



January 14, 2020

David McNatt  
999 Coast View Dr.  
Laguna Beach, CA 92651

Dear Mr. McNatt,

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. The documented Record of Views they may be located on the city's website via the link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

As we discussed, the ordinance allows a property owner to document their view once unless there is a subsequent remodel or physical change to the selected viewing locations in the primary residential structure. 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

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 20-5548**

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Visit Date: **January 10, 2020**  
Applicant: **David McNatt**  
View Address: **999 Coast View Drive**

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

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Main level: Dining room, living room & guest bedroom  
Lower level: Master bedroom & office

***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 and San Clemente Islands, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Emerald Bay, whitewater and ocean horizon.

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**RECORD OF VIEWS DOCUMENTED AND AFFECTED PARCELS NOTICED**

***Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.***

Date: 1/14/2020 By: 

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End of Checklist



## RECORD OF VIEW

VPP 20-5548



### 999 Coast View Dr.

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *[Signature]* Submitted to property file: 1/14/2020

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## RECORD OF VIEW

VPP 20-5548



### 999 Coast View Dr.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *[Signature]* Submitted to property file: 1/14/2020

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**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *refan* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *mjan* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *mparr* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *[Signature]* Submitted to property file: 1/14/2020





**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *W. J. [Signature]* Submitted to property file: 1/14/2020

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**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *Myan* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *[Signature]* Submitted to property file: 1/14/2020

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**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: Catalina Islands and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: M. J. [Signature] Submitted to property file: 1/14/2020

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## RECORD OF VIEW

VPP 20-5548



### 999 Coast View Dr.

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*

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**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*





**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *[Signature]* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: M. J. [Signature] Submitted to property file: 1/14/2020



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: M. Jarr Submitted to property file: 1/14/2020

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**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: 1/14/2020



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *[Signature]* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*



## RECORD OF VIEW

VPP 20-5548



### 999 Coast View Dr.

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: M. J. [Signature] Submitted to property file: 4/14/2020

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**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, Crescent Bay, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: M. Jarr Submitted to property file: 1/14/2020

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**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *mfarr* Submitted to property file: *1/14/2020*



**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *1/14/2020*

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**RECORD OF VIEW**

**VPP 20-5548**



**999 Coast View Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 1/10/2020 Photographed by: *[Signature]* Submitted to property file: *1/14/2020*

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January 14, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 20-5548  
999 COAST VIEW 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 **999 Coast View Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark for determining significant view impairment in the future. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment as defined in Municipal Code Section 12.16.030.

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.

The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from the subject property. 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 over a light blue horizontal line.

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

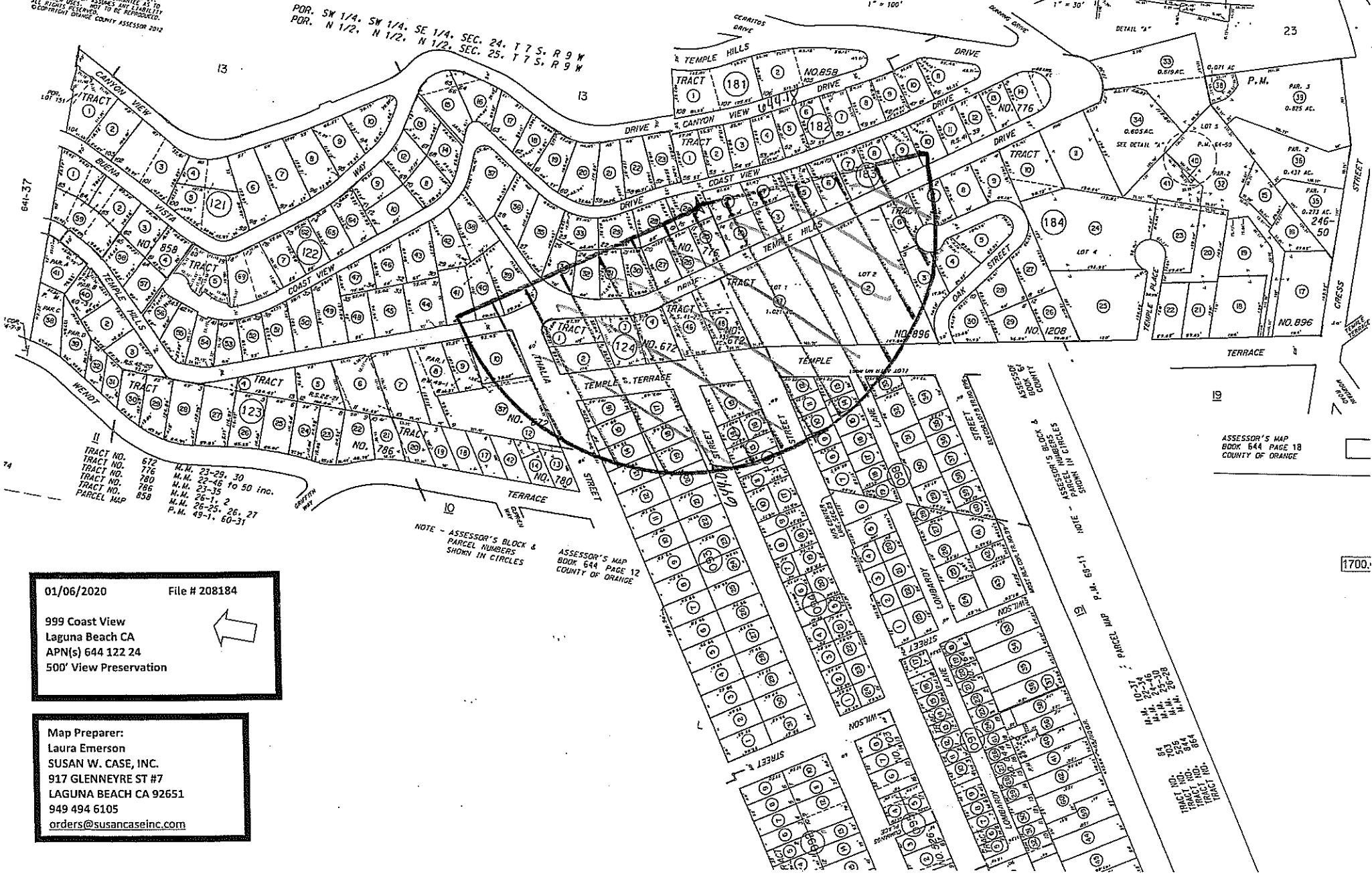
THE ASSessor'S MAP MUST BE DRAWN FOR THE ASSessor'S MAP AND PARCELS ONLY. FOR ALL OTHER USES, THE ASSessor'S MAP IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE COUNTY ASSESSOR 2012.

POR. SW 1/4, SW 1/4, SE 1/4, SEC. 24, T7S, R9W  
 POR. N 1/2, N 1/2, N 1/2, SEC. 25, T7S, R9W

UNIT ASSESSOR 2016

1" = 100'

1" = 30'



TRACT NO.	672	M.M. 23-29, 30
TRACT NO.	776	M.M. 23-46 to 50 inc.
TRACT NO.	780	M.M. 23-35
TRACT NO.	786	M.M. 26-1, 2
PARCEL MAP	858	M.M. 26-25, 26, 27
		P.M. 49-1, 60-31

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES  
 ASSESSOR'S MAP BOOK 644 PAGE 12 COUNTY OF ORANGE

ASSESSOR'S MAP BOOK 644 PAGE 18 COUNTY OF ORANGE

01/06/2020 File # 208184

999 Coast View  
 Laguna Beach CA  
 APN(s) 644 122 24  
 500' View Preservation



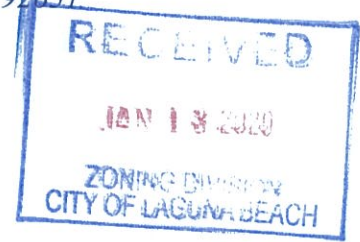
Map Preparer:  
 Laura Emerson  
 SUSAN W. CASE, INC.  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
 orders@susancaseinc.com

1700.

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

File# 208187  
999 Coast View Dr  
Laguna Beach CA  
APN 644 122 24  
500' Owner  
January 13 2020

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



644 093 13  
Kate Shaffer Garrigan  
675 Thalia St  
Laguna Beach CA 92651

644 093 14  
Edward Myron Peterson  
683 Thalia St  
Laguna Beach CA 92651

644 093 15  
Zachary M Z & K Rankin  
Po Box 50025  
Irvine CA 92619

644 093 16  
John Whittedge  
695 Thalia St  
Laguna Beach CA 92651

644 093 17  
Bruce Reinecke  
941 Temple Ter  
Laguna Beach CA 92651

644 093 18  
Roy Reineman  
690 Seaview St  
Laguna Beach CA 92651

644 093 19  
James Lansdell  
684 Seaview St  
Laguna Beach CA 92651

644 093 20  
Barnyard Trust  
674 Seaview St  
Laguna Beach CA 92651

644 094 12  
Glenn Gillette  
674 Anita St  
Laguna Beach CA 92651

644 094 13  
Melinda Pack  
680 Anita St  
Laguna Beach CA 92651

644 094 14  
Noel David Puffer  
685 Seaview St  
Laguna Beach CA 92651

644 094 15  
Krishnansu Sujata Tewari  
695 Seaview St  
Laguna Beach CA 92651

644 094 16  
Michelle Ebbecke  
686 Anita St  
Laguna Beach CA 92651

644 098 09  
Bruce Keller  
677 Anita St  
Laguna Beach CA 92651

644 098 10  
Tyler Rootlieb  
683 Anita St  
Laguna Beach CA 92651

644 098 11  
Jeffrey Kaplan  
Po Box 9576  
Laguna Beach CA 92652

644 098 12  
Elliot Tyson  
13713 Bayliss Rd  
Los Angeles CA 90049

644 098 13  
Carol C C C Reynolds  
1041 Temple Ter  
Laguna Beach CA 92651

644 098 14  
Linda Leahy  
694 Lombardy Ln  
Laguna Beach CA 92651

644 098 15  
William Kvochak  
13043 S 35th St  
Phoenix AZ 85044

644 098 33  
Joseph Tardie Jr.  
1063 Temple Ter  
Laguna Beach CA 92651

644 122 24  
David Mc McNatt  
999 Coast View Dr  
Laguna Beach CA 92651

644 122 25  
Diyar Irvine LLC  
2901 W Coast Hwy #242  
Newport Beach CA 92663

644 122 26  
Lisa Cambria  
5239 Skylark Ct  
Cape Coral FL 33904

644 122 27  
R Anthony Reese  
Po Box 4562  
Irvine CA 92616

644 122 28  
John Nicholas Clayton  
108 Byrsonima Cir  
Homosassa FL 34446

644 122 29  
Tamer & Sherehan Salib  
2 Ventana Ridge Dr  
Aliso Viejo CA 92656

644 122 30  
Paul Maguire  
964 Temple Hills Dr  
Laguna Beach CA 92651

644 122 31  
Lance Peterson Woo  
143 S Saltair Ave  
Los Angeles CA 90049

644 122 32  
James Kisel  
940 Temple Hills Dr  
Laguna Beach CA 92651

644 122 33  
Herbert Voss  
945 Coast View Dr  
Laguna Beach CA 92651

644 122 34  
Thomas Greenwell  
906 Temple Hills Dr  
Laguna Beach CA 92651

644 122 35  
Warren Lackey  
933 Coast View Dr  
Laguna Beach CA 92651

644 122 39  
Rebecca M R M Lyles  
888 Temple Hills Dr  
Laguna Beach CA 92651

644 122 40  
William John Brennan  
850 Temple Hills Dr  
Laguna Beach CA 92651

644 122 41  
Gregory Barragar  
844 Temple Hills Dr  
Laguna Beach CA 92651

644 123 09  
K Roddy Teeple  
845 Temple Hills Dr  
Laguna Beach CA 92651

644 123 10  
Peggy Susan Herrington  
710 Thalia St  
Laguna Beach CA 92651

644 123 37  
Timothy Maguire  
700 Thalia St  
Laguna Beach CA 92651

644 124 01  
Vicki Long  
711 Thalia St  
Laguna Beach CA 92651

644 124 02  
William Kail  
900 Temple Ter  
Laguna Beach CA 92651

644 124 03  
Barry Simons  
260 Saint Anns Dr  
Laguna Beach CA 92651

644 124 04  
Ursula Adams  
954 Temple Ter  
Laguna Beach CA 92651

644 183 01  
Dale Auslander  
1005 Coast View Dr  
Laguna Beach CA 92651

644 183 02  
Mamdoh Abas  
1012 Temple Hills Dr  
Laguna Beach CA 92651

644 183 03  
Satish Reddy  
5231 Pickford Grv  
Sugar Land TX 77479

644 183 04  
Thomas Parisi  
1035 Coast View Dr  
Laguna Beach CA 92651

644 183 05  
Douglas Kinn  
1061 Coast View Dr  
Laguna Beach CA 92651

644 183 06  
Mike Dunn  
1082 Temple Hills Dr  
Laguna Beach CA 92651

644 183 07  
Christopher Ricketts  
4132 N 18th Ave  
Phoenix AZ 85015

644 183 08  
Greig Eric Altieri  
210 N Church St #1512  
Charlotte NC 28202

644 183 09  
Dore Gilbert  
27641 Deputy Cir  
Laguna Hills CA 92653

644 183 10  
Shirley J S Endresen  
1133 Coast View Dr  
Laguna Beach CA 92651

644 184 02  
Laguna Beach County  
Po Box 987  
Laguna Beach CA 92652

644 184 03  
Scharff & Christensen  
710 Oak St  
Laguna Beach CA 92651

644 184 04  
Stephen Prepas  
740 Oak St  
Laguna Beach CA 92651

644 184 06  
Gary Jordan Kaleta  
795 Oak St  
Laguna Beach CA 92651

644 184 07  
Reed Peterson  
785 Oak St  
Laguna Beach CA 92651

644 184 46  
Stephen Larson  
215 W 20th St  
Upland CA 91784

644 184 47  
Saint Catherine Of Siena  
1042 Temple Ter  
Laguna Beach CA 92651

644 184 48  
Saint Catherine Of Siena  
13280 Chapman Ave  
Garden Grove CA 92840