



December 13, 2016

Morton La Kretz  
1375 Circle Way  
Laguna Beach, CA 92651

Dear Mr. La Kretz,

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](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

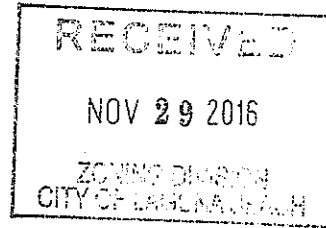
As we discussed, the Record of Views does not establish maximum height limits on vegetation in the visual scene but rather serves as a benchmark for determining significant view impairment in the future. A determination of significant view impairment pursuant to Laguna Beach Municipal Code Section 12.16.030, 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 that reads "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net



Date Filed:	11.29.2016
Application No.	VPP 10-2574

**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. 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:** Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, 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.

**APPLICANT (PROPERTY OWNER) INFORMATION**

Name: MORTON LA KRETZ QPRT I and II  
Address: 1375 CIRCLE WAY, LAGUNA BEACH, CA 92656

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 16-2574**

Visit Date: **December 8, 2016**

Applicant: **Morton La Kretz  
1375 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/Kitchen and Master bedroom – main level  
Guest bedroom – lower level

- 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 Catalina Island, Shell Beach, Crescent Bay, Seal Rocks, Twin Points, Contino Point, coastline, 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: 12/13/2016 By: Tony Farr

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

Date: 12/13/2016 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

The photograph above was taken from the living room/dining room/kitchen on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Shell Beach, Seal Rocks, Crescent Bay, Twin Points, Contino Point, coastline, whitewater and ocean horizon.

**Document  
1 of 11**

Date of photograph: 12/8/16 Photographed by: *[Signature]* Submitted to property file: 12/13/2016



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

The photograph above was taken from the living room/dining room/kitchen on the main level of the primary residential structure.

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

Date of photograph: 12/8/16 Photographed by: *[Signature]* Submitted to property file: 12/13/2016

Document

2 of 11



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

The photograph above was taken from the living room and dining room on the main level of the primary residential structure.

Visual scene description: Catalina Island, Shell Beach, Seal Rocks, Crescent Bay, coastline, whitewater and ocean horizon.

Date of photograph: 12/8/16 Photographed by: *[Signature]* Submitted to property file: 12/13/2016

Document

3 of 11



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

The photograph above was taken from the living room and dining room on the main level of the primary residential structure.

Visual scene description: Catalina Island, Shell Beach, Seal Rocks, Crescent Bay, Twin Points, Contino Point, coastline, whitewater and ocean horizon.

Document  
4 of 11

Date of photograph: 12/8/16 Photographed by: *[Signature]* Submitted to property file: 12/13/2016



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

The photograph above was taken from the master bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island, Shell Beach, Seal Rocks, Crescent Bay, coastline, whitewater and ocean horizon.

Date of photograph: 12/8/16 Photographed by: [signature] Submitted to property file: 12/13/2016

Document  
5 of 11





**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

The photograph above was taken from the master bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island, Shell Beach, Seal Rocks, Crescent Bay, Twin Points, Contino Point, coastline, whitewater and ocean horizon.

Date of photograph: 12/8/16 Photographed by: *W. J. [Signature]* Submitted to property file: 12/13/2016

Document  
6 of 11



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

The photograph above was taken from the master bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island, Shell Beach, Seal Rocks, Crescent Bay, Twin Points, Contino Point, coastline, whitewater and ocean horizon.

Date of photograph: 12/8/16 Photographed by: *M. Jarr* Submitted to property file: *12/13/2016*

Document  
7 of 11



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

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

Visual scene description: Catalina Island, Shell Beach, Seal Rocks, Crescent Bay, coastline, whitewater and ocean horizon.

Date of photograph: 12/8/16 Photographed by: [signature] Submitted to property file: 12/13/2016

Document  
8 of 11



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

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

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

Date of photograph: 12/8/16 Photographed by: *[Signature]* Submitted to property file: 12/13/2016

Document  
9 of 11



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

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

Visual scene description: Catalina Island, Shell Beach, Crescent Bay, Twin Points, Contino Point, coastline, whitewater and ocean horizon.

Date of photograph: 12/8/16 Photographed by: *M. J. [Signature]* Submitted to property file: 12/13/2016

Document  
10 of 11



**RECORD OF VIEW**

**VPP 16-2574**



**1375 Circle Way**

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

Visual scene description: Catalina Island, Shell Beach, Seal Rocks, Crescent Bay, Twin Points, Contino Point, coastline, whitewater and ocean horizon.

Date of photograph: 12/8/16 Photographed by: *M. J. [Signature]* Submitted to property file: *12/13/2016*

Document  
11 of 11



December 13, 2016

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 16-2574  
1375 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(s) at **1375 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.

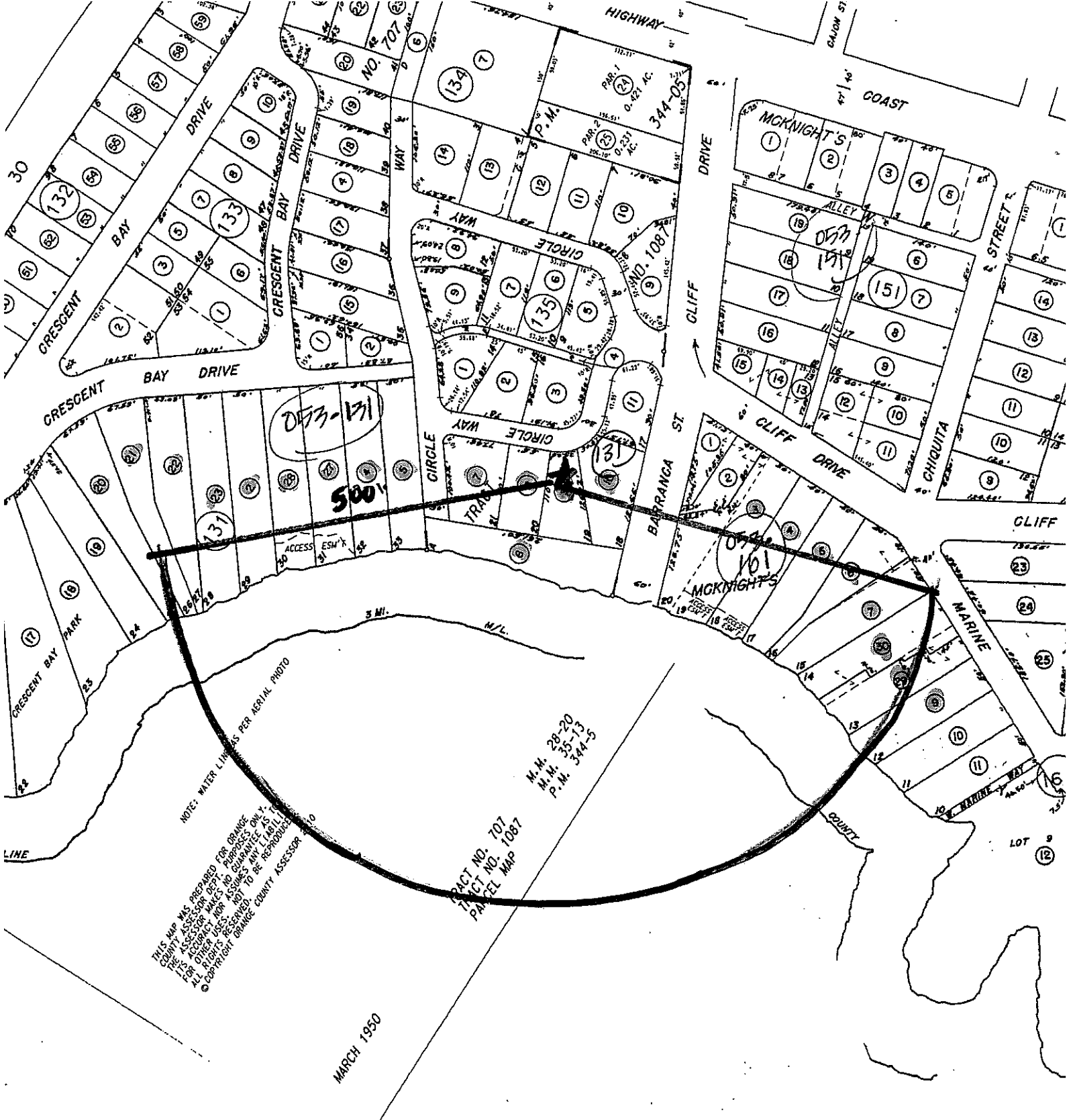
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an 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,

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



NOTE: WATER LINES PER AERIAL PHOTO

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ASSUMES APPLICABLE TO ANY OTHER USE. ALL OTHERS RESERVED. NOT TO BE REPRODUCED WITHOUT PERMISSION OF THE COUNTY ASSESSOR. © COPYRIGHT ORANGE COUNTY ASSESSOR 1950

MARCH 1950

TRACT NO. 707  
 TRACT NO. 1087  
 PARCEL MAP

M.M. 28-20  
 M.M. 35-13  
 P.M. 344-5

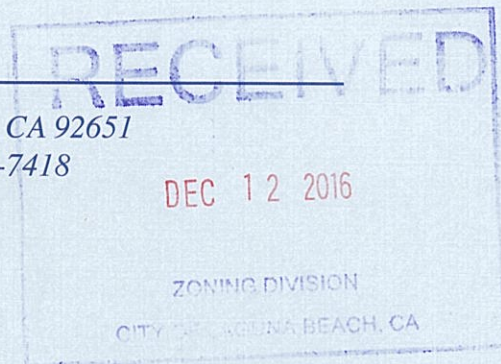
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*SUSAN W. CASE, INC.*  
*orders@susancaseinc.com*

File# 163810  
1375 Circle Way  
Laguna Beach CA  
APN(s) 053 131 09  
500' View Preservation  
December 12 2016

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



053 131 02  
Bradley Kunin Frank  
225 S 6th St #2800  
Minneapolis MN 55402

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  
505 Forest Ave  
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 20  
Kent Kent Russell  
Po Box 913  
Laguna Beach CA 92652

053 131 21  
Kent Landis Russell  
Po Box 913  
Laguna Beach CA 92652

053 131 22  
Peter Dervan  
1235 Saint Albans Rd  
San Marino CA 91108

053 131 23  
Anthony Hynes Jr.  
267 Crescent Bay Dr  
Laguna Beach CA 92651

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

053 131 28  
Smith Janice 279  
279 Crescent Bay Dr  
Laguna Beach CA 92651

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  
Eugene Miscione  
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 29  
Anna Kristina Stokes  
13303 Buckland Hall Rd  
Saint Louis MO 63131

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