



December 2, 2020

Michael and Sherry Morgan
1016 Summit Way
Laguna Beach, CA 92651

Dear Mr. and Mrs. Morgan,

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,

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 20-6715**

Visit Date: **November 9, 2020**
Applicant: **Sherry & Michael Morgan**
View Address: **1016 Summit Way**

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/upper level: Living room, kitchen, master bedroom
Lower level: Family room, 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 San Clemente and Catalina Islands, northerly coastline view, Emerald Bay, hillside terrain 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: 11/2/2020 By: [Signature]

End of Checklist



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

Visual scene description: San Clemente and Catalina Islands, northerly coastline view, Emerald Bay, hillside terrain and ocean horizon.

Date of photograph: 11/9/20 Photographed by: *M. J. ...* Submitted to property file: *12/2/2020*

Document
1 of 11



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

Visual scene description: San Clemente and Catalina Islands, northerly coastline view, Emerald Bay, Hillside terrain and ocean horizon.

Date of photograph: 11/9/20 Photographed by: *W. J. [Signature]* Submitted to property file: *10/2/2020*

Document
2 of 11



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

Visual scene description: San Clemente and Catalina Islands, northerly coastline view, Emerald Bay, Hillside terrain and ocean horizon.

Date of photograph: 11/9/20 Photographed by: *[Signature]* Submitted to property file: *12/2/2020*



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

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

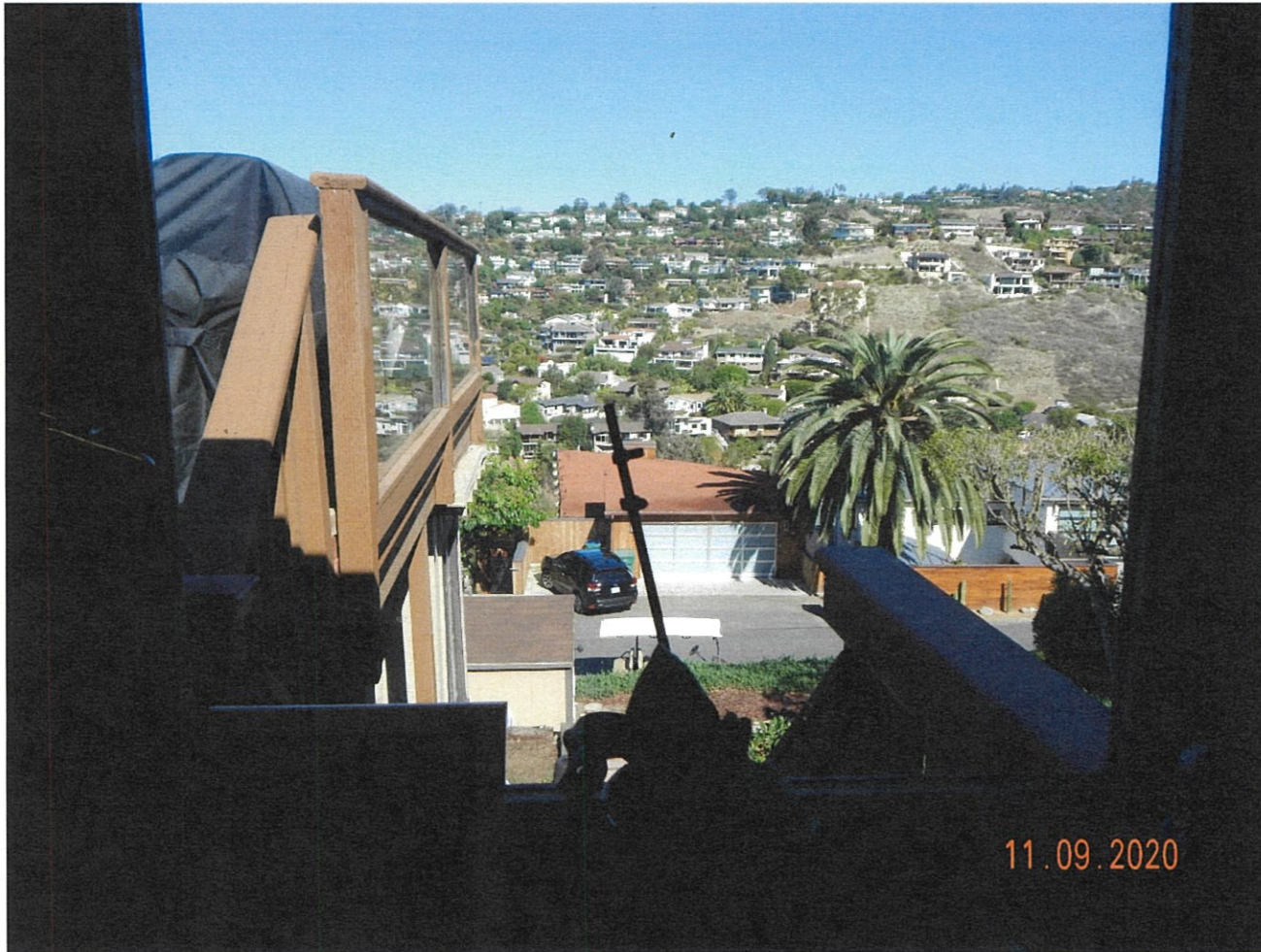
Date of photograph: 11/9/20 Photographed by: *M. J. [Signature]* Submitted to property file: *12/2/2020*

Document
4 of 11



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

Visual scene description: Hillside terrain and city lights.

Date of photograph: 11/9/20 Photographed by: *W. Farr* Submitted to property file: *12/2/2020*

Document

5 of 11



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

Visual scene description: Hillside terrain and city lights.

Date of photograph: 11/9/20 Photographed by: *[Signature]* Submitted to property file: *12/2/2020*



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

Visual scene description: Hillside terrain and city lights.

Date of photograph: 11/9/20 Photographed by: *M. J. ...* Submitted to property file: *12/2/2020*



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

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

Date of photograph: 11/9/20 Photographed by: *[Signature]* Submitted to property file: *12/2/2020*



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

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

Date of photograph: 11/9/20 Photographed by: *[Signature]* Submitted to property file: 12/2/2020

Document
9 of 11



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

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

Date of photograph: 11/9/20 Photographed by: *[Signature]* Submitted to property file: *10/2/2020*

Document
10 of 11



RECORD OF VIEW

VGP 20-6715



1016 Summit Way

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

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

Date of photograph: 11/9/20 Photographed by: ryan Submitted to property file: 10/2/2020



December 2, 2020

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 20-6715
1016 Summit Way, 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 **1016 Summit Way**. 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 blue ink that reads "Tony Farr".

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

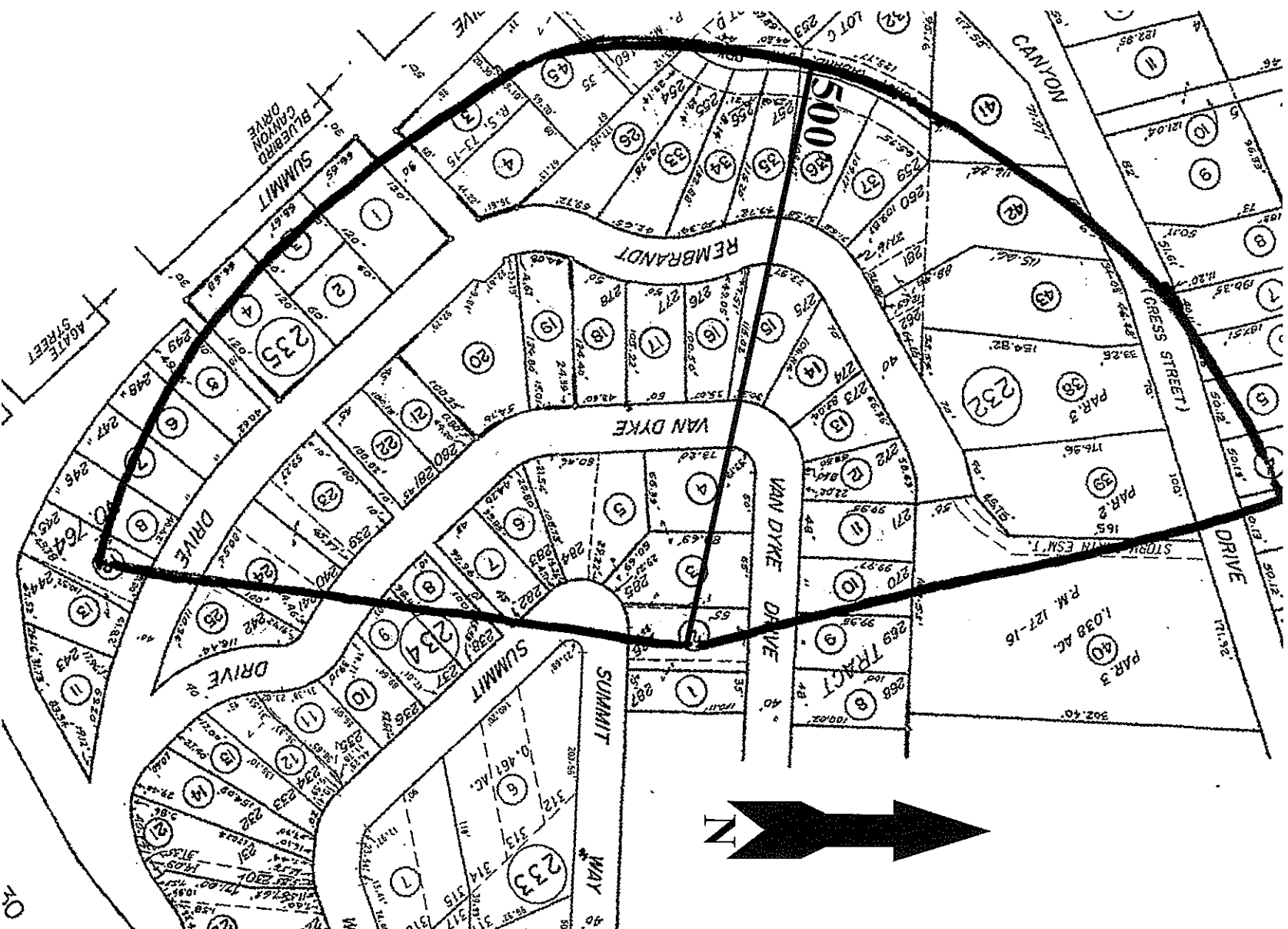
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-234-02
500' RADIUS (for View Preservation)

Address: 1016 SUMMIT WAY
LAGUNA BEACH CA 92651



#10379
11/23/2020



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

RECEIVED

NOV 23 2020

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

500' Ownership Listing
Prepared for:
644-234-02
M4 PRODUCT DEV INC
1016 SUMMIT WAY
LAGUNA BEACH CA 92651

644-231-03
DEBORAH E SHIELDS
860 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-04
JOAN E ROWE
856 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-05
MICHAEL BURKE
7201 CROOKED BOW CIR
LAS VEGAS NV 89149

644-231-06
KEITH WILLIAM LEE
848 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-07
JACK ROBBINS
844 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-231-08
JAMES E BOKA
840 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-232-03
MADISON BRAMMER
711 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-232-04
JOHN J VETH
900 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-09
VERONICA M GRAY
1000 VAN DYKE
LAGUNA BEACH CA 92651

644-232-10
ROBERT M SMITH
18456 BIRCH ST
FOUNTAIN VALLEY CA 92708

644-232-11
ALDY DAMIAN
36 COUNTRY LN
ROLLING HILLS EST CA 90274

644-232-12
DETLOF VON WINTERFELDT
974 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-13
NEIL MARKHAM
4917 ARBOR RD
LONG BEACH CA 90808

644-232-14
THAIS NOELLA ASKENASY
954 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-15
SCOTT L GHORMLEY
946 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-16
MARY ANN KENDALL
945 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-17
DOLEMAN IAIN M & JULIE E
859 RONDA MENDOZA C
LAGUNA WOODS CA 92637

644-232-18
RICHARD W LAUWEREINS
918 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-19
MARTIN J DOLAN
906 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-20
GARRETT BIELE
888 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-21
RICHARD P FRANZ
876 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-22
RICHARD & LUCRETIA
BECHGUENTURIAN
1077 INVERNESS
LA CANADA CA 91011

644-232-23
WEISS H GEOFFREY
779 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-24
PAUL MICHALEWICZ
757 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-25
DEBORAH JOYCE
838 VAN DYKE DR
LAGUNA BEACH CA 92651

644-232-26
RUSSELL D LISKA
908 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-32
LANGDON A DUBOIS
801 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

644-232-33
JOSEPH STEPHEN LONGO
914 REMBRANDT AVE
LAGUNA BEACH CA 92651

644-232-34
RICK B ATHERTON
920 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-35
117 DEGRESS LLC
926 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-36
DINSHIN SHYU
3 NIDDEN
IRVINE CA 92603

644-232-37
MICHAEL & ALICIA BOLLESEN
940 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-38, 39, 43
STEVEN F LEWIS
990 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-40
CLIFFORD ELWOOD HATHAWAY
1000 REMBRANDT DR
LAGUNA BEACH CA 92651

644-232-41
JEANNINE SCHRANTZ
32565 GOLDEN LANTERN ST B299
DANA POINT CA 92629

644-232-42
954 REMBRANDT DR
9301 WILSHIRE BLVD 605
BEVERLY HILLS CA 90210

644-232-44, 45
TIMOTHY J DUNN
3 MIRA FLORES LN
TIBURON CA 94920

644-234-02
M4 PRODUCT DEV INC
1278 GLENNEYRE ST 429
LAGUNA BEACH CA 92651

644-234-03
SANJAY RAMKRISHNA KEDHAR
989 VAN DYKE DR
LAGUNA BEACH CA 92651

644-234-04
ZECHARIAH B FRANCIS
949 VAN DYKE DR
LAGUNA NIGUEL CA 92651

644-234-05
NANCY D JACOBSEN
901 VAN DYKE DR
LAGUNA BEACH CA 92651

644-234-06
DEAN A REAL
391 BOND RD
CUSICK WA 99119

644-234-07
LARRY F GREENBERG
875 VAN DYKE DR
LAGUNA BEACH CA 92651

644-234-08
JOHN H ALABASTER
871 VAN DYKE DR
LAGUNA BEACH CA 92651

644-234-09
COONTZ M STEPHEN
851 VAN DYKE DR
LAGUNA BEACH CA 92651

644-235-01
WILLIAM S OHARE
888 REMBRANDT
LAGUNA BEACH CA 92651

644-235-02
VASILIOS S & DEBORAH KAY
LAMBROS
860 REMBRANDT DR
LAGUNA BEACH CA 92651

644-235-03
TIMOTHY H TAUBER
710 SUMMIT DR
LAGUNA BEACH CA 92651

644-235-04
CORENA GINA
1701 CORTA BELLA DR
LAS VEGAS NV 89134

644-235-05
JONATHAN PIETER & ELIZABETH
ANN VAN ES
788 REMBRANDT DR
LAGUNA BEACH CA 92651

644-235-06
RICHARD A LOOMIS
760 REMBRANDT DR
LAGUNA BEACH CA 92651

644-235-07
CHRISTOPHER D HEITLAND
750 REMBRANDT DR
LAGUNA BEACH CA 92651

644-235-08
EDWIN G SAULS
742 SUMMIT DR
LAGUNA BEACH CA 92651

644-235-12
HERRING MYRON G
746 SUMMIT DR
LAGUNA BEACH CA 92651