



September 11, 2019

David S. Watkins and Mary Keown-Watkins
272 Crescent Bay Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Watkins,

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.

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, appearing to read "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 19-4440**

Visit Date: **September 4, 2019**
Applicant: **David S. Watkins & Mary Keown-Watkins**
View Address: **272 Crescent Bay Dr.**

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

VIEW LOCATION / VISUAL SCENE

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


Main level: Living room, dining room, family room, den
Upper level: Master bedroom, guest bedroom

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, Crescent Bay, Contino Point, Sleepy Hollow Beach, Thalia Street Beach, whitewater and ocean horizon.

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.

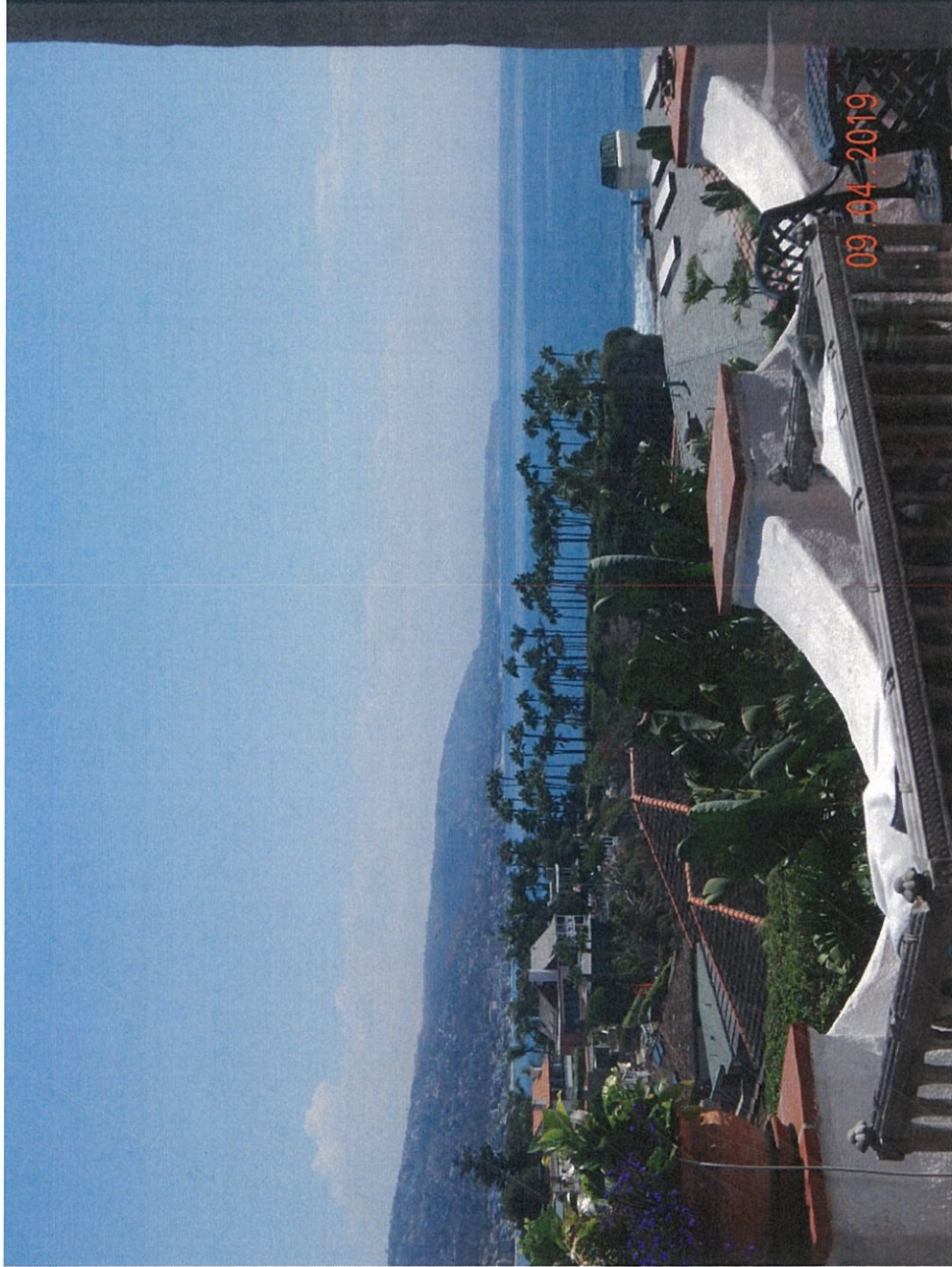
Date: _____ By: 

End of Checklist



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

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

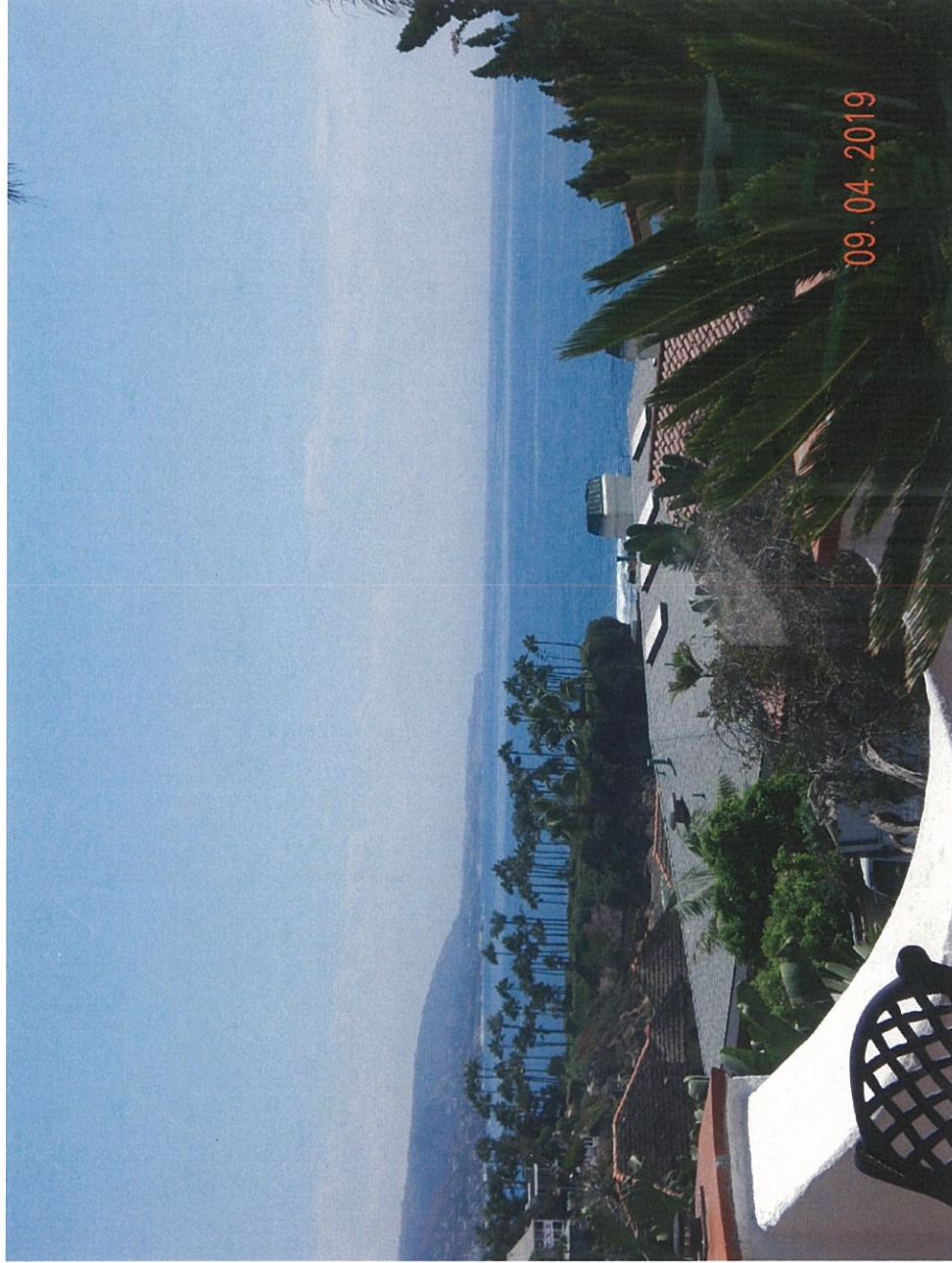
Visual scene description: San Clemente Island, Crescent Bay, Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: *M. J. [Signature]* Submitted to property file: *2/11/2019*



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

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

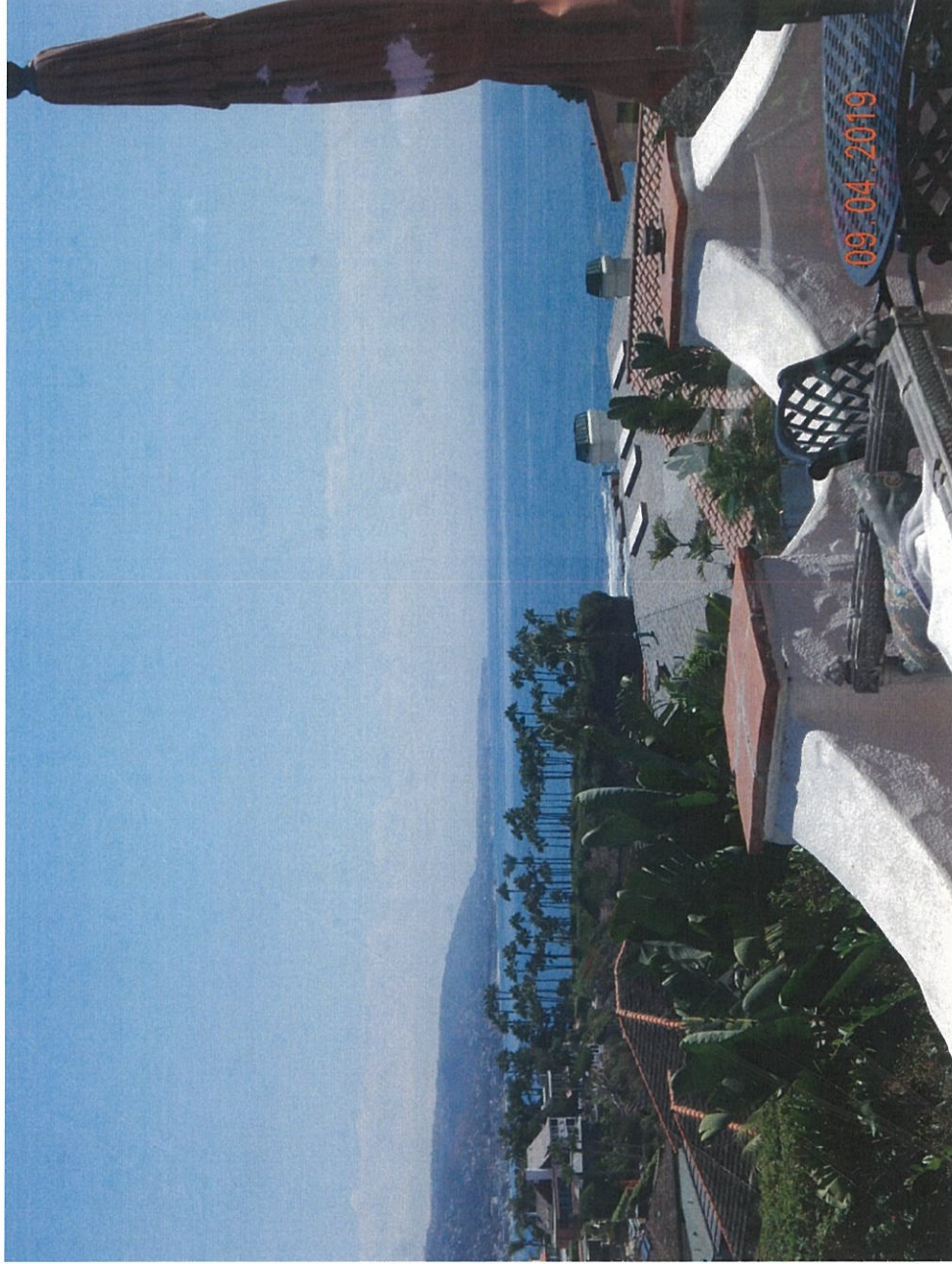
Visual scene description: San Clemente Island, Crescent Bay, Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: *ryan* Submitted to property file: *9/11/2019*



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

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

Visual scene description: San Clemente Island, Crescent Bay, Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: mfarr Submitted to property file: 9/4/2019



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

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

Visual scene description: San Clemente Island, Crescent Bay, Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: mfarr Submitted to property file: 9/11/2019



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

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

Visual scene description: San Clemente Island, Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: *Myfan* Submitted to property file: *9/4/2019*



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

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

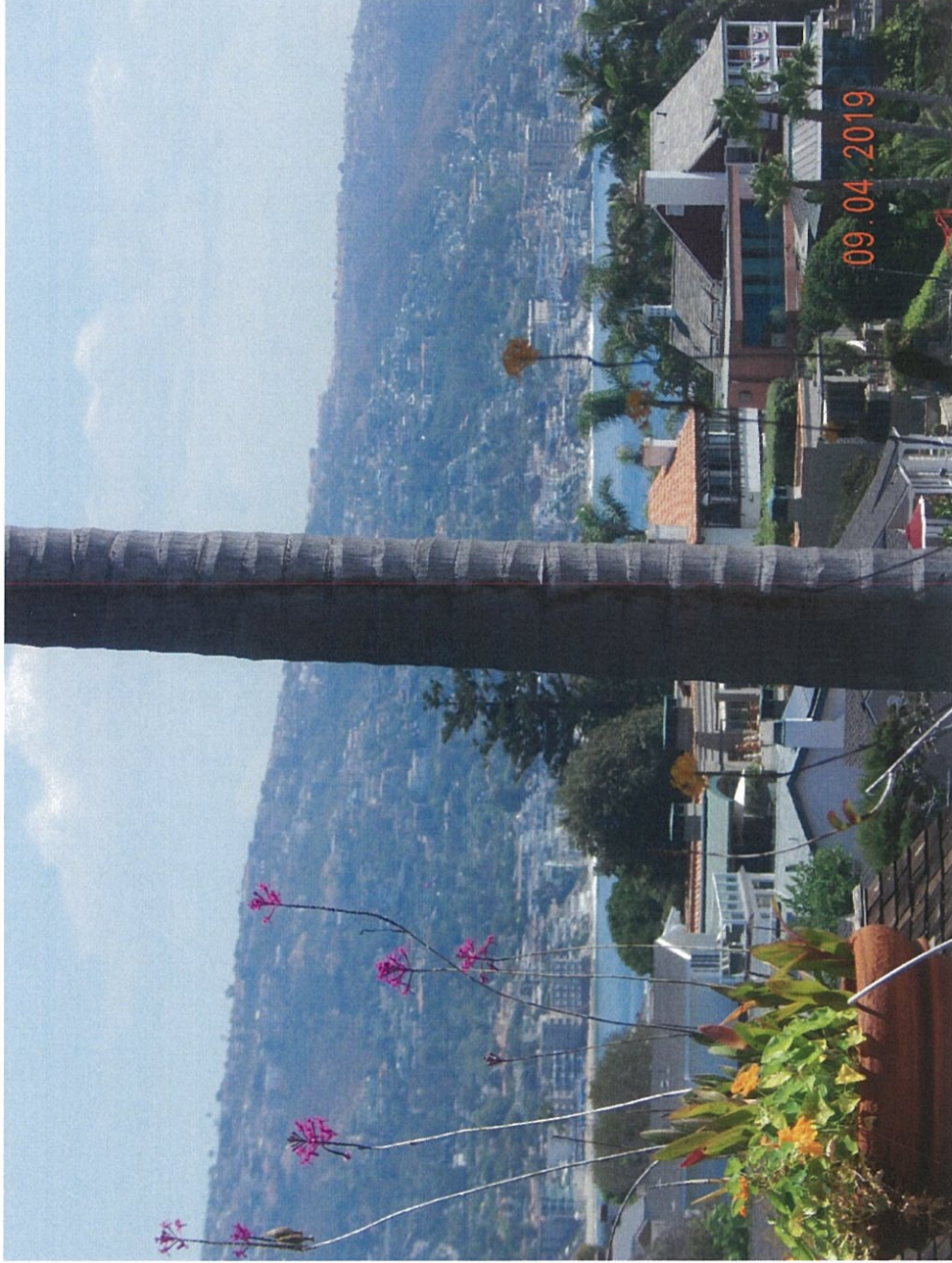
Visual scene description: San Clemente Island, Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: *W. J. [Signature]* Submitted to property file: *9/4/2019*



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

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

Visual scene description: Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: *M. J. [Signature]* Submitted to property file: *9/4/2019*



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.
Visual scene description: Crescent Bay, Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.
Date of photograph: 9/4/19 Photographed by: *W. J. [Signature]* Submitted to property file: 9/11/2019



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

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

Date of photograph: 9/4/19 Photographed by: [Signature] Submitted to property file: 9/4/2019



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

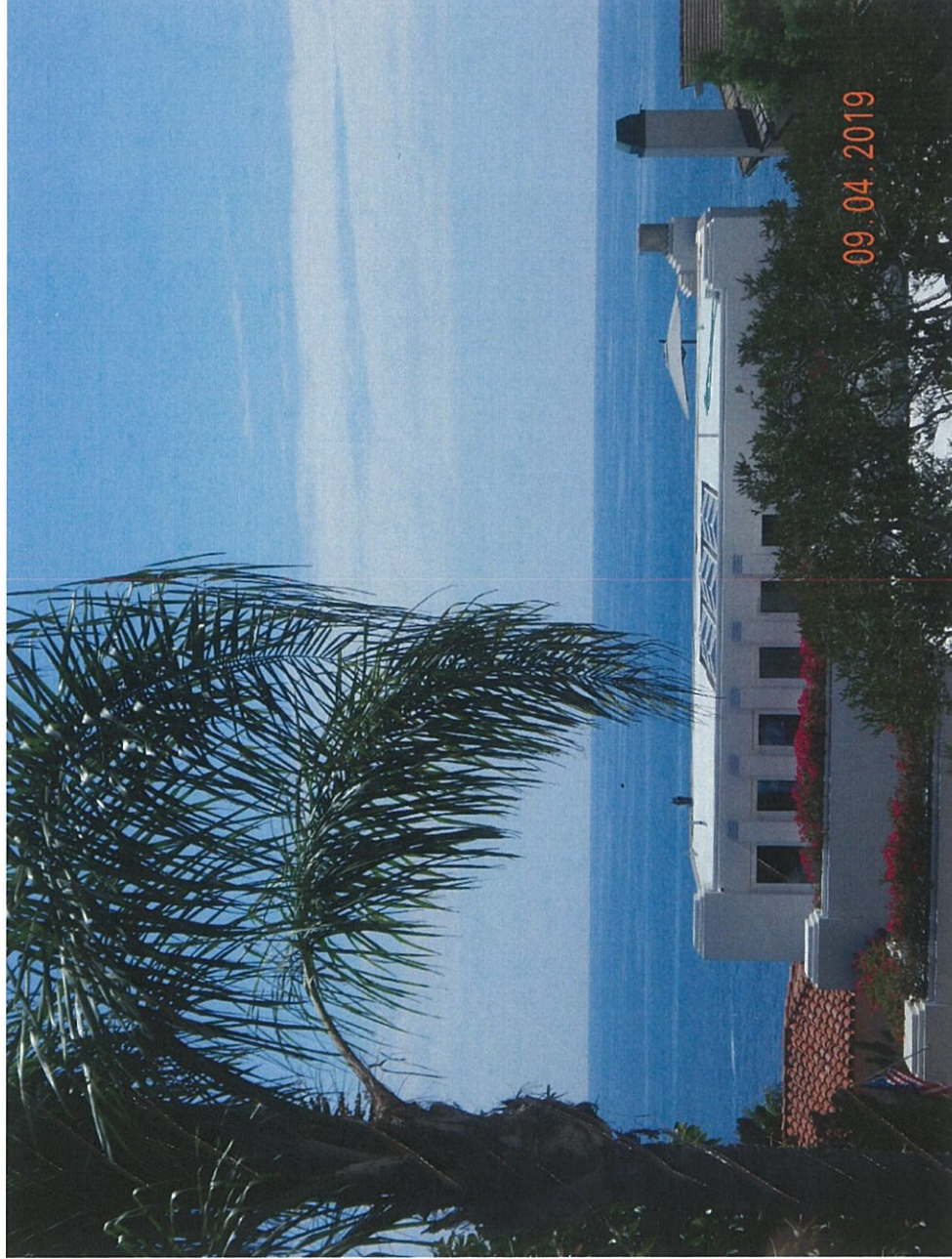
Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: mfan Submitted to property file: 9/4/2019



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

The photograph above was taken from the master bedroom on the second floor of the primary residential structure.

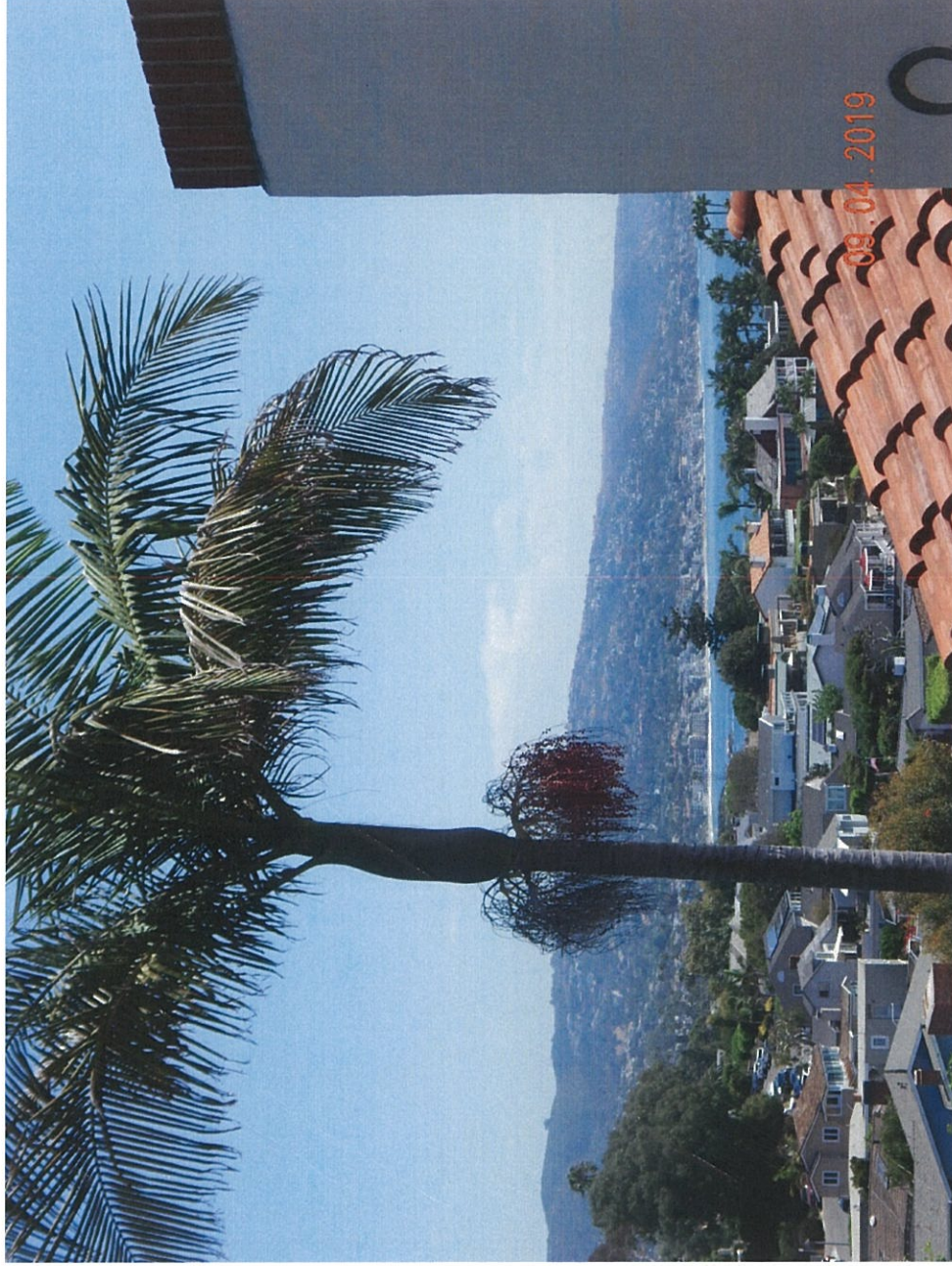
Visual scene description: San Clemente and Catalina Islands, whitewater and ocean horizon.

Date of photograph: 9/4/19 Photographed by: *W. J. J. J.* Submitted to property file: *2/11/2019*



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

The photograph above was taken from the guest bedroom on the second floor of the primary residential structure.
Visual scene description: Crescent Bay, Contino Point, Sleepy Hollow Beach Thalia Street Beach, whitewater and ocean horizon.
Date of photograph: 9/4/19 Photographed by: [Signature] Submitted to property file: 7/11/2019



RECORD OF VIEW

VPP 19-4440



272 Crescent Bay Drive

The photograph above was taken from the guest bedroom on the second floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 9/4/19 Photographed by: Megan Submitted to property file: 9/11/2019



September 11, 2019

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 19-4440
272 CRESCENT BAY DR., 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 **272 Crescent Bay Dr.** 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 LBMC Section 12.16.030.

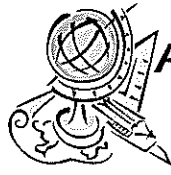
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. 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 cursive script, appearing to read "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

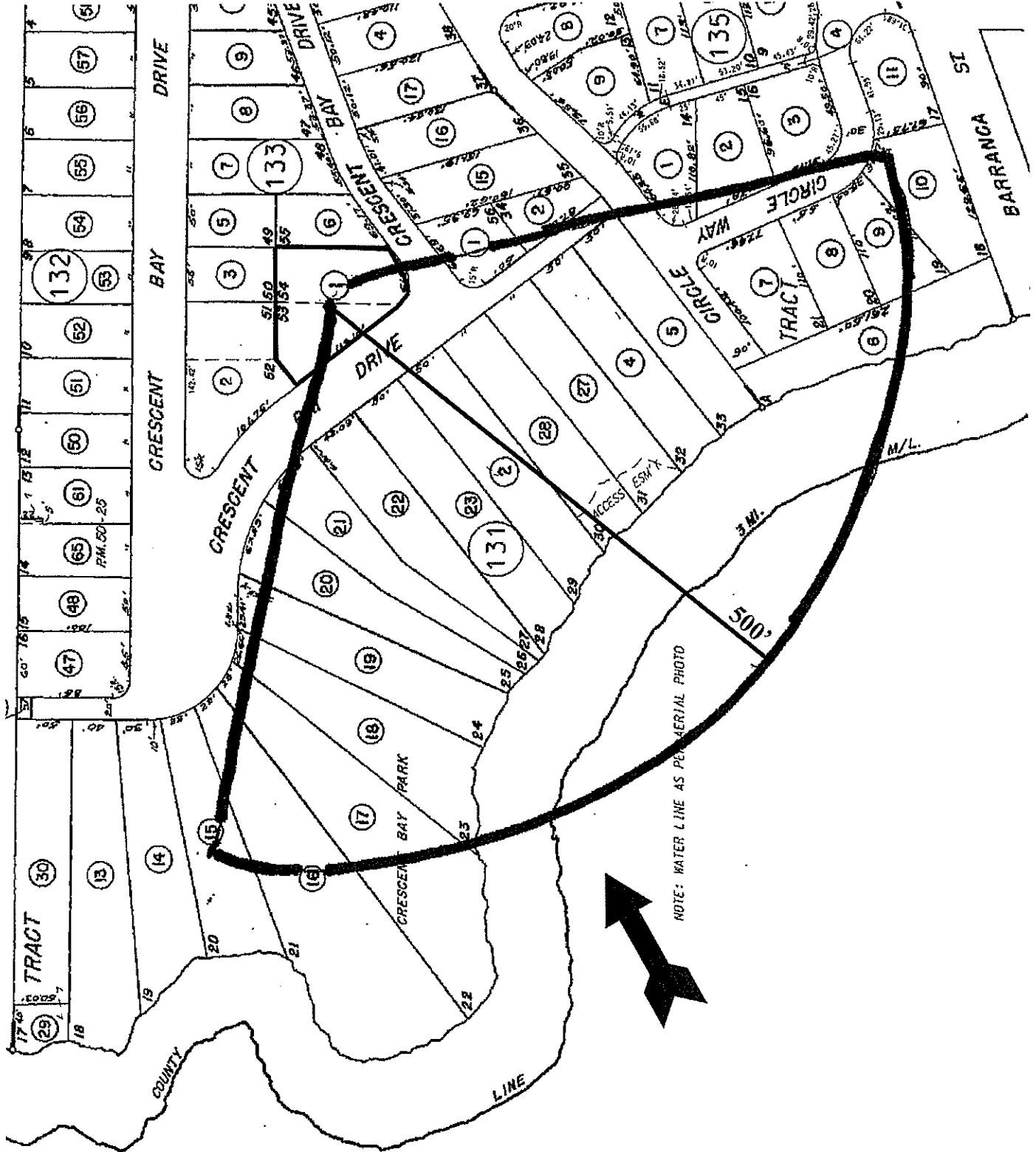
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 053-133-01
500' RADIUS (for View Preservation)

Address: 272 CRESCENT BAY DR
LAGUNA BEACH CA 92651





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 Denise@Advancedlisting.com

#9739

9-Sep-19

**500' Ownership Listing
(for View Preservation)**

Prepared for:

053-133-01

DAVID S WATKINS

272 CRESCENT BAY DR

LAGUNA BEACH CA 92651

RECEIVED

SEP 10 2019

ZONING DIVISION
CITY OF LAGUNA BEACH

053-133-01

DAVID S WATKINS

272 CRESCENT BAY DR

LAGUNA BEACH CA 92651

053-131-02

BRADLEY J 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

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 C HALL

1367 CIRCLE WAY

LAGUNA BEACH CA 92651

053-131-08

MICHAEL A MUSSALLEM

1306 SKYLINE DR

LAGUNA BEACH CA 92651

053-131-09

MORTON LA KRETZ

6671 SUNSET BLVD 1575

LOS ANGELES CA 90028

053-131-10

THEODORE C NARK

25 BLACK HAWK

IRVINE CA 92603

053-131-15

GARRICK B JOHN

221 CRESCENT BAY DR

LAGUNA BEACH CA 92651

053-131-16, 17, 18

ORANGE COUNTY HARBORS BEACHES &
PARKS

P O BOX 4048

SANTA ANA CA 92702

053-131-19

JAMES A NEWKIRK

245 CRESCENT BAY DR

LAGUNA BEACH CA 92651

053-131-20

KENT L RUSSELL

PO BOX 913

LAGUNA BEACH CA 92652

053-131-21

KENT LANDIS RUSSELL

PO BOX 913

LAGUNA BEACH CA 92652

053-131-23

ANTHONY W HYNES

267 CRESCENT BAY DR

LAGUNA BEACH CA 92651

053-131-22

PETER B & JACQUELINE DERVAN

1235 ST ALBANS RD

SAN MARINO CA 91108

053-131-27

MISHEL E MUNAYYER

668 N COAST HWY PMB 267

LAGUNA BEACH CA 92651

053-131-28

JANICE F SMITH

279 CRESCENT BAY DR

LAGUNA BEACH CA 92651

053-134-01

DAVID M HOPPER

303 CRESCENT BAY DR

LAGUNA BEACH CA 92651

053-134-02

LESLIE M CASSERLY

290 CRESCENT BAY DR

LAGUNA BEACH CA 92651

053-134-15

PAUL F & BEATRICE O BENNETT

17295 RAILROAD ST

CITY OF INDUSTRY CA 91748

053-135-01

KENNETH S MORGAN

7544 WATERTON ST

FOUNTAIN VALLEY CA 92708

053-135-02

DOUGLAS HUESTIS

3498 SIX MILE HWY

CENTRAL SC 29630

053-135-03

RICHARD GOUL

1370 CIRCLE WAY

LAGUNA BEACH CA 92651

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

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