



August 24, 2016

Michael and Linda Neri
320 Crescent Bay Drive
Laguna Beach, CA 92651

Dear Mr. and Mrs. Neri,

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.

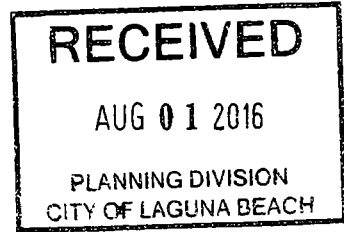
As we discussed, the Record of Views does not establish maximum height limits on vegetation in the visual scene but rather serves as a benchmark for determining significant view impairment in the future. A determination of significant view impairment pursuant to Laguna Beach Municipal Code Section 12.16.030, 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 enclosed documents.

Regards,

A handwritten signature in cursive script that reads "Tony Farr".

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



Date Filed:	8.1.2016
Application No.	VPP 16-1487

**RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

Establishment of a Protected or Preserved View A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) 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. 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: \$690

Noticing Requirements: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include 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. The list must be compiled by a professional listing service, in the format described and submitted directly to the City.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Michael and Linda Neri
 Address: 320 Crescent Bay Dr

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-1687**

Visit Date: **August 11, 2016**

Applicant: **Michael and Linda Neri
320 Crescent Bay 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, Dining room, Kitchen

- 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 Main Beach, Crescent Bay, Twin Points, Contino Point, coastline, whitewater, ocean horizon, city lights and hillside terrain.

2. RECORD OF VIEWS

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

Date: 8/24/2016 By: T. Farr

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

Date: 8/24/2016 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Main Beach, Crescent Bay, Contino Point/Twin Points, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: *[Signature]* Submitted to property file: 8/24/2016

Document
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RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: City lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: *[Signature]* Submitted to property file: 8/24/2016



RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Main Beach, Contino Point/Twin Points, Crescent Bay, coastline, whitewater, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: [Signature] Submitted to property file: 8/24/2016



RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Main Beach, Contino Point/Twin Points, Crescent Bay, coastline, whitewater, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: [Signature] Submitted to property file: 8/24/2016



RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Main Beach, Contino Point/Twin Points, Crescent Bay, coastline, whitewater, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: [Signature] Submitted to property file: 8/24/2016



RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Contino Point/Twin Points, coastline, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: *[Signature]* Submitted to property file: 8/24/2016



RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Contino Point/Twin Points, coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: [Signature] Submitted to property file: 8/24/2016

Document

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RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Ocean horizon, coastline, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: *[Signature]* Submitted to property file: 8/24/2016

Document

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RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Contino Point/Twin Points, coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: [Signature] Submitted to property file: 8/24/2016

Document

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RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: Contino Point/Twin Points, coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: [Signature] Submitted to property file: 8/24/2016

Document

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RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

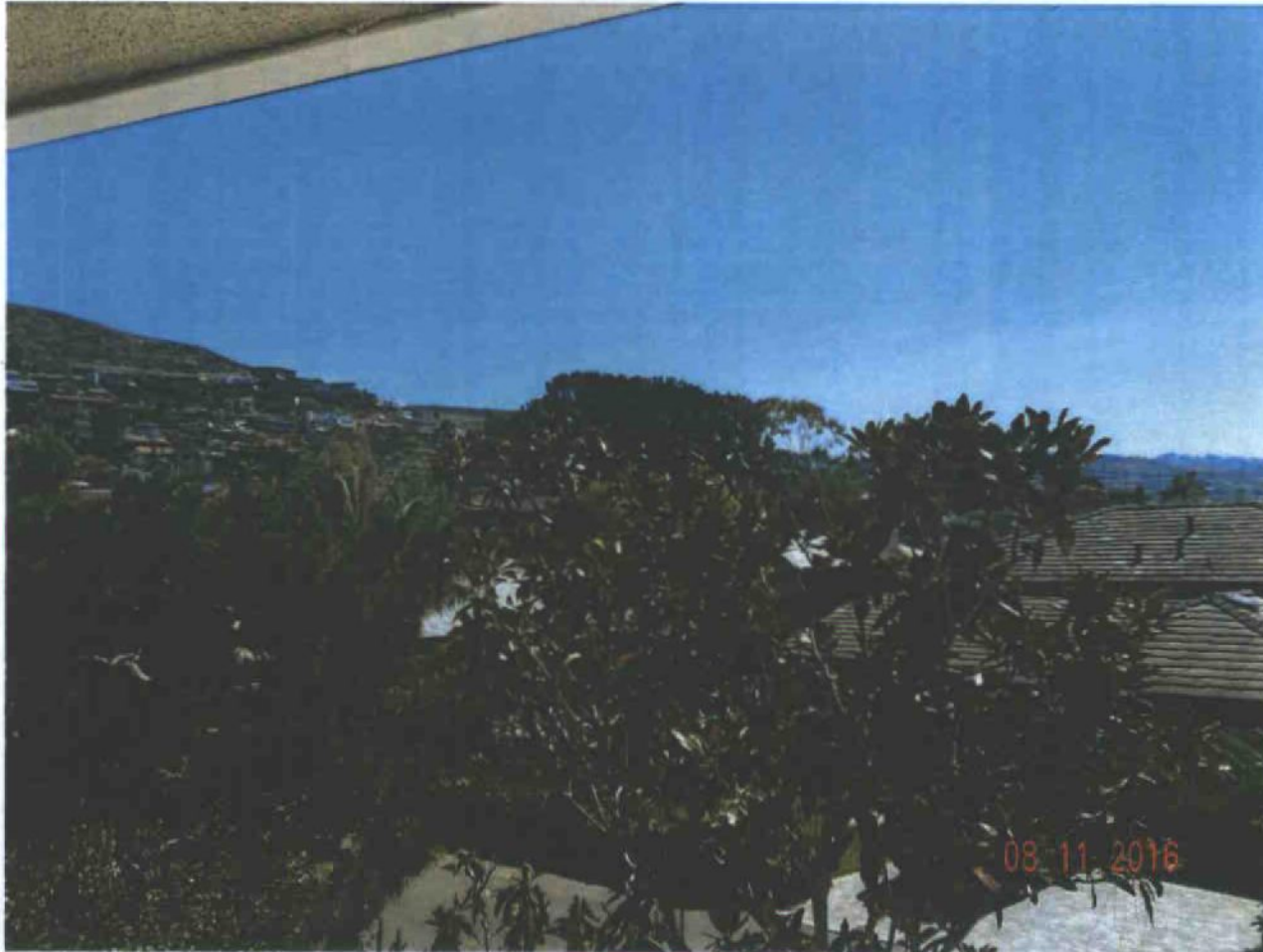
Visual scene description: Contino Point/Twin Points, coastline, ocean horizon, city lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: [Signature] Submitted to property file: 8/24/2016



RECORD OF VIEW

VPP 2016-1687



320 Crescent Bay Dr.

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

Visual scene description: City lights and hillside terrain.

Date of photograph: 8/11/16 Photographed by: [Signature] Submitted to property file: 8/24/2016



August 24, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-1687
320 CRESCENT BAY 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 **320 Crescent Bay 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.

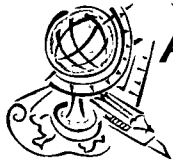
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "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,

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

#7578
14-Aug-16



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

**500' Ownership Listing
for View Preservation
Prepared for:**

**053-133-06
MICHAEL A NERI
320 CRESCENT BAY DR
LAGUNA BEACH CA 92651**

053-131-02
BRADLEY FRANK
225 S 6TH ST 2800
MINNEAPOLIS MN 55402

053-131-04
RICHARD NUNIS
297 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-131-05
299 CRESCENT BAY LLC
1459 SUNSET PLAZA DR
LOS ANGELES CA 90069

053-131-06 053-134-06 053-135-04
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

053-131-07
JOHN C HALL
1367 CIRCLE WAY
LAGUNA BEACH CA 92651

053-131-08
MICHAEL A MUSSALLEM
1306 SKYLINE DR
LAGUNA BEACH CA 92651

053-131-09
MORTON LA KRETZ
6671 W SUNSET BLVD 1575
LOS ANGELES CA 90028

053-131-17, 18
ORANGE COUNTY HARBORS
PO BOX 4048
SANTA ANA CA 92702

053-131-19
JAMES A NEWKIRK
245 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-131-20, 21 053-134-20
KENT RUSSELL
PO BOX 913
LAGUNA BEACH CA 92652

053-131-22
PETER B & JACQUELINE DERVAN
1235 SAINT ALBANS RD
SAN MARINO CA 91108

053-131-23
ANTHONY HYNES
267 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-131-27
MISHEL E MUNAYYER
668 N COAST HWY
LAGUNA BEACH CA 92651

053-131-28
279 CRESCENT BAY DRIVE
279 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-133-01
DAVID S WATKINS
272 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-133-06
MICHAEL A NERI
320 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-133-07
LILIFUTIBO LLC
1907 OCEAN AVE
BELMAR NJ 7719

053-134-01
DAVID M HOPPER
303 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-134-02
LESLIE M CASSERLY
290 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-134-04
FRANK CARRI
363 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-134-07
1435 COAST LP
1435 N COAST HWY
LAGUNA BEACH CA 92651

053-134-09
EDWARD R 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
B MANAGEMENT SERVICES INC
14 MONARCH BAY PLZ 212
MONARCH BEACH CA 92629

053-134-13
HOLLY E SEMLER
165 NIETO AVE
LONG BEACH CA 90803

053-134-14
LLEWELYN L WILLIAMS
1325 CIRCLE WAY
LAGUNA BEACH CA 92651

053-134-15
PAUL F & BEATRICE BENNETT
17295 RAILROAD ST
CITY OF INDUSTRY CA 91748

053-134-16
DUGGAN W NEVILLE
339 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-134-17
PARK REAL ESTATE LAGUNA LLC
1700 PACIFIC AVE 3650
DALLAS TX 75201

053-134-18
GEORGE CARY
3051 N ST
WASHINGTON DC 20007

053-134-19
DOUGLAS A HAND
383 CRESCENT BAY DR
LAGUNA BEACH CA 92651

053-134-23
KEITHA M RUSSELL
PO BOX 913
LAGUNA BEACH CA 92652

053-134-24, 25
RADIGAN COMPANY
1111 BAYSIDE DR 214
CORONA DEL MAR CA 92625

053-135-01
KATHLEEN E MORGAN
1352 CIRCLE WAY
LAGUNA BEACH CA 92651

053-135-02
CHERYL H BRANNAN
3498 SIX MILE HWY
CENTRAL SC 29630

053-135-03
RICHARD GOUL
1370 CIRCLE WAY
LAGUNA BEACH CA 92651

053-135-05
SALLIE D MITCHELL
1310 CIRCLE WAY
LAGUNA BEACH CA 92651

053-135-06
BRADLEY A & ANNE ALFORD
1155 SHENANDOAH RD
SAN MARINO CA 91108

053-135-07
RICHARD OLSHAUSEN
1316 CIRCLE WAY
LAGUNA BEACH CA 92651

053-135-08
MARCIA M YURY
1332 CIRCLE WAY
LAGUNA BEACH CA 92651

053-135-09
JOSEPH PEERY
1344 CIRCLE WAY
LAGUNA BEACH CA 92651