

Date Filed:	6/19/2015
Application No.	VPP 15-1237

**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. 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:** \$630

**NOTICING REQUIREMENTS:** Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, 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.

**APPLICANT (PROPERTY OWNER) INFORMATION**

Name: JESSE ROY OAKLEY  
 Address: 1359 CLIFF DR, LAGUNA BEACH, CA, 92651  
 Telephone No. (Home/Cell) 949-683-7229 (Work) \_\_\_\_\_  
 Email Address: JROYOAK@COX.NET

*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.*

Jesse R. Oakley  
 APPLICANT/PROPERTY OWNER'S SIGNATURE

6-19-15  
 DATE



July 20, 2015

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 15-1237  
1359 CLIFF DR, LAGUNA BEACH, CA**

Dear Property Owner:

The City of Laguna Beach enacted the View Preservation and Restoration ordinance, Chapter 12.16, in December 2014. It is a purpose of Chapter 12.16 to establish a right for property owners to determine and to preserve views, from selected viewing locations within their primary residential structure, from significant view impairment by the growth of trees or other vegetation. Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), 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.

A View Preservation claim has been filed with the city for the property located at 1359 Cliff Dr. 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.**

A copy of Municipal Code section 12.16.040, View Preservation, is printed on the back of this notice. If you have any questions regarding this notice or the Municipal Code, please do not hesitate to 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

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**LAGUNA BEACH MUNICIPAL CODE**  
**CHAPTER 12.16 VIEW PRESERVATION AND RESTORATION**

**12.16.040 View preservation.**

(a) 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 subsection (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.

(b) Record of Views. Upon the filing for a record of views, city staff shall conduct a site visit and photographically document the significantly unimpaired view of the property owner from the property owner's selected viewing locations or areas. A record of views shall be prepared, maintained in the applicable property address files, and noted in any real property report required by Chapter 14.76. Staff shall send written notice to affected vegetation property owners within five hundred feet informing them of the record of views and their associated maintenance responsibilities.

(c) Record of Views Enforcement Procedure. If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restorative action.

If the vegetation owner(s) does not perform the necessary restorative action, then the city may issue a view restoration order and require the restorative action to be completed within ninety days. If compliance is not obtained within ninety days, then the noncomplying vegetation may be declared to be a public nuisance, and the procedures of Chapter 7.24 shall be followed, including the issuance of a formal notice and order to abate.

Any determination of a significant view impairment decision made by city staff may be appealed to the city council. Appeals shall be addressed to the city council on a form prescribed by the city and shall state all grounds for the appeal. Any appeal must be filed with the city clerk within fourteen calendar days of the notice to the vegetation owner regarding the required restorative action. Appeals shall be accompanied by the filing fee as adopted by resolution of the city council. The city manager shall set the date for an appeal public hearing before the city council and shall not be limited by the time period specified in Section 25.05.070(B)(6). Notice shall be provided to the claimant and the record owners and occupants of all properties on which the vegetation at issue in the significant view impairment decision fourteen calendar days prior to the date of the city council hearing of the appeal. If an appeal to the city council is filed and is heard and decided by the city council, then the nuisance abatement appeal provisions (Sections 7.24.090 through 7.24.110) shall not be applicable. (Ord. 1592 § 1, 2014).

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**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 2015-1237**

Visit Date: **July 13, 2015**

Applicant: **Jesse Roy Oakley  
1359 Cliff Dr.**

Visit Conducted by: **Tony Farr, Associate Planner**

1. VIEW LOCATION / VISUAL SCENE

**a. Indicate location in principal residential structure view impacted.**

Great room and Kitchen – First floor.  
Sitting room adjacent to Master bedroom – Second floor.

**b. Describe visual scene for each location noted above.**

Great room & Kitchen: San Clemente and Catalina Islands, Seal Rock, ocean horizon.

Sitting room adjacent to Master bedroom: San clemente and Catalina Islands, Seal Rock and ocean horizon.

2. RECORD OF VIEWS

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

Date: 7/20/2015 By: Tony Farr

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

Date: 7/20/2015 By: Tony Farr

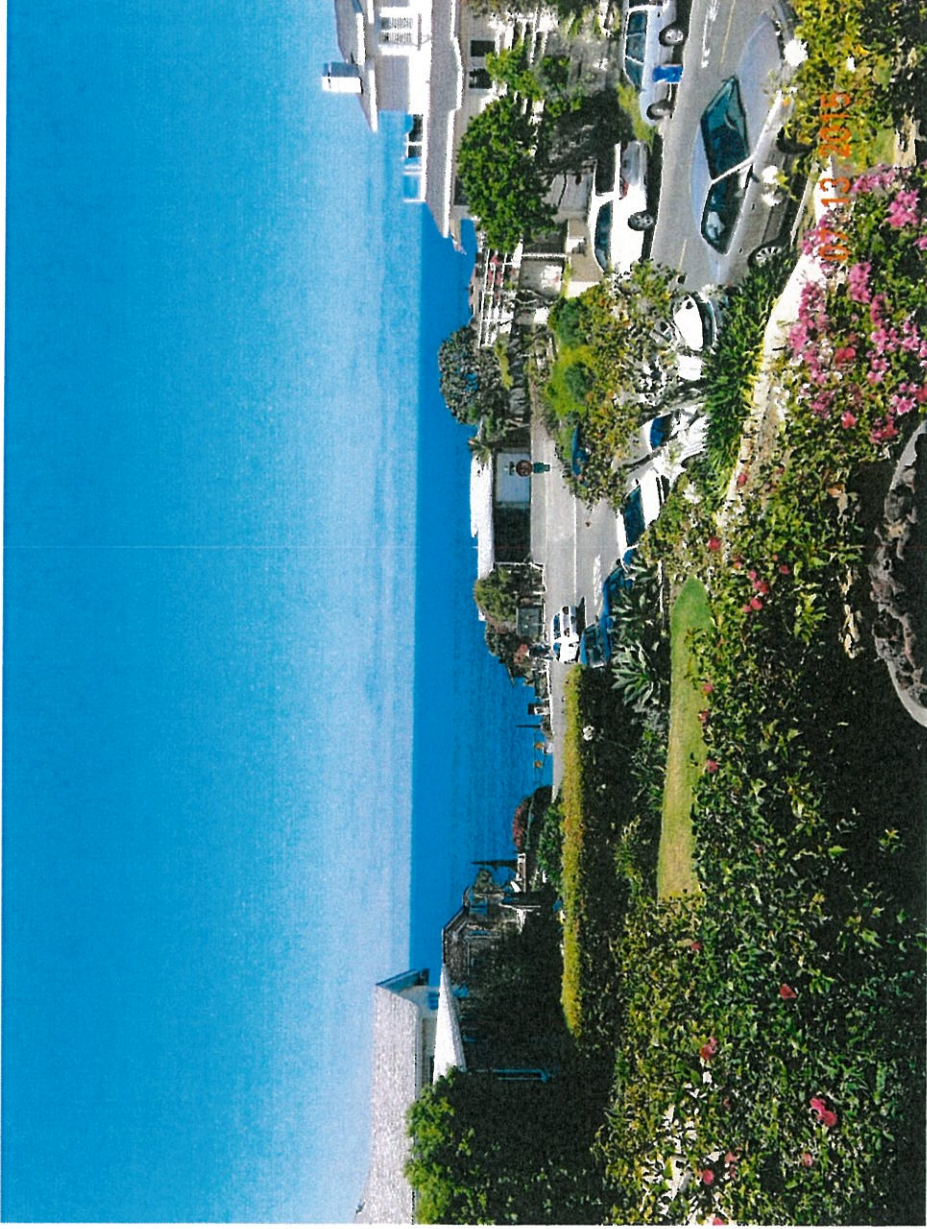
End of Checklist

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**RECORD OF VIEW**

**VPP 2015-1237**



**1359 Cliff Dr.**

The photograph above was taken from the property owners' Great Room/Kitchen on the first floor of the primary residential structure.

Visual-scene description: Catalina and San Clemente Islands, Seal Rock, ocean horizon.

Date of photograph: 7/13/15 Photographed by: *Shirley Jones* Submitted to property file: *7/20/2015*



RECORD OF VIEW

VPP 2015-1237



**1359 Cliff Dr.**

The photograph above was taken from the property owners' Great Room/Kitchen on the first floor of the primary residential structure.

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

Date of photograph: 7/13/15 Photographed by: Amy Jane Submitted to property file: 7/20/2015

Document: 2 of 6

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**RECORD OF VIEW**

**VPP 2015-1237**



**1359 Cliff Dr.**

The photograph above was taken from the property owners' Great Room/Kitchen on the first floor of the primary residential structure.  
Visual scene description: Catalina and San Clemente Islands, Seal Rock, ocean horizon.

Date of photograph: 7/13/15 Photographed by: *Robert Jones* Submitted to property file: *7/20/2015*

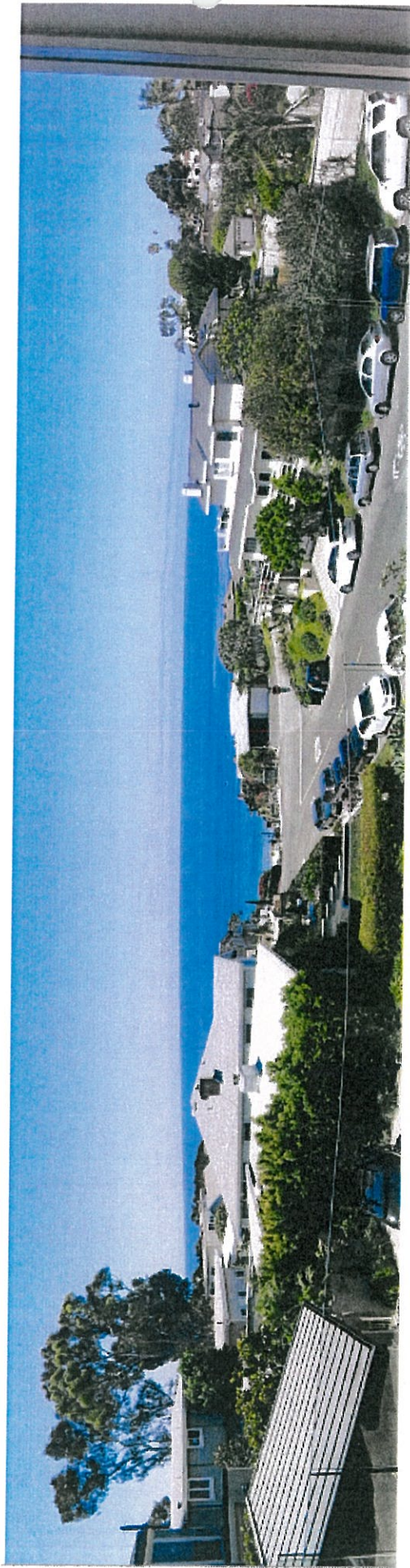
Document: 3 of 6

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**RECORD OF VIEW**

**VPP 2015-1237**



**1359 Cliff Dr.**

The photograph above was taken from the property owners' Sitting Room adjacent to the Master Bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/13/15 Photographed by: Roy Jones Submitted to property file: 7/20/2015

Document: 4 of 6

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**RECORD OF VIEW**

**VPP 2015-1237**



**1359 Cliff Dr.**

The photograph above was taken from the property owners' Sitting Room adjacent to the Master Bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/13/15 Photographed by: *Ray Jan* Submitted to property file: 7/20/2015

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RECORD OF VIEW

VPP 2015-1237



1359 Cliff Dr.

The photograph above was taken from the property owners' Sitting Room adjacent to the Master Bedroom on the second floor of the primary residential structure.

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

Date of photograph: 7/13/15 Photographed by: Alamy Jones Submitted to property file: 7/20/2015

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**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 2015-1237**  
**AMENDED w/ADU**

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Visit Date: **December 4, 2018**

Applicant: **Jesse Roy Oakley  
1359 Cliff Dr.**

Visit Conducted by: **Tony Farr, Associate Planner**

**VIEW LOCATION / VISUAL SCENE**

- a. *View corridor location in accessory dwelling unit (ADU)  
a.k.a. 1361 Cliff Dr.***

Kitchen/living room and Bedroom.

- b. *Describe visual scene for each location noted above.***

The visual scene consists primarily of Catalina Island, Seal Rocks, whitewater and ocean horizon.

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**RECORD OF VIEWS DOCUMENTED IN PROPERTY FILE**

Date: 12/4/2018 By: Tony Farr

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End of Checklist

*Note: Change in Chapter 12.16 in 2016 to allow recording of views from an accessory dwelling unit (ADU). This document and Record of Views ADU Documents 1 & 2 amend the Record of Views recorded in 2015 for the primary residential structured.*



**RECORD OF VIEW**

**VPP 2015-1237**



**1359 Cliff Dr. ADU**

The photograph above was taken from the kitchen/living room in the accessory dwelling unit on the property.

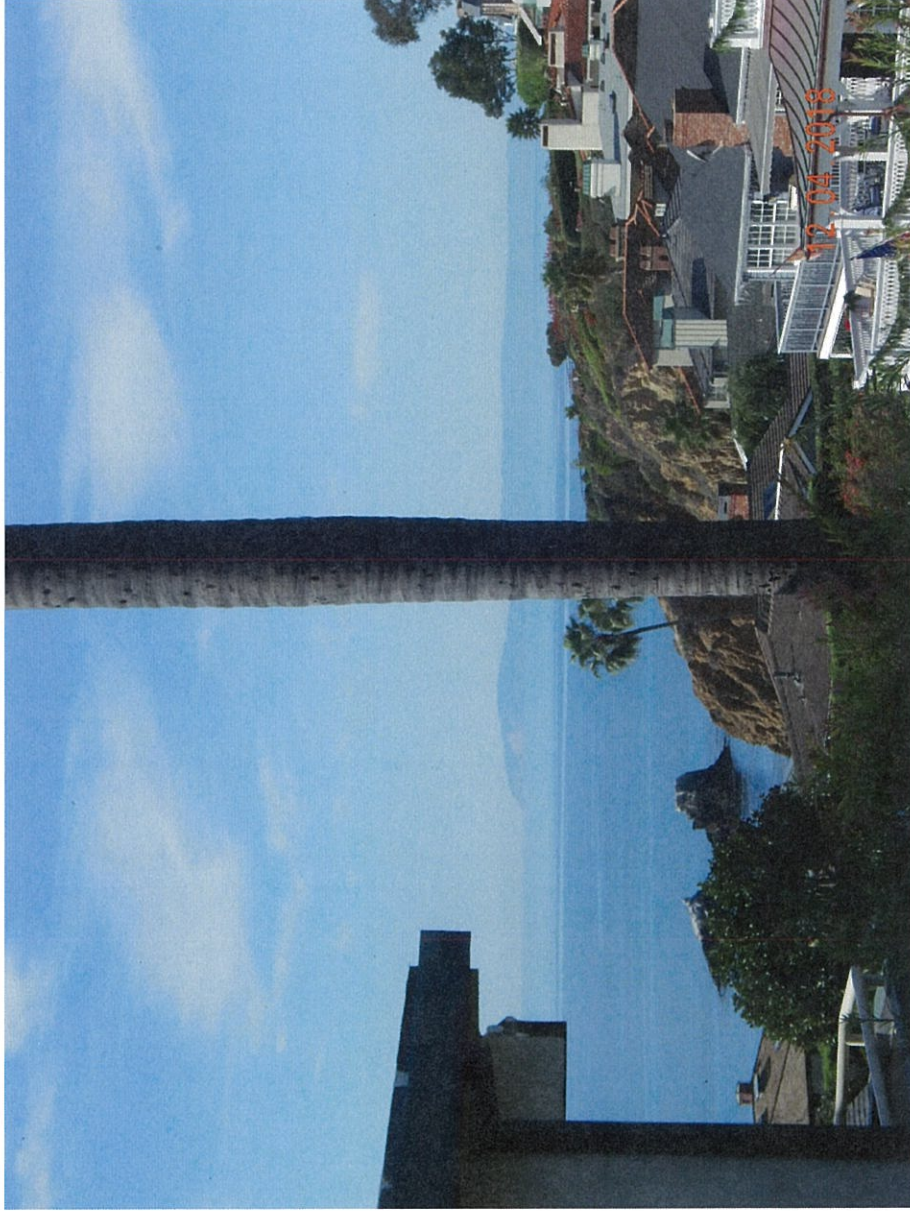
Visual scene description: Catalina Island, Seal Rocks, whitewater and ocean horizon.

Date of photograph: 12/04/18 Photographed by: *ryan* Submitted to property file: *12/4/2018*



**RECORD OF VIEW**

**VPP 2015-1237**



**1359 Cliff Dr. ADU**

The photograph above was taken from the bedroom in the accessory dwelling unit on the property.

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

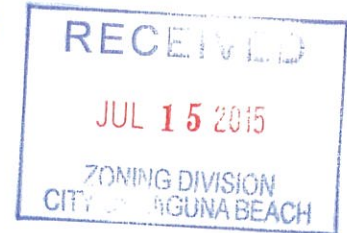
Date of photograph: 12/04/18 Photographed by: [Signature] Submitted to property file: 12/4/2018

*SUSAN W. CASE, INC.*  
*orders@susancaseinc.com*

File # 152114  
1359 Cliff Dr  
Laguna Beach CA  
APN(s): 053 151 19  
00' Owner\*

\*Radius determined by the planner  
July 15 2015

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105 • FAX (949) 494-7418



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  
505 Forest Ave  
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  
Fedhill LLC  
1201 Shawan Rd  
Hunt Valley MD 21030

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

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

053 134 02  
Leslie Casserly  
1944 Port Bishop Pl  
Newport Beach CA 92660

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

053 134 09  
Lainfiesta  
6 Kingsport Dr  
Newport Beach 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  
Ferrell Morgan  
2504 Sarandi Grande Dr  
Hacienda Heights CA 91745

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 19  
Douglas Hand  
383 Crescent Bay Dr  
Laguna Beach CA 92651

053 134 20  
Margaret S M Russell  
300 Crescent Bay Dr  
Laguna Beach CA 92651

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

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053 135 02  
Christine Storz  
246 W Tennys Dr  
Benicia CA 94510

053 135 03  
Nark Descendants LLC  
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 06  
Patrick Wiseman  
170 Chiquita St  
Laguna Beach CA 92651

053 151 07  
Bell Trust  
156 Chiquita St  
Laguna Beach CA 92651

053 151 08  
Karl Georgi  
2985 Hope Mills Ln  
Adamstown MD 21710

053 151 09  
Judith Sattler  
132 Chiquita St  
Laguna Beach CA 92651

053 151 10  
Maria Lynn Davidson  
122 Chiquita St  
Laguna Beach CA 92651

053 151 11  
Ronald Arrache  
Po Box 2468  
Lancaster CA 93539

053 151 12  
Ann Smith LoDeBetty  
1240 Cliff Dr  
Laguna Beach CA 92651

053 151 13  
Farhad Contractor  
1260 Cliff Dr  
Laguna Beach CA 92651

053 151 14  
Michael Sullivan  
28375 Robinson Canyon Rd  
Carmel CA 93923

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 04  
D Robert Kennedy Jr.  
160 La Brea St  
Laguna Beach CA 92651

053 152 05  
D Robert Kennedy Jr.  
177 Myrtle St #C  
Laguna Beach CA 92651

053 152 06  
Roger Wood  
136 La Brea St  
Laguna Beach CA 92651

053 152 07  
Patricia Gillette  
124 La Brea St  
Laguna Beach CA 92651

053 152 08  
Clyde Pentz  
110 La Brea St  
Laguna Beach CA 92651

053 152 09  
Benida Solow  
1119 Wellesley Ave  
Los Angeles CA 90049

053 152 10  
Constance Sperling  
11361 La Vereda Dr  
Santa Ana CA 92705

053 152 11  
John Mack  
131 Chiquita St  
Laguna Beach CA 92651

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053 152 12  
Greg McCaffery  
145 Chiquita St  
Laguna Beach CA 92651

053 153 09  
Arnold Henson  
115 La Brea St  
Laguna Beach CA 92651

053 153 21  
Posto La Brea Nostro  
145 La Brea St  
Laguna Beach CA 92651

053 161 03  
Casa De Crescent LLC  
1259 Cliff Dr  
Laguna Beach CA 92651

053 161 06  
Michael Freedman  
1205 Cliff Dr  
Laguna Beach CA 92651

053 161 24  
Scandia Realty Group Lllp  
8850 Terabyte Ct #B  
Reno NV 89521

053 161 27  
Jolene Cherry  
1135 Ravoli Dr  
Pacific Palisades CA 90272

053 152 13  
Tia Rose LLC  
4533 Avenue A #101  
Austin TX 78751

053 153 17  
James Levin  
161 La Brea St  
Laguna Beach CA 92651

053 161 01  
William Lobel  
1287 Cliff Dr  
Laguna Beach CA 92651

053 161 04  
Arnold Forde  
1241 Cliff Dr  
Laguna Beach CA 92651

053 161 07  
Richard Silver  
1187 Marine Dr  
Laguna Beach CA 92651

053 161 25  
A Marine Abh Henzel  
Po Box 7551  
Menlo Park CA 94026

053 161 29  
Anna Kristina Stokes  
13303 Buckland Hall Rd  
Saint Louis MO 63131

053 152 14  
Peter Colagrossi  
Po Box 4623  
Laguna Beach CA 92652

053 153 20  
Leonard Dexter Wood Jr.  
135 La Brea St  
Laguna Beach CA 92651

053 161 02  
Barbara Lowell  
1914 Balboa Dr  
Roseville CA 95661

053 161 05  
Eugene Miscione  
1225 Cliff Dr  
Laguna Beach CA 92651

053 161 23  
Meeker Trust  
1188 Marine Dr  
Laguna Beach CA 92651

053 161 26  
Cynthia Harriss  
1018 Marine Dr  
Laguna Beach CA 92651

053 161 30  
Nancy Christensen  
233 Via Genoa  
Newport Beach CA 92663

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