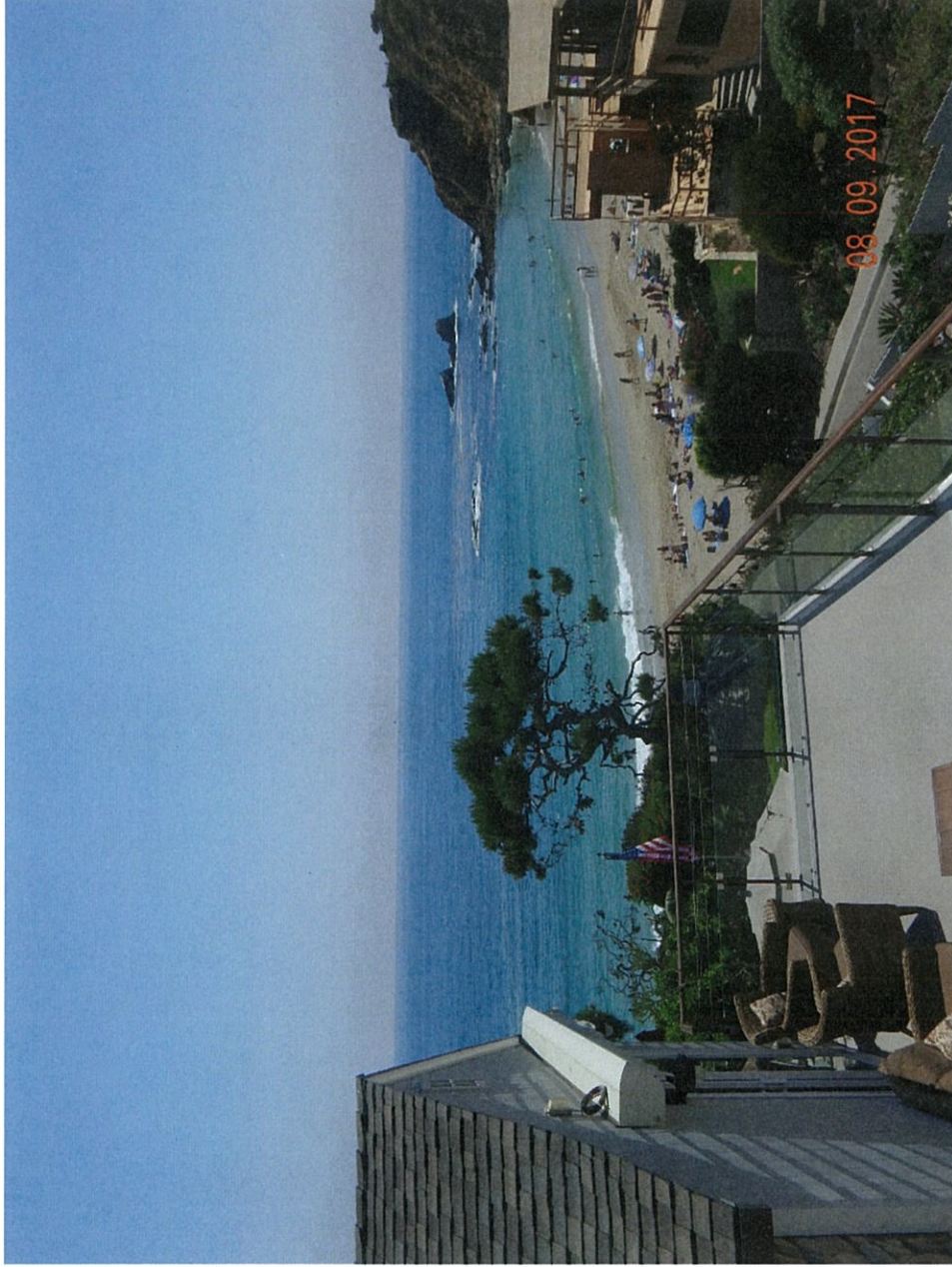
Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: ryan Submitted to property file: 8/17/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the bedroom/loft on the upper unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: *[Signature]* Submitted to property file: 8/17/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the bedroom/loft on the upper unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: [Signature] Submitted to property file: 8/12/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the kitchen, dining/living room on the upper unit of the residential structure.
Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.
Date of photograph: 08/09/17 Photographed by: *ryan* Submitted to property file: *8/17/2017*



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the kitchen, dining/living room on the upper unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: *[Signature]* Submitted to property file: 8/17/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the kitchen, dining/living room on the upper unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: [Signature] Submitted to property file: 8/17/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the living area on the lower level unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: mpj Submitted to property file: 8/17/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the living area on the lower level unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: *mjan* Submitted to property file: 8/17/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the living area on the lower level unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: [Signature] Submitted to property file: 8/17/2017



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the kitchen on the lower level unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: *mpm* Submitted to property file: *8/17/2017*



RECORD OF VIEW

VPP 2017-1724



1271 Cliff Drive

The photograph above was taken from the living area on the lower level unit of the residential structure.

Visual scene description: Catalina Island, Crescent Bay Beach, sandy coastline, beach bluff, whitewater and ocean horizon.

Date of photograph: 08/09/17 Photographed by: MAA Submitted to property file: 8/17/2017



**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-1724**

Visit Date: **August 9, 2017**
Applicant: **Barbara Lowell Trust, c/o John Lowell
1271 Cliff Drive**

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.**

Main/Upper Unit - Living room, Dining room, Kitchen, Bedroom, Loft
Lower Unit: Living room/Kitchen

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

The visual scene from the selected viewing locations is noted on the Record of Views. The visual scene consists primarily of Catalina Island, Crescent Bay beach, sandy coastline and beach bluffs, whitewater and ocean horizon.

2. RECORD OF VIEWS

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

Date: 8/17/2017 By: Tony Farr

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

Date: 8/17/2017 By: Tony Farr

End of Checklist



August 17, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-1724
1271 CLIFF 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 **1271 Cliff 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. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

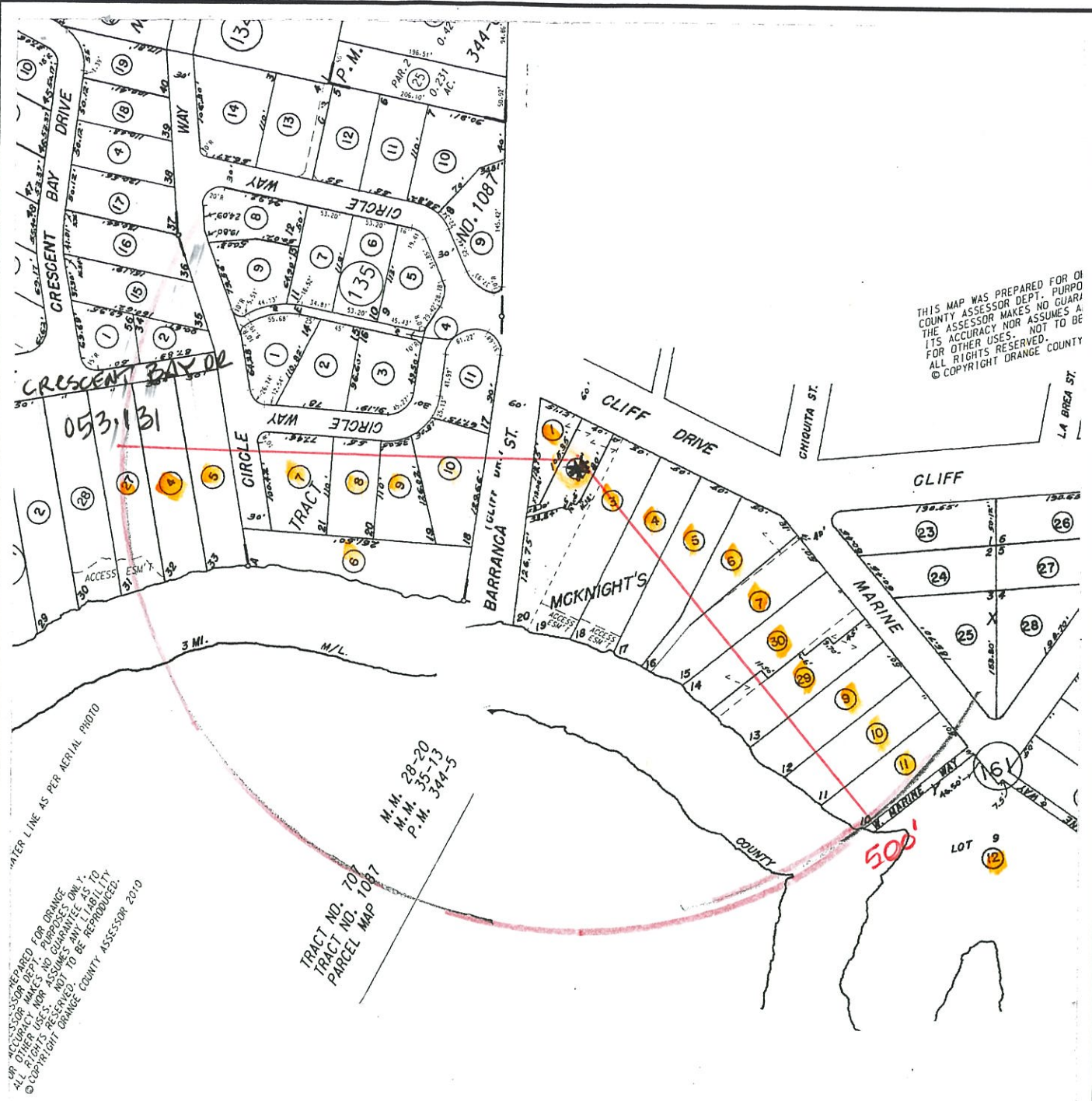
A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in black ink, appearing to read "Tony Farr", is written above the typed name.

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

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TRACT NO. 707
TRACT NO. 1087
PARCEL MAP
M.M. 28-20
M.M. 35-13
P.M. 344-5

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

FILE # 174780
 1271 CLIFF DR
 LAGUNA BEACH CA
 VIEW PRESERVATION
 AUGUST 10 2017
 053 161 02



NORTH

SUSAN W. CASE, INC.

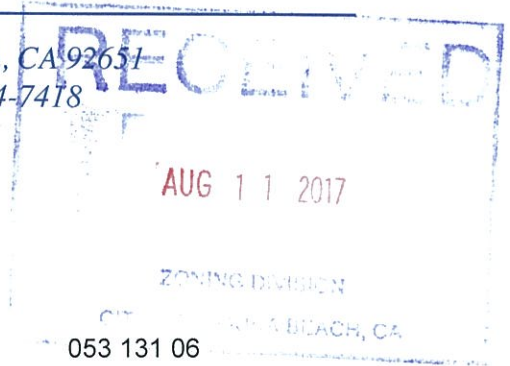
OWNERSHIP MAP

949.464.6105
orders@susancaseinc.com
 917 Glenneyre St. #7
 Laguna Beach, CA 92651

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 # 174780
1271 CLIFF DR
LAGUNA BEACH CA
VIEW PRESERVATION
AUGUST 10 2017
053 161 02

053 131 04
Richard Dean Nunis
297 Crescent Bay Dr
Laguna Beach CA 92651

053 131 05
299 Crescent Bay LLC
1459 Sunset Plaza Dr
Los Angeles CA 90069

053 131 06
City Of Laguna Beach
Laguna Beach CA 92651

053 131 07
John Hall
1367 Circle Way
Laguna Beach CA 92651

053 131 08
Michael Mussallem
1306 Skyline Dr
Laguna Beach CA 92651

053 131 09
Morton For LaKretz
6671 W Sunset Blvd #1575
Los Angeles CA 90028

053 131 10
Theodore Nark
25 Black Hawk
Irvine CA 92603

053 131 27
Mishej Munayyer
668 N Coast Hwy
Laguna Beach CA 92651

053 161 01
William Lobel
1287 Cliff Dr
Laguna Beach CA 92651

053 161 02
Barbara Lowell
1914 Balboa Dr
Roseville CA 95661

053 161 03
Casa De Crescent LLC
1259 Cliff Dr
Laguna Beach CA 92651

053 161 04
Arnold Forde
1241 Cliff Dr
Laguna Beach CA 92651

053 161 05
Donahue II LLC
1225 Cliff Dr
Laguna Beach CA 92651

053 161 06
Michael Freedman
1278 Glenneyre St #71
Laguna Beach CA 92651

053 161 07
Richard Silver
1187 Marine Dr
Laguna Beach CA 92651

053 161 09
Patrick Donahue
1141 Marine Dr
Laguna Beach CA 92651

053 161 10
Richard Gebhard
Po Box 168
Victor ID 83455

053 161 11
Arnold Rosenstein
614 N Canon Dr
Beverly Hills CA 90210

053 161 12
Laguna Cove LLC
9922 Jefferson Blvd
Culver City CA 90232

053 161 29
Anna Kristina Stokes
13303 Buckland Hall Rd
Saint Louis MO 63131

053 161 30
Nancy Christensen
233 Via Genoa
Newport Beach CA 92663