



Date Filed:	5.10.2016
Application No.	VPP 16 - 1020

## 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: RICHARD OLSHOUSEN

Address: 1716 CIRCLE WAY L.A.

Telephone No. (Home/Cell) \_\_\_\_\_ (Work) 949 295 5119

Email Address: olshousea@cox.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.***

Richard Olshouse  
 APPLICANT/PROPERTY OWNER'S SIGNATURE

5/9/2016  
 DATE

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No. **VPP 16-1020**

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Visit Date: **May 23, 2016**

Applicant **Richard Olshausen  
1316 Circle 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.***

Living room/Dining room & Master Bedroom – main level

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

Living room/Dining room & Master Bedroom – Catalina Island, whitewater and ocean horizon

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2. **RECORD OF VIEWS**

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

Date 6/1/2016 By Tony Farr

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

Date 6/1/2016 By Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 2016-1020**



**1316 Circle Way**

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

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

Date of photograph: 3/23/16 Photographed by: Clayton Submitted to property file: 6/1/2016

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**RECORD OF VIEW**

**VPP 2016-1020**



**1316 Circle Way**

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 and ocean horizon.

Date of photograph: 3/23/16 Photographed by: Amy Farn Submitted to property file: 6/1/2016



**RECORD OF VIEW**

**VPP 2016-1020**



**1316 Circle Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/23/16 Photographed by: *Greg Jones* Submitted to property file: *6/1/2016*



**RECORD OF VIEW**

**VPP 2016-1020**



**1316 Circle Way**

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

Visual scene description: Ocean horizon.

Date of photograph: 3/23/16 Photographed by: *Amy Jones* Submitted to property file: *6/1/2016*



**RECORD OF VIEW**

**VPP 2016-1020**



**1316 Circle Way**

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

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

Date of photograph: 3/23/16 Photographed by: Shrey Jain Submitted to property file: 6/1/2016



RECORD OF VIEW

VPP 2016-1020



1316 Circle Way

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

Visual scene description: Ocean horizon.

Date of photograph: 3/23/16 Photographed by: Rony Jass Submitted to property file: 6/1/2016





**RECORD OF VIEW**

**VPP 2016-1020**



**1316 Circle Way**

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

Visual scene description: Ocean horizon.

Date of photograph: 3/23/16 Photographed by: *Robert Jones* Submitted to property file: *6/1/2016*



**RECORD OF VIEW**

**VPP 2016-1020**



**1316 Circle Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/23/16 Photographed by: *Alony Furr* Submitted to property file: *6/1/2016*



**RECORD OF VIEW**

**VPP 2016-1020**



**1316 Circle Way**

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

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 3/23/16 Photographed by: *Amy Jass* Submitted to property file: *6/1/2016*

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June 1, 2016

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 16-1020  
1316 CIRCLE WAY, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **1316 Circle 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.

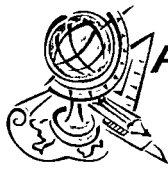
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. 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,

A handwritten signature in black ink that reads "Tony Farr". The signature is written in a cursive, flowing style.

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



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

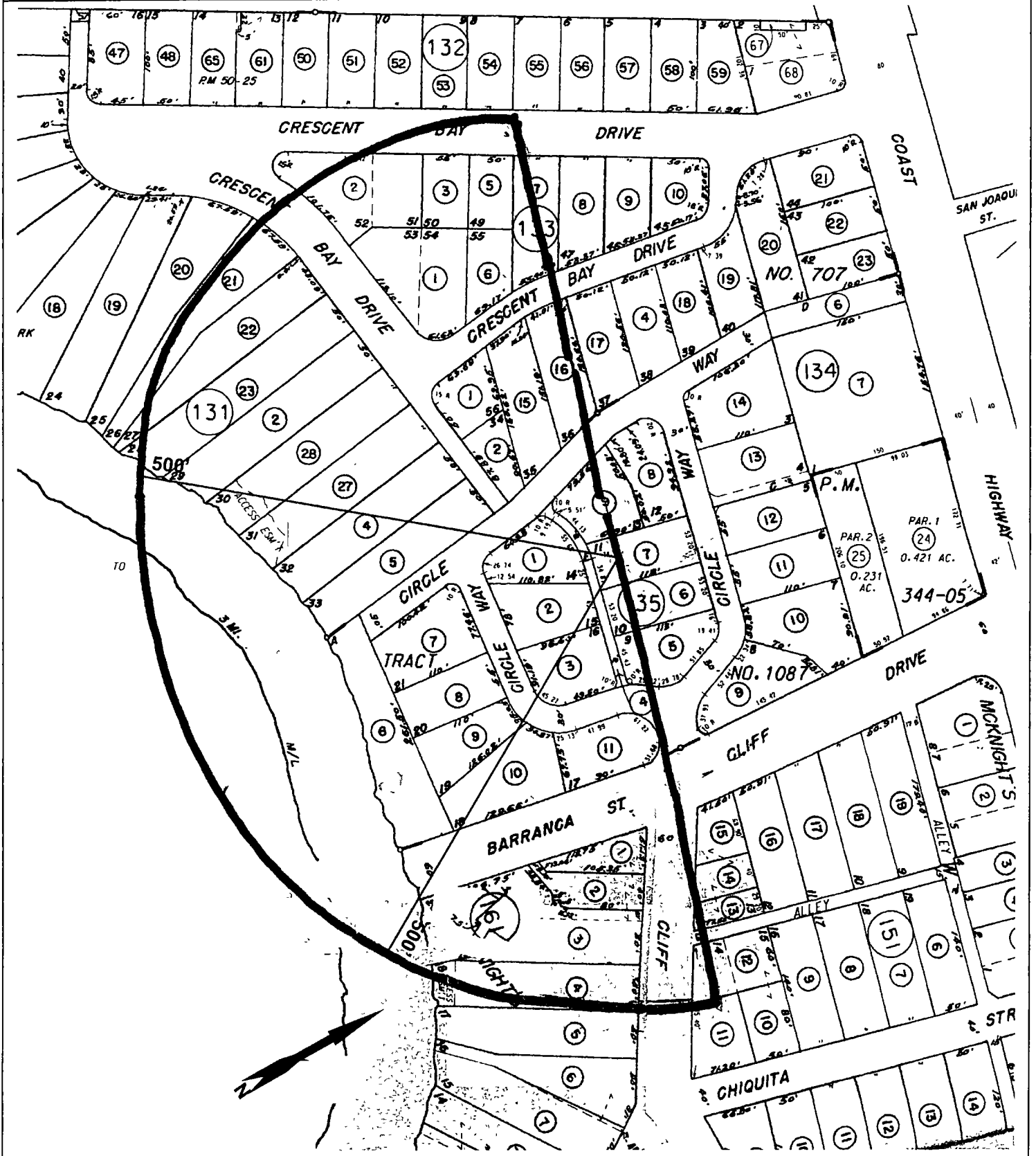
P.O. Box 2593 • Dana Point, CA • 92624

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

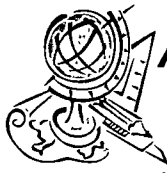
[www.Advancedlisting.com](http://www.Advancedlisting.com) denise@advancedlisting.com

Subject APN: 053-135-07  
500' Radius (for View Preservation)

Address: 1316 CIRCLE WAY  
LAGUNA BEACH CA 92651



#7439  
31-May-16



## 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

MAY 31 2016

500' Ownership Listing  
(for View Preservation)  
Prepared for:

053-135-07  
RICHARD OLSHAUSEN  
1316 CIRCLE WAY  
LAGUNA BEACH CA 92651

053-131-02  
BRADLEY FRANK  
225 S 6TH ST 2800  
MINNEAPOLIS MN 55402

053-131-06 053-135-04  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

053-131-09  
MORTON LA KRETZ  
6671 W SUNSET BLVD 1575  
LOS ANGELES CA 90028

053-131-21  
KENT RUSSELL  
PO BOX 913  
LAGUNA BEACH CA 92652

053-131-27  
MISHEL E MUNAYYER  
668 N COAST HWY  
LAGUNA BEACH CA 92651

053-133-02  
CRAIG W & AMY NICKOLOFF  
168 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-133-06  
MICHAEL A NERI  
320 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-134-02  
LESLIE M CASSERLY  
290 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-131-04  
RICHARD NUNIS  
297 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-131-07  
JOHN C HALL  
1367 CIRCLE WAY  
LAGUNA BEACH CA 92651

053-131-10  
NARK LIVING TRUST  
25 BLACK HAWK  
IRVINE CA 92603

053-131-22  
PETER B & JACQUELINE DERVAN  
1235 SAINT ALBANS RD  
SAN MARINO CA 91108

053-131-28  
279 CRESCENT BAY DRIVE  
279 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-133-03  
CRAIG & AMY NICKOLOFF  
168 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-133-07  
LILIFUTIBO LLC  
1907 OCEAN AVE  
BELMAR NJ 7719

053-134-15  
PAUL F & BEATRICE BENNETT  
17295 RAILROAD ST  
CITY OF INDUSTRY CA 91748

053-131-05  
299 CRESCENT BAY LLC  
1459 SUNSET PLAZA DR  
LOS ANGELES CA 90069

053-131-08  
MICHAEL A MUSSALLEM  
1306 SKYLINE DR  
LAGUNA BEACH CA 92651

053-131-11  
WILLIAM J MURRELL  
1301 CLIFF DR  
LAGUNA BEACH CA 92651

053-131-23  
ANTHONY HYNES  
267 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-133-01  
DAVID S WATKINS  
272 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-133-05  
SHIRLEY A LEE  
146 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-134-01  
DAVID M HOPPER  
303 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-134-16  
DUGGAN W NEVILLE  
339 CRESCENT BAY DR  
LAGUNA BEACH CA 92651

053-135-01  
KATHLEEN E MORGAN  
1352 CIRCLE WAY  
LAGUNA BEACH CA 92651

053-135-02  
CHERYL H BRANNAN  
3498 SIX MILE HWY  
CENTRAL SC 29630

053-135-03  
RICHARD GOUL  
1370 CIRCLE WAY  
LAGUNA BEACH CA 92651

053-135-05  
SALLIE D MITCHELL  
1310 CIRCLE WAY  
LAGUNA BEACH CA 92651

053-135-06  
BRADLEY A & ANNE ALFORD  
1155 SHENANDOAH RD  
SAN MARINO CA 91108

053-135-07  
RICHARD OLSHAUSEN  
1316 CIRCLE WAY  
LAGUNA BEACH CA 92651

053-135-09  
JOSEPH PEERY  
1344 CIRCLE WAY  
LAGUNA BEACH CA 92651

053-151-11  
RONALD B ARRACHE  
PO BOX 2468  
LANCASTER CA 93539

053-151-12  
BETTY DE LO  
1240 CLIFF DR  
LAGUNA BEACH CA 92651

053-151-13  
CONTRACTOR FARHAD M &  
HOUTOXI F  
1260 CLIFF DR  
LAGUNA BEACH CA 92651

053-151-14  
MICHAEL T SULLIVAN  
28375 ROBINSON CANYON RD  
CARMEL CA 93923

053-161-01  
WILLIAM N LOBEL  
1287 CLIFF DR  
LAGUNA BEACH CA 92651

053-161-02  
GAVIDIGAVI INVESTMENTS LLC  
1271 CLIFF DR  
LAGUNA BEACH CA 92651

053-161-03  
CASA DE CRESCENT LLC  
1259 CLIFF DR  
LAGUNA BEACH CA 92651

053-161-04  
ARNOLD C FORDE  
1241 CLIFF DR  
LAGUNA BEACH CA 92651