



July 15, 2019

Susan Hendrickson  
560 Mountain Road  
Laguna Beach, CA 92651

Dear Ms. Hendrickson,

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 "T. Farr".

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

SCANNED

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 19-3696**

Visit Date: **July 2, 2019**

Applicant: **Susan Hendrickson**  
View Address: **560 Mountain Road**

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.***

Upper level: Office and master 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 Island 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: 7/15/2019 By: [Signature]

End of Checklist

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**RECORD OF VIEW**

**VPP 19-3696**



**560 Mountain Road**

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

Visual scene description: ocean horizon.

Date of photograph: 7/2/19 Photographed by: *[Signature]* Submitted to property file: 7/15/2019

Document  
1 of 5



**RECORD OF VIEW**

**VPP 19-3696**



**560 Mountain Road**

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

Visual scene description: ocean horizon.

Date of photograph: 7/2/19 Photographed by: mar Submitted to property file: 7/15/2019

Document  
2 of 5



**RECORD OF VIEW**

**VPP 19-3696**



**560 Mountain Road**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 7/2/19 Photographed by: man Submitted to property file: 7/15/2019

Document  
3 of 5



**RECORD OF VIEW**

**VPP 19-3696**



**560 Mountain Road**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 7/2/19 Photographed by: *marr* Submitted to property file: *7/15/2019*

Document  
4 of 5



**RECORD OF VIEW**

**VPP 19-3696**



**560 Mountain Road**

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

Visual scene description: ocean horizon.

Date of photograph: 7/2/19 Photographed by: *mp* Submitted to property file: 7/15/19

Document  
5 of 5



July 15, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3696  
560 MOUNTAIN ROAD, 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 **560 Mountain Road**. 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.

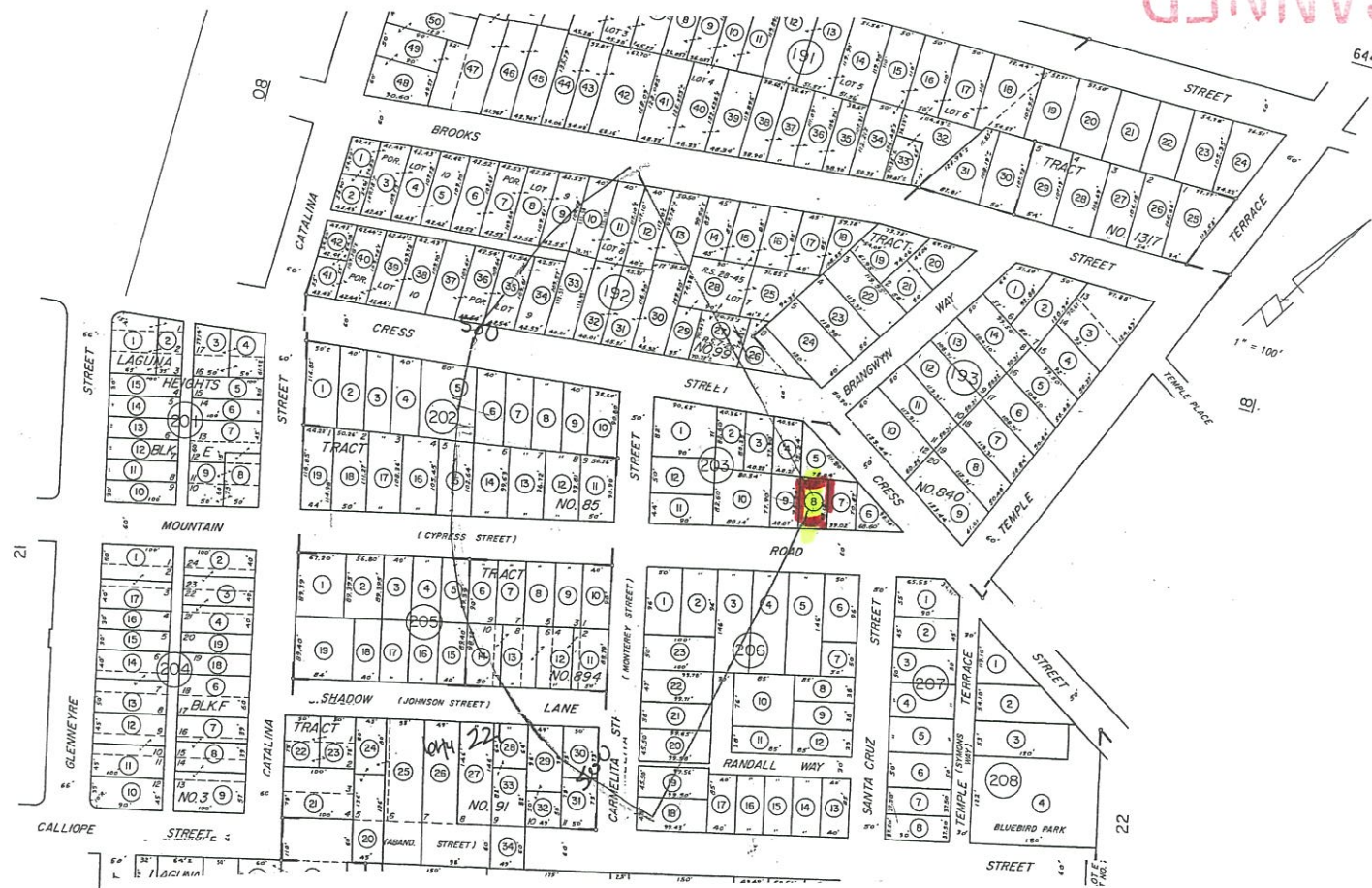
The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from the subject property. A map of the affected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

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

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1" = 100'

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

FILE #197599  
 560 MOUNTAIN RD  
 LAGUNA BEACH CA  
 500' VIEW PRESERVATION  
 JULY 11 2019  
 644 203 08



21

21

22

23

FILE #197599  
560 MOUNTAIN RD  
LAGUNA BEACH CA  
500' VIEW PRESERVATION  
JULY 11 2019  
644 203 08

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

RECEIVED

JUL 11 2019

ZONING DIVISION  
CITY OF LAGUNA BEACH

644 192 08  
Crhsitine Shields  
481 Brooks St  
Laguna Beach CA 92651

644 192 09  
Gareth Gladwyn Butler  
499 Brooks St  
Laguna Beach CA 92651

644 192 10  
Judy Andrus  
3078 Brenda Ct  
Newbury Park CA 91320

644 192 11  
Angelique Hoskins  
511 Brooks St  
Laguna Beach CA 92651

644 192 12  
Private Company  
1422 Euclid Ave #1130  
Cleveland OH 44115

644 192 13  
Greg Elliot Sharenow  
533 Brooks St  
Laguna Beach CA 92651

644 192 26  
Thomas Alan Koobie  
4620 Talofa Ave  
Toluca Lake CA 91602

644 192 27  
Michael Tillman  
570 Cress St  
Laguna Beach CA 92651

644 192 28  
Elsa Brizzi  
552 Cress St  
Laguna Beach CA 92651

644 192 29  
Pierre Marino  
562 Cress St  
Laguna Beach CA 92651

644 192 30  
Erich Fischer  
542 Cress St  
Laguna Beach CA 92651

644 192 31  
Hana Ruzicka Rivkin  
530 Cress St  
Laguna Beach CA 92651

644 192 32  
Mark L M L Macrae  
520 Cress St  
Laguna Beach CA 92651

644 192 33  
Adam A A A & K Kline  
1110 Fordhook Dr  
La Canada Flintridge CA 91011

644 192 34  
Paul Nicholas Gacek  
490 Cress St  
Laguna Beach CA 92651

644 192 35  
Klug Paula The  
2712 Highland Way  
Laguna Beach CA 92651

644 192 36  
Barbara Bond  
470 Cress St  
Laguna Beach CA 92651

644 202 05  
George Frederick Hill  
441 Cress St  
Laguna Beach CA 92651

644 202 06  
Sardo  
18251 Leafwood Ln  
Santa Ana CA 92705

644 202 07  
Lynn Boyce  
2633 E Riding Way  
Orange CA 92867

644 202 08  
Gregory Verron Stewart  
Po Box 602  
Laguna Beach CA 92652

644 202 09  
Nri Portfolios LLC  
4590 Macarthur Blvd 5th Fl  
Newport Beach CA 92660

644 202 10  
Michael Hardy  
1333 Carmelita St  
Laguna Beach CA 92651

644 202 11  
Kathleen Morris  
498 Mountain Rd  
Laguna Beach CA 92651

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644 202 12  
Danny John Darwish  
488 Mountain Rd  
Laguna Beach CA 92651

644 202 13  
Christian Kiernan  
474 Mountain Rd  
Laguna Beach CA 92651

644 202 14  
Gregory Stewart  
Po Box 602  
Laguna Beach CA 92652

644 202 15  
Patricia Anne Griggs  
450 Mountain Rd  
Laguna Beach CA 92651

644 203 01  
Alan Ring  
1320 Carmelita St  
Laguna Beach CA 92651

644 203 02  
David Crocker  
33256 Ocean Rdg  
Dana Point CA 92629

644 203 03  
John Christopher Bason  
563 Cress St  
Laguna Beach CA 92651

644 203 04  
Mary Locatelli  
581 Cress St  
Laguna Beach CA 92651

644 203 05  
Thomas Giles  
611 Cress St  
Laguna Beach CA 92651

644 203 08  
Susan Hendrickson  
560 Mountain Rd  
Laguna Beach CA 92651

644 203 09  
Steve The Schenk  
550 Mountain Rd  
Laguna Beach CA 92651

644 203 10  
Pacific Diversified  
556 E Thelborn St  
Covina CA 91723

644 203 11  
Donald Mackey Jr.  
Po Box 1107  
Alamo CA 94507

644 203 12  
Gregory Sharp  
1358 Carmelita St  
Laguna Beach CA 92651

644 205 05  
Julia Tucker  
451 Mountain Rd  
Laguna Beach CA 92651

644 205 06  
Hip District Cottages LLC  
162 Fairview St  
Laguna Beach CA 92651

644 205 07  
Michael Vernon Morgan  
469 Mountain Rd  
Laguna Beach CA 92651

644 205 08  
Roberta Freeman Cox  
1945 Glenneyre St  
Laguna Beach CA 92651

644 205 09  
Sue Nichols Garber  
485 Mountain Rd  
Laguna Beach CA 92651

644 205 10  
Kathleen Greenhalgh  
495 Mountain Rd  
Laguna Beach CA 92651

644 205 11  
Melvin Thomas Ashbrook  
490 Shadow Ln  
Laguna Beach CA 92651

644 205 12  
Oliver Ma  
482 Shadow Ln  
Laguna Beach CA 92651

644 205 13  
Chad Gillies  
470 Shadow Ln  
Laguna Beach CA 92651

644 205 14  
Christopher Keys  
460 Shadow Ln  
Laguna Beach CA 92651

644 205 15  
Haiman  
450 Shadow Ln  
Laguna Beach CA 92651

644 206 01  
Cox-Kruger  
505 Mountain Rd  
Laguna Beach CA 92651

644 206 02  
William Thomas Fantini  
527 Mountain Rd  
Laguna Beach CA 92651

644 206 03  
Greg Anderson  
541 Mountain Rd  
Laguna Beach CA 92651

644 206 04  
Ken Minohara  
557 Mountain Rd  
Laguna Beach CA 92651

644 206 18  
Robert Shaw III  
1490 Carmelita St  
Laguna Beach CA 92651

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644 206 19  
Luis Martinez  
1482 Carmelita St  
Laguna Beach CA 92651

644 206 20  
Allen Fong  
2135 Filbert St  
San Francisco CA 94123

644 206 21  
Steven Bierlich  
1452 Carmelita St  
Laguna Beach CA 92651

644 206 22  
David Campbell  
1430 Carmelita St  
Laguna Beach CA 92651

644 206 23  
Matthew Fisher  
1414 Carmelita St  
Laguna Beach CA 92651

644 221 28  
Robert Zero Wheeler  
357 Canyon Acres Dr  
Laguna Beach CA 92651

644 221 29  
Francine May Felgemaker  
5601 Grandview Ave  
Yorba Linda CA 92886

644 221 30  
Ross Unger  
495 Shadow Ln  
Laguna Beach CA 92651

644 221 31  
George Baechtold  
1491 Carmelita St  
Laguna Beach CA 92651

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