



January 16, 2019

Jeffrey L. Mulligan  
681 Bayview Pl.  
Laguna Beach, CA 92651

Dear Mr. Mulligan,

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](http://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 by staff 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](mailto:tfarr@lagunabeachcity.net)

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-2732**

Visit Date: **January 3, 2019**

Applicant: **Jeffrey L. Mulligan**  
View Address: **681 Bayview Place**

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: Living room, dining room, kitchen

***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 and San Clemente Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, hillside terrarin/canyon, 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: 1/16/2019 By: 

End of Checklist



## RECORD OF VIEW

VPP 2018-2732



### 681 Bayview Pl.

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyon, whitewater and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: *1/16/2019*

Document  
1 of 9



**RECORD OF VIEW**

**VPP 2018-2732**



**681 Bayview Pl.**

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

Visual scene description: hillside terrain/canyon.

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: 1/16/2019

Document  
2 of 9



**RECORD OF VIEW**

**VPP 2018-2732**



**681 Bayview Pl.**

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyon, whitewater and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *M. J. [Signature]* Submitted to property file: *1/16/2019*



**RECORD OF VIEW**

**VPP 2018-2732**



**681 Bayview Pl.**

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

Visual scene description: Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyon, whitewater and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: *1/16/2019*



**RECORD OF VIEW**

**VPP 2018-2732**



**681 Bayview Pl.**

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

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

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: 1/16/2019



**RECORD OF VIEW**

**VPP 2018-2732**



**681 Bayview Pl.**

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

Visual scene description: San Clemente island and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *myan* Submitted to property file: *4/16/2019*





## RECORD OF VIEW

VPP 2018-2732



**681 Bayview Pl.**

The photograph above was taken from the kitchen/dining room on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyon, whitewater and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *Ryan* Submitted to property file: *1/16/2019*

Document  
7 of 9



**RECORD OF VIEW**

**VPP 2018-2732**



**681 Bayview Pl.**

The photograph above was taken from the kitchen/dining room on the main level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Bird Rock, Heisler Park, coastline, hillside terrain/canyon, whitewater and ocean horizon.

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: 1/16/2019



**RECORD OF VIEW**

**VPP 2018-2732**



**681 Bayview Pl.**

The photograph above was taken from the kitchen/dining room on the main level of the primary residential structure.

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

Date of photograph: 1/3/2019 Photographed by: *[Signature]* Submitted to property file: *1/16/2019*



January 16, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-2732  
681 BAYVIEW PLACE, 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 **681 Bayview Place**. 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. 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](http://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  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

MARCH 1972

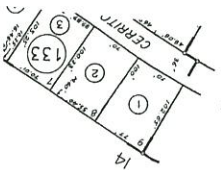
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S BOOK 64, COUNTY C

STREET

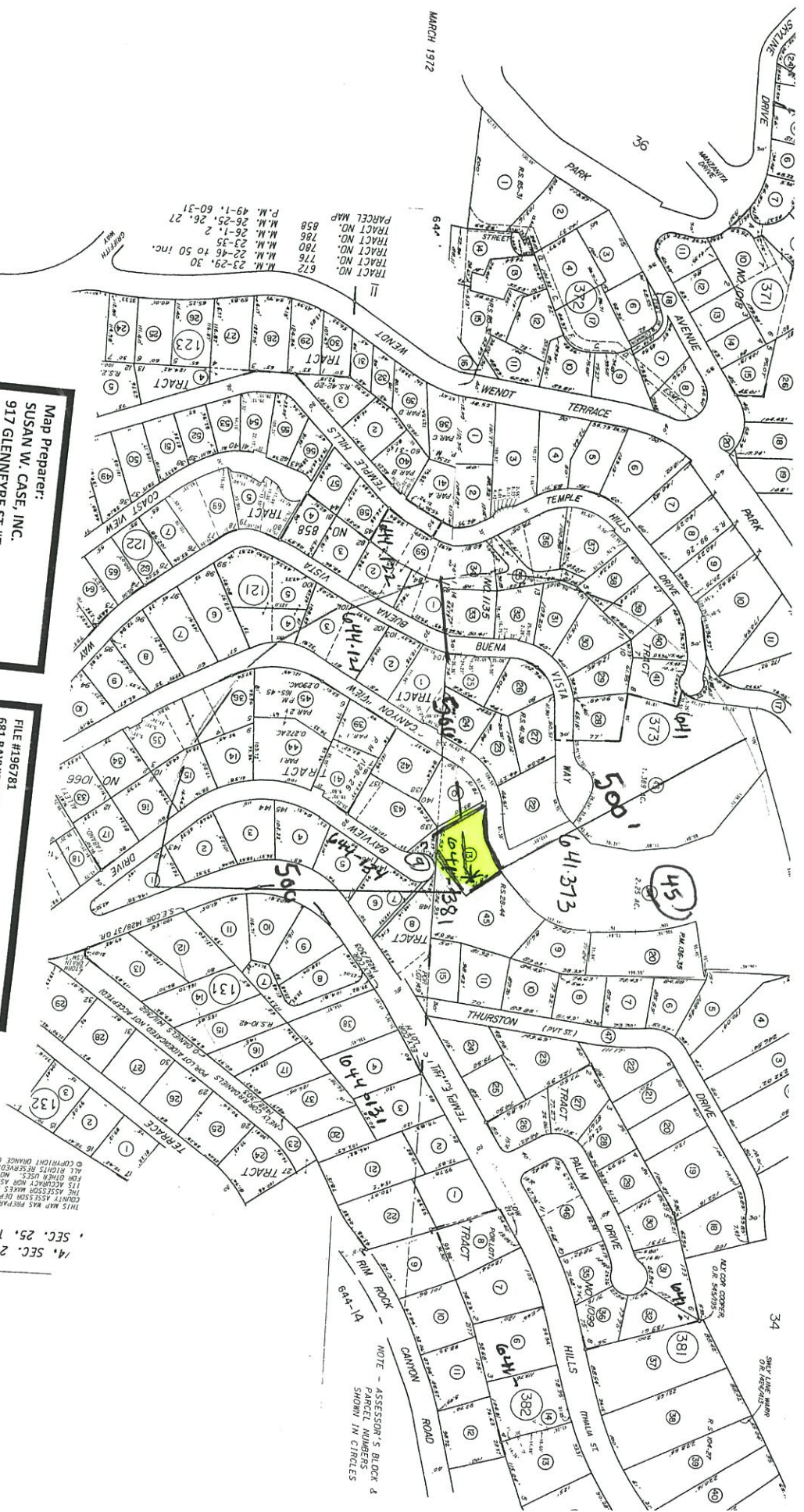
Map Preparer:  
 SUSAN W. CASE, INC.  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
 susan@caseinc@yahoo.com

FILE #196781  
 681 BAYVIEW PL  
 LAGUNA BEACH CA  
 500' VIEW PRESERVATION  
 JANUARY 10 2019  
 641 381 13



1/4, SEC. 24, T. 7 S., R. 9 W  
 SEC. 25, T. 7 S., R. 9 W

THIS MAP WAS PREPARED FOR GRANGE COUNTY ASSESSOR DEPT. PARCELS ON 7/1/10  
 THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR DAMAGES, NOT TO BE REPRODUCED.  
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PARCEL MAP  
 TRACT NO. 672 M.M. 23-29, 30  
 TRACT NO. 776 M.M. 22-46 to 50 inc.  
 TRACT NO. 780 M.M. 23-35  
 TRACT NO. 786 M.M. 26-1, 2  
 TRACT NO. 858 M.M. 26-25, 26, 27  
 P.M. 49-1, 60-31

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

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

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

RECEIVED

JAN 15 2019

PLANNING DIVISION

CITY OF LAGUNA BEACH, CA

FILE #196781  
681 BAYVIEW PL  
LAGUNA BEACH CA  
500' VIEW PRESERVATION  
JANUARY 10 2019  
641 381 13

641 373 17  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

641 373 24  
Craig Leonard Felberg  
681 Canyon View Dr  
Laguna Beach CA 92651

641 373 27  
Marc B M B Scher  
644 Buena Vista Way  
Laguna Beach CA 92651

641 373 30  
Thomas Cain  
98 E El Freda Cir  
Tempe AZ 85284

641 373 33  
Laurence Black  
665 Buena Vista Way  
Laguna Beach CA 92651

641 373 36  
Steven Kellenberg  
576 Temple Hills Dr  
Laguna Beach CA 92651

641 373 39  
Devin The Silberfein  
546 Temple Hills Dr  
Laguna Beach CA 92651

641 373 43  
David Cozzens  
600 Buena Vista Way  
Laguna Beach CA 92651

641 373 22  
Roger Nilsen  
669 Canyon View Dr  
Laguna Beach CA 92651

641 373 25  
Empresa LLC  
Po Box 7733  
Laguna Niguel CA 92607

641 373 28  
Allen  
1339 Temple Hills Dr  
Laguna Beach CA 92651

641 373 31  
University Of California Irvin  
100 Theory #250  
Irvine CA 92617

641 373 34  
Robyn Sue Rakov  
590 Temple Hills Dr  
Laguna Beach CA 92651

641 373 37  
Patrick M P M Stanton  
1278 Glenneyre St  
Laguna Beach CA 92651

641 373 40  
Stephen Merz  
530 Temple Hills Dr  
Laguna Beach CA 92651

641 373 45  
David Shipp  
444 Linden St  
Laguna Beach CA 92651

641 373 23  
John Bragg  
679 Canyon View Dr  
Laguna Beach CA 92651

641 373 26  
James Dickerman  
650 Buena Vista Way  
Laguna Beach CA 92651

641 373 29  
Tri M T M Nguyen  
639 Buena Vista Way  
Laguna Beach CA 92651

641 373 32  
Eon Reality Inc  
39 Parker #100  
Irvine CA 92618

641 373 35  
Robyn Sue Rakov  
590 Temple Hills Dr  
Laguna Beach CA 92651

641 373 38  
Kamran Jabbari  
15530 Rockfield Blvd #B4  
Irvine CA 92618

641 373 41  
James R J & C Daley  
528 Temple Hills Dr  
Laguna Beach CA 92651

641 381 08  
Julie Malea Griffin  
2130 W Hunter Ct #241  
Phoenix AZ 85085

641 381 13  
Jeffrey Mulligan  
681 Bayview Pl  
Laguna Beach CA 92651

641 381 45  
Anne Krizman  
715 Mystic Way  
Laguna Beach CA 92651

644 121 01  
Jeffrey David Trotter  
709 Canyon View Dr  
Laguna Beach CA 92651

644 121 02  
Neil Olson  
725 Canyon View Dr  
Laguna Beach CA 92651

644 121 03  
Cynthia J C J Cohn  
700 Buena Vista Way  
Laguna Beach CA 92651

644 121 04  
Sans Peur Courage  
801 Canyon View Dr  
Laguna Beach CA 92651

644 122 01  
Nathan Owen Rosenberg  
675 Buena Vista Way  
Laguna Beach CA 92651

644 122 02  
Jonathan Allen Wolin  
685 Buena Vista Way  
Laguna Beach CA 92651

644 122 59  
Nathan Owen Rosenberg  
675 Buena Vista Way  
Laguna Beach CA 92651

644 134 01  
Benjamin Teschner  
1414 Temple Hills Dr  
Laguna Beach CA 92651

644 134 02  
Bruce Alan Donenfeld  
1280 Morningside Dr  
Laguna Beach CA 92651

644 134 03  
Arden Smith Jr.  
1492 Temple Hills Dr  
Laguna Beach CA 92651

644 134 04  
Arden Smith Jr.  
1492 Temple Hills Dr  
Laguna Beach CA 92651

644 134 05  
Utta Karin Harrison  
1502 Temple Hills Dr  
Laguna Beach CA 92651

644 134 06  
Michael Ellis  
1278 Glenneyre St #284  
Laguna Beach CA 92651

644 134 07  
Laguna Beach County  
Po Box 987  
Laguna Beach CA 92652

644 134 08  
Pines  
1550 Temple Hills Dr  
Laguna Beach CA 92651

644 134 09  
Jeffrey Mulligan  
681 Bayview Pl  
Laguna Beach CA 92651

644 134 10  
Leslie Bowlus  
702 Canyon View Dr  
Laguna Beach CA 92651

644 134 14  
John Shewmaker  
747 Bayview Pl  
Laguna Beach CA 92651

644 134 15  
Marion Fedoruk  
755 Bayview Pl  
Laguna Beach CA 92651

644 134 16  
Louis Rehlen  
765 Bayview Pl  
Laguna Beach CA 92651

644 134 35  
William Gerald Flannery  
840 Canyon View Dr  
Laguna Beach CA 92651

644 134 36  
Col Jason Del  
802 Canyon View Dr  
Laguna Beach CA 92651

644 134 39  
Norman Rest  
736 Canyon View Dr  
Laguna Beach CA 92651

644 134 41  
David Fisher  
727 Bayview Pl  
Laguna Beach CA 92651

644 134 42  
Peter French  
715 Bayview Pl  
Laguna Beach CA 92651

644 134 43  
Robert French  
106 Blue Lagoon  
Laguna Beach CA 92651

644 134 44  
Morris Skenderian  
2094 S Coast Hwy #3  
Laguna Beach CA 92651

644 134 45  
Douglas Dale Anderson  
800 Canyon View Dr  
Laguna Beach CA 92651