



April 14, 2021

Michael Ross
1691 Hillcrest Dr.
Laguna Beach, CA 92651

Dear Mr. Ross,

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 file path, Government > Community Development > Planning & Zoning > Views & Trees.

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 "Tony Farr".

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 21-8810**

Visit Date: **April 7, 2021**
Applicant: **Michael Ross**
View Address: **1691 Hillcrest 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: Family room, kitchen bar area

Visual scene for each location noted above.

The visual scene includes both standing views and sitting views in the family room and the kitchen bar area. Significant features in the view corridor include Emerald Bay bluff, rocky coastline, 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: 4/14/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-8810



1691 Hillcrest Dr.

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

Visual scene description: Significant features in the view corridor include Emerald Bay bluff, rocky coastline, whitewater and ocean horizon.

Date of photograph: 4/7/21 Photographed by: *mfarr* Submitted to property file: *4/14/21*

Document
1 of 3



RECORD OF VIEW

VPP 21-8810



1691 Hillcrest Dr.

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

Visual scene description: Significant features in the view corridor include Emerald Bay bluff, rocky coastline, whitewater and ocean horizon.

Date of photograph: 4/7/21 Photographed by: *[Signature]* Submitted to property file: 4/14/21

Document
2 of 3



RECORD OF VIEW

VPP 21-8810



1691 Hillcrest Dr.

The photograph above was taken sitting in the kitchen bar area on the main floor of the primary residential structure.
Visual scene description: Significant features in the view corridor include Emerald Bay bluff, rocky coastline, whitewater and ocean horizon.

Date of photograph: 4/7/21 Photographed by: *myan* Submitted to property file: 4/14/21

Document
3 of 3



April 14, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-8810
1691 Hillcrest Dr., Laguna Beach, CA

Dear Property Owner:

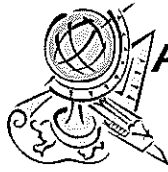
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1691 Hillcrest Dr.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 a 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 file path, Government > Community Development > Planning & Zoning > Views & Trees. 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
Planning Division, Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

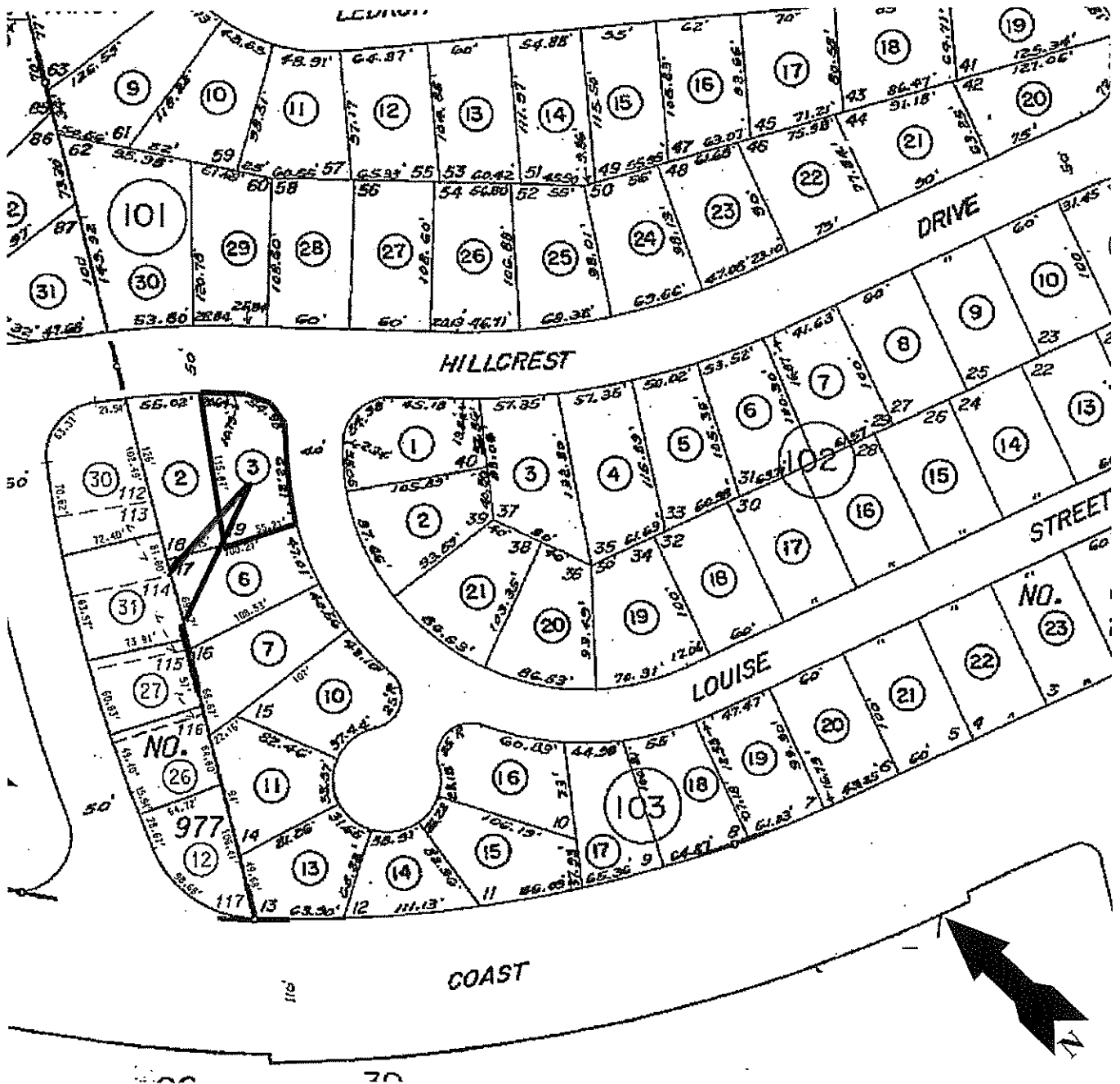
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 053-103-03
500' RADIUS for View Preservation

Address: 1691 HILLCREST DR
LAGUNA BEACH CA 92651



#10575
4/11/2021

500' Ownership Listing
for View Preservation
Prepared for:
053-103-03
MICHAEL NEIL ROSS
1691 HILLCREST DR
LAGUNA BEACH CA 92651

053-103-03
MICHAEL NEIL ROSS
1691 HILLCREST DR
LAGUNA BEACH CA 92651



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

www.Advancedlisting.com Denise@Advancedlisting.com



053-103-02
RAJESH KASARANENI
1693 HILLCREST DR
LAGUNA BEACH CA 92651

053-103-06
BRUCE E REINECKE
1685 LOUISE ST
LAGUNA BEACH CA 92651