



October 24, 2017

Richard Silver
1187 Marine Drive
Laguna Beach, CA 92651

Dear Mr. Silver,

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 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.

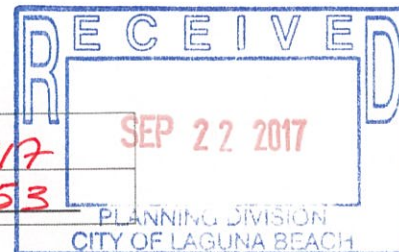
Regards,

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:	9-27-2017
Application No.	VPP 17-2153



**RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Please refer to the View Preservation flow chart for a further 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: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include 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. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Richard Silver
 Address: 1187 Marine Dr., Laguna Beach 92651
 Telephone No. (Home/Cell) 949.494.8355 (Work) 949.863.1757 x 131
 Email Address: robert.hayden@indmetfin.com

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.

[Signature]
 Property Owner's Signature

8/29/17
 Date

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 17-2153**

Visit Date: **October 18, 2017**

Applicant: **Richard Silver
1187 Marine Drive**

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 Family Room and second level Exercise Room and Master Bedroom of the primary residential structure.

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

The visual scene from the selected viewing location noted above consists of, but is not limited to, Twin Points, Shell Beach, Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

2. **RECORD OF VIEWS**

- a. *Written notice sent to affected vegetation owners within 500 feet.***

Date: _____ By: *Tony Farr*

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

Date: _____ By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

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

Visual scene description: Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: *[Signature]* Submitted to property file: 10/24/2017

Document
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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

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

Visual scene description: Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: *M. J. [Signature]* Submitted to property file: *10/24/2017*

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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

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

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

Date of photograph: 10/18/17 Photographed by: [Signature] Submitted to property file: 10/24/2017

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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

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

Visual scene description: Twin Points, Shell Beach, Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: [Signature] Submitted to property file: 10/24/2017

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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

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

Visual scene description: Twin Points, Shell Beach, Crescent Bay Beach, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: *[Signature]* Submitted to property file: 10/24/2017

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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

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

Visual scene description: Twin Points, Shell Beach, Crescent Bay Beach, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: M. J. [Signature] Submitted to property file: 10/24/2017

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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

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

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

Date of photograph: 10/18/17 Photographed by: M. J. [Signature] Submitted to property file: 10/24/2017

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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

The photograph above was taken from the Exercise Room on the upper level of the primary residential structure.

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

Date of photograph: 10/18/17 Photographed by: *M. J. [Signature]* Submitted to property file: 10/24/2017

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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

The photograph above was taken from the Exercise Room on the upper level of the primary residential structure.

Visual scene description: Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: *[Signature]* Submitted to property file: 10/24/2017



RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

The photograph above was taken from the Exercise Room on the upper level of the primary residential structure.

Visual scene description: Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

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Date of photograph: 10/18/17 Photographed by: *M. J. [Signature]* Submitted to property file: 10/24/2017



RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

The photograph above was taken from the Master Bedroom on the upper level of the primary residential structure.

Visual scene description: Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: *mp* Submitted to property file: *10/24/2017*



RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

The photograph above was taken from the Master Bedroom on the upper level of the primary residential structure.

Visual scene description: Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: *[Signature]* Submitted to property file: 10/24/2017



RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

The photograph above was taken from the Master Bedroom on the upper level of the primary residential structure.

Visual scene description: Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

Date of photograph: 10/18/17 Photographed by: *M. J. [Signature]* Submitted to property file: *10/24/2017*

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RECORD OF VIEW

VPP 17-2153



1187 Marine Drive

The photograph above was taken from the Master Bedroom on the upper level of the primary residential structure.

Visual scene description: Crescent Bay Beach, Dead Man's Reef, Seal Rocks, Catalina Island, rocky coastline, whitewater and ocean horizon.

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Date of photograph: 10/18/17 Photographed by: *M. J. [Signature]* Submitted to property file: *10/24/2017*



October 24, 2017

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 17-2153
1187 MARINE 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 **1187 Marine Drive**. 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,

A handwritten signature in cursive script, appearing to read "Tony Farr".

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



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

FILE # 175161
 VIEW PRESERVATION
 1187 MARINE DR
 LAGUNA BEACH CA
 VIEW PRESERVATION 500' OWNER
 053 061 07
 OCTOBER 23 2017

↑
NORTH

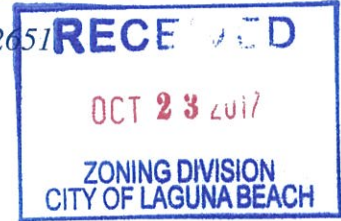
SUSAN W. CASE, INC.

OWNERSHIP MAP

949.464.6105
orders@susancaseinc.com
 917 Glenneyre St. #7
 Laguna Beach, CA 92651

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 # 175161
VIEW PRESERVATION
1187 MARINE DR
LAGUNA BEACH CA
VIEW PRESERVATION 500' OWNER
053 061 07
OCTOBER 23 2017

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
Theodore Nark
25 Black Hawk
Irvine CA 92603

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
Donahue II LLC
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 10
Richard Gebhard
Po Box 168
Victor ID 83455

053 161 11
Arnold Rosenstein
614 N Canon Dr
Beverly Hills CA 90210

053 161 12
Laguna Cove LLC
9922 Jefferson Blvd
Culver City CA 90232

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