



March 23, 2021

Duggan & Deborah Neville
339 Crescent Bay Dr.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Neville,

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,

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 21-8139**

Visit Date: **February 24, 2021**

Applicant: **Duggan & Deborah Neville**
View Address: **339 Crescent Bay 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/upper level: Solarium, master bedroom
Lower level: Family room

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 San Clemente and Catalina Islands, Contino Point, 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: 3/23/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-8139



339 Crescent Bay Dr.

The photograph above was taken from the family room on the lower floor of the split level primary residential structure.

Visual scene description: Contino Point and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *mjarr* Submitted to property file: *3/23/21*

Document
1 of 4



RECORD OF VIEW

VPP 21-8139



339 Crescent Bay Dr.

The photograph above was taken from the family room on the lower floor of the split level primary residential structure.

Visual scene description: Contino Point, hillside terrain and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *mjar* Submitted to property file: 3/23/21

Document

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RECORD OF VIEW

VPP 21-8139



339 Crescent Bay Dr.

The photograph above was taken from the solarium on the upper floor of the split level primary residential structure.

Visual scene description: Contino Point, hillside terrain and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *[Signature]* Submitted to property file: 3/23/21

Document

3 of 4



RECORD OF VIEW

VPP 21-8139



339 Crescent Bay Dr.

The photograph above was taken from the master bedroom on the upper floor of the split level primary residential structure.

Visual scene description: Contino Point, hillside terrain and ocean horizon.

Date of photograph: 2/24/21 Photographed by: *W. J. [Signature]* Submitted to property file: 3/23/21

Document

4 of 4



March 23, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8139
339 Crescent Bay Dr., Laguna Beach

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **339 Crescent Bay 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. 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



SUSAN W. CASE, INC.

OWNERSHIP MAP

SUSAN W. CASE, INC.

orders@susancaseinc.com

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651

PHONE (949) 494-6105

FILE #218568

339 CRESCENT BAY DR

LAGUNA BEACH CA

VIEW PRESERVATION

MARCH 15 2021

053 122 27
Nancy Grant
1401 Bounty Way
Laguna Beach CA 92651

053 122 28
Sutter County Hospitality
1404 N Coast Hwy
Laguna Beach CA 92651

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
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

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

053 131 27
Mishel Munayyer
668 N Coast Hwy
Laguna Beach CA 92651

053 131 28
Stephen & Donna Johnson
1918 Olive St #3901
Dallas TX 75201

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

053 134 02
Leslie Casserly
290 Crescent Bay Dr
Laguna Beach CA 92651

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

053 134 06
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

053 134 07
1435 Coast LP
1435 N Coast Hwy
Laguna Beach CA 92651

053 134 09
Edward Lainfiesta
1305 Circle Way
Laguna Beach CA 92651

053 134 10
Mahdad Fard-Ghassemi
1311 Circle Way
Laguna Beach CA 92651

053 134 11
Alan Duke
1313 Circle Way
Laguna Beach CA 92651

053 134 12
Justin & Nicole Stone
1317 Circle Way
Laguna Beach CA 92651

053 134 13
Holly Semler
165 Nieto Ave
Long Beach CA 90803

053 134 14
L Gift
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
1601 Elm St #4310
Dallas TX 75201

053 134 18
George Cary
3051 N St NW
Washington DC 20007

053 134 24
Tib LLC
555 Parkcenter Dr #115
Santa Ana CA 92705

053 134 25
Radigan Company
1111 Bayside Dr #214
Corona Del Mar CA 92625

053 135 01
Kenneth Morgan
7544 Waterton St
Fountain Valley CA 92708

053 135 02
Douglas Huestis
3498 Six Mile Hwy
Central SC 29630

053 135 03
Richard Goul
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
Bart B A & A E 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 Peery
1344 Circle Way
Laguna Beach CA 92651

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

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