



July 12, 2018

Jeanette and Michael Freeman
1205 Cliff Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Freeman,

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 View Preservation and Restoration web page on the city's website at www.lagunabeachcity.net.

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 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, appearing to read "Tony Farr".

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

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-0952**

Visit Date: **June 25, 2018**

Applicant: **Jeanette & Michael Freeman**
View Address: **1205 Cliff Drive**

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

1. VIEW LOCATION / VISUAL SCENE

- a. *Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Living room and dining room on main level of the primary residential structure and the master bedroom on the lower level.

- b. *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 Crescent Bay, Crescent Bay Point Park, Seal Rocks, Catalina Island, whitewater, sandy coastline and the ocean horizon.

2. RECORD OF VIEWS

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

Date: 7/12/2018 By: T. Farr

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

Date: 7/12/2018 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 2018-0952



1205 Cliff Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: Crescent Bay, Crescent Bay Point Park, Seal Rocks, Catalina Island, whitewater, sandy coastline and the ocean horizon.

Date of photograph: 6/25/18 Photographed by: M. J. [Signature] Submitted to property file: 07/12/2018

Document
1 of 6



RECORD OF VIEW

VPP 2018-0952



1205 Cliff Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: Seal Rocks, Catalina Island, whitewater, sandy coastline and the ocean horizon.

Date of photograph: 6/25/18 Photographed by: *[Signature]* Submitted to property file: 07/12/2018

Document
2 of 6



RECORD OF VIEW

VPP 2018-0952



1205 Cliff Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: Catalina Island, whitewater, sandy coastline and the ocean horizon.

Date of photograph: 6/25/18 Photographed by: *M. J. ...* Submitted to property file: 07/12/2018

Document
3 of 6



RECORD OF VIEW

VPP 2018-0952



1205 Cliff Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: Contino Point, whitewater, sandy coastline and the ocean horizon.

Date of photograph: 6/25/18 Photographed by: *Mar* Submitted to property file: 07/12/2018

Document
4 of 6



RECORD OF VIEW

VPP 2018-0952



1205 Cliff Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: Crescent Bay, Crescent Bay Point Park, Seal Rocks, Catalina Island, Contino Point, whitewater, sandy coastline and the ocean horizon. Date of photograph: 6/25/18 Photographed by: *M. Jarr* Submitted to property file: 07/12/2018

Document
5 of 6



RECORD OF VIEW

VPP 2018-0952



1205 Cliff Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure. Visual scene description: Seal Rocks, Catalina Island, whitewater, sandy coastline and the ocean horizon.

Date of photograph: 6/25/18 Photographed by: *M. J. [Signature]* Submitted to property file: 07/12/2018



July 12, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-0952
1205 CLIFF DRIVE, 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 **1205 Cliff Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, 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.

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. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

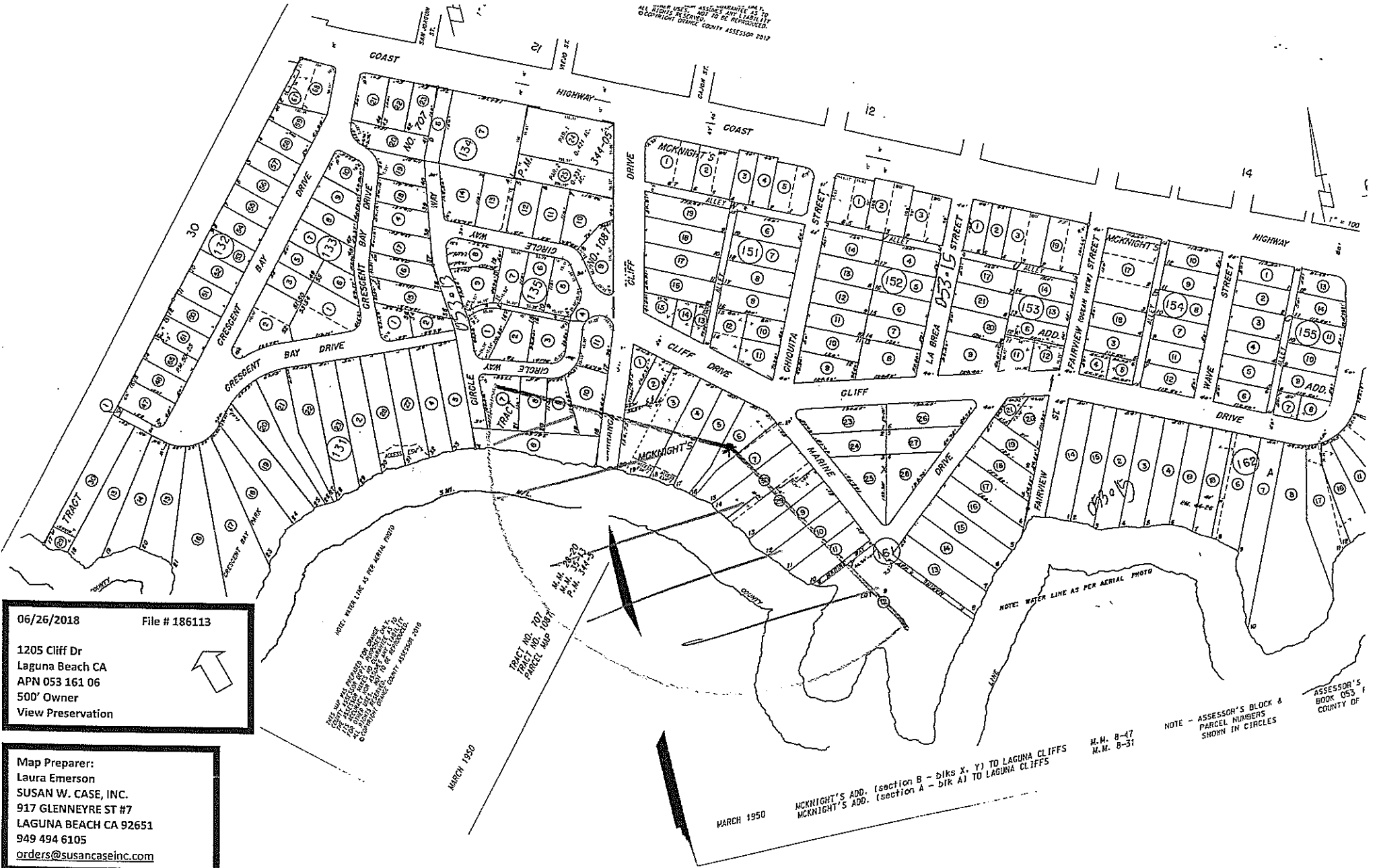
A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in black ink, appearing to read "Tony Farr".

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

THIS MAP AND ASSOCIATED LINES TO ALL RIGHTS RESERVED TO BE REPRODUCED. COPYRIGHT 2018 COUNTY ASSESSOR 2018



06/26/2018 File # 186113
 1205 Cliff Dr
 Laguna Beach CA
 APN 053 161 06
 500' Owner
 View Preservation



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

NOTE: WATER LINE AS PER AERIAL PHOTO
 THIS MAP WAS PREPARED FOR THE COUNTY OF LAGUNA BEACH, CALIFORNIA, BY SUSAN W. CASE, INC., A PROFESSIONAL LAND SURVEYOR. THE INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF LAGUNA BEACH, CALIFORNIA, AND THE COUNTY ASSESSOR'S OFFICE. THE INFORMATION ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

TRACT NO. 707
 TRACT NO. 707
 PARCEL MAP 08971

MARCH 1950

MARCH 1950

MCKNIGHT'S ADD. (section B - blks X, Y) TO LAGUNA CLIFFS
 MCKNIGHT'S ADD. (section A - blk A) TO LAGUNA CLIFFS

M.M. 8-17
 M.M. 8-31

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

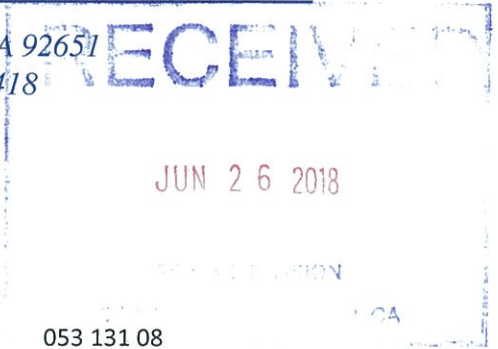
ASSESSOR'S BOOK 053 COUNTY OF

SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 186113
1205 Cliff Dr
Laguna Beach CA
APNs 053 161 06
500' Owner
June 26 2018

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



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
Theodore Nark
25 Black Hawk
Irvine CA 92603

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

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

053 161 05
Donahue II LLC
1225 Cliff Dr
Laguna Beach CA 92651

053 161 06
Michael Freedman
1278 Glenneyre St #71
Laguna Beach CA 92651

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

053 161 09
Patrick Donahue
1141 Marine Dr
Laguna Beach CA 92651

053 161 10
Richard Gebhard
Po Box 168
Victor ID 83455

053 161 11
Arnold Rosenstein
614 N Canon Dr
Beverly Hills CA 90210

053 161 12
Laguna Cove LLC
9922 Jefferson Blvd
Culver City CA 90232

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

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