



September 27, 2016

David and Kimmie Park
351 Crescent Bay Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Park,

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.

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 cursive script 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:

9/6/2014

Application No.

VPP 16 - 1969

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: David and Kimmie Park

Address: 351 Crescent Bay Drive

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-1969**

Visit Date: **September 22, 2016**

Applicant: **David & Kimmie Park
351 Crescent Bay Dr.**

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 Level - Living room, Dining room/Kitchen
Upper Level – Master bedroom

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

Main Level - Contino Point, ocean horizon, city lights and hillside terrain.

Upper Level – Main Beach, Crescent Bay, Twin Points, Contino Point, Laguna coastline, whitewater, ocean horizon, city lights and hillside terrain.

2. **RECORD OF VIEWS**

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

Date: 9/27/2016 By: Tony Farr

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

Date: 9/27/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 2016-1969



351 Crescent Bay Drive

The photograph above was taken from the main Living room and Dining room/Kitchen on the main level of the primary residential structure. Visual scene description: Contino Point, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/22/16 Photographed by: [Signature] Submitted to property file: 9/27/2016



RECORD OF VIEW

VPP 2016-1969



351 Crescent Bay Drive

The photograph above was taken from the main Living room and Dining room/Kitchen on the main level of the primary residential structure. Visual scene description: Contino Point, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/22/16 Photographed by: *mfarr* Submitted to property file: *9/27/2016*



RECORD OF VIEW

VPP 2016-1969



351 Crescent Bay Drive

The photograph above was taken from the main Living room and Dining room/Kitchen on the main level of the primary residential structure. Visual scene description: Ocean horizon.

Date of photograph: 9/22/16 Photographed by: *mfarr* Submitted to property file: *9/27/2016*



RECORD OF VIEW

VPP 2016-1969



351 Crescent Bay Drive

The photograph above was taken from the main Living room and Dining room/Kitchen on the main level of the primary residential structure. Visual scene description: Contino Point, ocean horizon, city lights and hillside terrain.

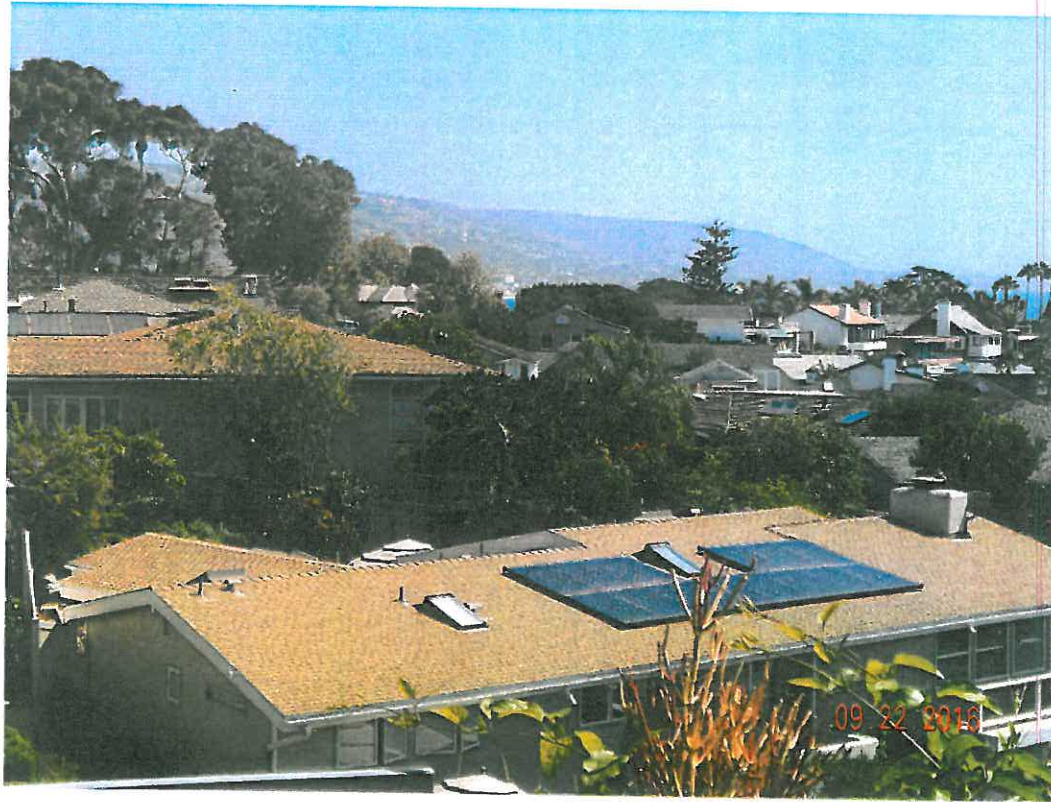
Date of photograph: 9/22/16 Photographed by: *M. Jara* Submitted to property file: *8/27/2016*

Document
4 of 8



RECORD OF VIEW

VPP 2016-1969



351 Crescent Bay Drive

The photograph above was taken from the main Master bedroom on the upper level of the primary residential structure. Visual scene description: Contino Point, Laguna coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/22/16 Photographed by: [Signature] Submitted to property file: 9/27/2016

Document
5 of 8



RECORD OF VIEW

VPP 2016-1969



351 Crescent Bay Drive

The photograph above was taken from the main Master bedroom on the upper level of the primary residential structure. Visual scene description: Twin Points, Contino Point, Crescent Bay, Laguna coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/22/16 Photographed by: *[Signature]* Submitted to property file: 9/27/2016

Document
6 of 8



RECORD OF VIEW

VPP 2016-1969



351 Crescent Bay Drive

The photograph above was taken from the main Master bedroom on the upper level of the primary residential structure. Visual scene description: Twin Points, Contino Point, Crescent Bay, Laguna coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/22/16 Photographed by: *[Signature]* Submitted to property file: 9/27/2016



RECORD OF VIEW

VPP 2016-1969



351 Crescent Bay Drive

The photograph above was taken from the main Master bedroom on the upper level of the primary residential structure. Visual scene description: Twin Points, Contino Point, Crescent Bay, Laguna coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 9/22/16 Photographed by: *nyan* Submitted to property file: 9/27/2016

Document
8 of 8



September 27, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1969
351 CRESCENT BAY 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 **351 Crescent Bay Dr.** 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,


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



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
 susancaseinc@yahoo.com

FILE # 163513
VIEW PRESERVATION
 351 CRESCENT BAY DR
 LAGUNA BEACH CA
 500' OWNERS
 SEPTEMBER 26 2016
 053 134 17


NORTH

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 # 163513
VIEW PRESERVATION
351 CRESCENT BAY DR
LAGUNA BEACH CA
500' OWNERS
SEPTEMBER 26 2016
053 134 17

053 122 28
Emerald Bay Inn LLC
1404 N Coast Hwy
Laguna Beach CA 92651

053 123 29
John Mazza
6613 Zumirez Dr
Malibu CA 90265

053 123 30
John Mazza
6613 Zumirez Dr
Malibu CA 90265

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
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
Nark TR
25 Black Hawk
Irvine CA 92603

053 131 11
William Murrell
1301 Cliff Dr
Laguna Beach CA 92651

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
279 Crescent Bay Drive
279 Crescent Bay Dr
Laguna Beach CA 92651

053 134 01
David Hopper
303 Crescent Bay Dr
Laguna Beach CA 92651

053 134 02
Leslie Casserly
290 Crescent Bay Dr
Laguna Beach CA 92651

053 134 04
Frank Carri Jr.
363 Crescent Bay Dr
Laguna Beach CA 92651

053 134 07
1435 Coast LP
1435 N Coast Hwy
Laguna Beach CA 92651

053 134 09
Edward Lainfiesta
6 Kingsport Dr
Newport Coast CA 92657

053 134 10
Fard-Ghassemi
1311 Circle Way
Laguna Beach CA 92651

053 134 11
Alan Duke
1313 Circle Way
Laguna Beach CA 92651

053 134 12
B Management Services Inc
14 Monarch Bay Plz #212
Monarch Beach CA 92629

053 134 13
Holly Semler
165 Nieto Ave
Long Beach CA 90803

053 134 14
Llewelyn Williams
1325 Circle Way
Laguna Beach CA 92651

053 134 15
Paul Bennett
17295 Railroad St
City Of Industry CA 91748

053 134 16
Duggan W D & D Neville
339 Crescent Bay Dr
Laguna Beach CA 92651

053 134 17
Park Real Estate Laguna
1700 Pacific Ave #3650
Dallas TX 75201

053 134 18
George Cary
3051 N St NW
Washington DC 20007

053 134 24
Radigan Company
1111 Bayside Dr #214
Corona Del Mar CA 92625

053 134 25
Radigan Company
1111 Bayside Dr #214
Corona Del Mar CA 92625

053 135 01
Kathleen Morgan
1352 Circle Way
Laguna Beach CA 92651

053 135 02
Cheryl Brannan
3498 Six Mile Hwy
Central SC 29630

053 135 03
Nark 1
1370 Circle Way
Laguna Beach CA 92651

053 135 04
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

053 135 05
Sallie Mitchell
1310 Circle Way
Laguna Beach CA 92651

053 135 06
Bradley Alford
1155 Shenandoah Rd
San Marino CA 91108

053 135 07
Richard Olshausen
1316 Circle Way
Laguna Beach CA 92651

053 135 08
Marcia Yury
1332 Circle Way
Laguna Beach CA 92651

053 135 09
Joseph Cronan Peery
1344 Circle Way
Laguna Beach CA 92651

053 151 01
Keitha Russell
Po Box 913
Laguna Beach CA 92652

053 151 15
Stephen Clark
1717 N Waterfront Pkwy
Wichita KS 67206

053 151 16
Laura Wellsfry
1325 Cliff Dr
Laguna Beach CA 92651

053 151 17
Sven Davidson Jr.
1337 Cliff Dr
Laguna Beach CA 92651

053 151 18
1345 Cliff Drive LLC
9243 Ledge Ave
Sun Valley CA 91352

053 151 19
Jesse Oakley
1359 Cliff Dr
Laguna Beach CA 92651

053 152 01
Max Company LLC
4041 Macarthur Blvd #350
Newport Beach CA 92660