



June 23, 2025

John Russo
146 Crescent Bay Drive
Laguna Beach, CA 92651
VPP 24-1856

Dear Mr. Russo,

Attached are the documents for the View Preservation/Record of Views application 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 may be located on the city's website via the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on the green box to the right "Record of Views by Address". Please allow 5-7 days for the record to be uploaded to the website.

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.

Warm Regards,

Isidoro Serna

Isidoro Serna
Community Development
Tel. (949) 715-8616 (Ext. 616)
iserna@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 24-1856**

Visit Date: **December 10th, 2024**

Applicant: **John Russo**
View Address: **146 Crescent Bay Drive**

Visit Conducted by: **Isidoro Serna, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living 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 is primarily hillside terrain 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: *06/23/2025* By: *Isidoro Serna*

End of Checklist



RECORD OF VIEW

VPP 24-1856



146 Crescent Bay Drive

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

Visual scene description: Ocean horizon, white water, and Hillside Terrain

Date of photograph: 12/10/24 Photographed by: *Isidoro Serna* Submitted to property file: 06/23/25

Document
1 of 5



RECORD OF VIEW

VPP 24-1856



146 Crescent Bay Drive

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

Visual scene description: Ocean horizon, white water, and Hillside Terrain

Date of photograph: 12/10/24 Photographed by: *Isidoro Serna* Submitted to property file: 06/23/25

Document
2 of 5



RECORD OF VIEW

VPP 24-1856



146 Crescent Bay Drive

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

Visual scene description: Ocean horizon, white water, and Hillside Terrain

Date of photograph: 12/10/24 Photographed by: *Isidoro Serma* Submitted to property file: 06/23/25

Document
3 of 5



RECORD OF VIEW

VPP 24-1856



146 Crescent Bay Drive

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

Visual scene description: Ocean horizon, white water, and Hillside Terrain

Date of photograph: 12/10/24 Photographed by: *Isidoro Serma* Submitted to property file: 06/23/25

Document
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RECORD OF VIEW

VPP 24-1856



146 Crescent Bay Drive

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

Visual scene description: Ocean horizon, white water, and Hillside Terrain

Date of photograph: 12/10/24 Photographed by: *Isidoro Serna* Submitted to property file: 06/23/25

Document
5 of 5

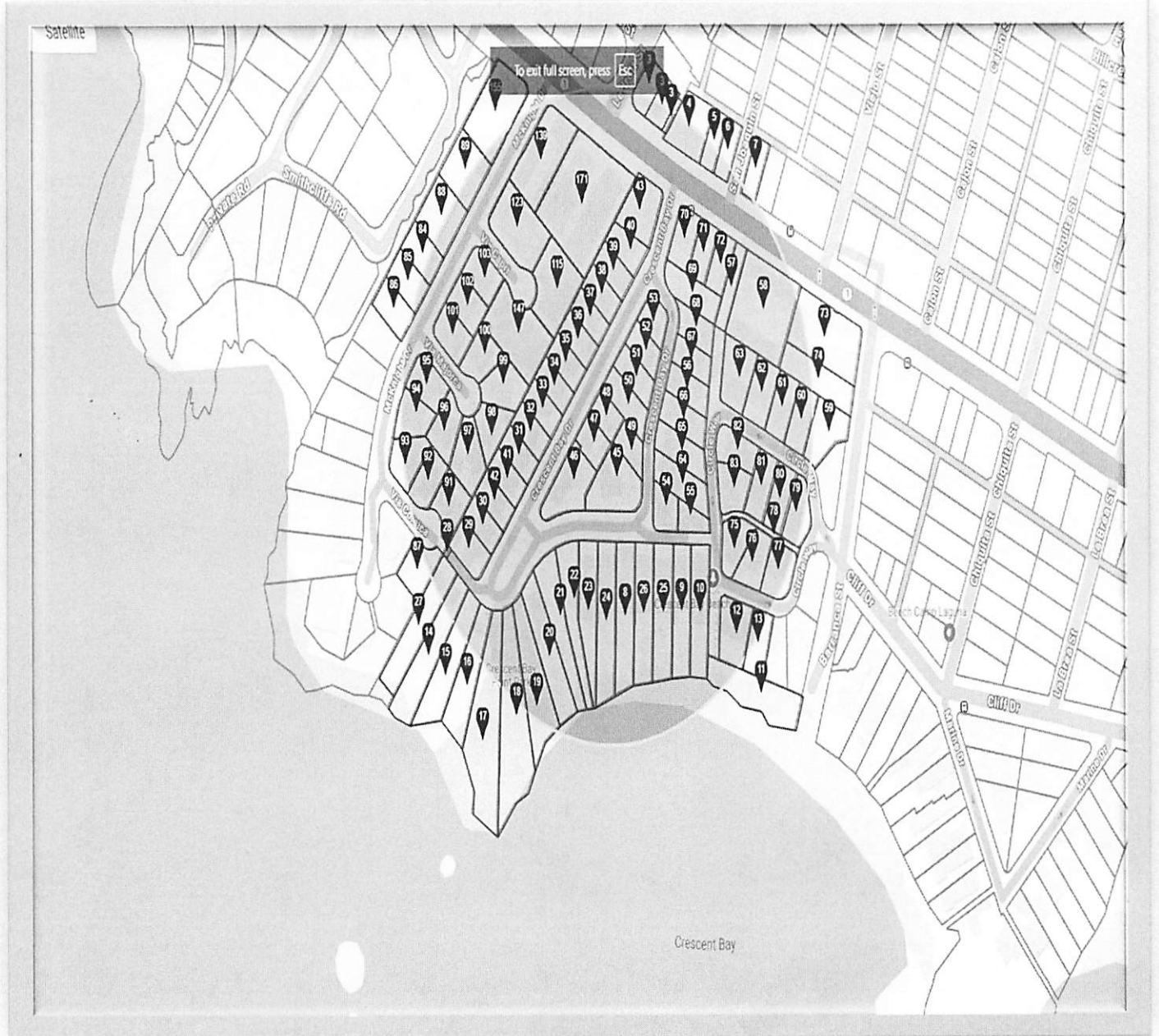
Susan W Case, Inc
4000 Barranca Pkwy #250
Irvine CA 92604
949-494-6105

The public notification was mailed on 3-18-25 for 146 Crescent Bay Dr..

A handwritten signature in black ink that reads "Susan Case". The signature is written in a cursive style with a large initial 'S'.

Susan Case

FILE # 259544
146 CRESCENT BAY DR
3/13/2025
SUBJECT #48



Susan Case Inc
4000 Barranca Pkwy #250
Irvine CA 92604
orders@susancaseinc.com



**Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651**

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

**A Record of View has been documented with the City of Laguna Beach
by the property owner(s) at 146 Crescent Bay Drive.**

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

TO:

**There is no action required from you at
this time.**

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.

March 18, 2025

View Preservation VPP Number: VPP 24-1856
Address: 146 Crescent Bay Drive | APN: 053-133-05

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **146 Crescent Bay Drive**.

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. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. 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.

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 green box to the right "Record of Views by Address". From the webpage, 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. **Please allow up to 30 days for the record to be available on the website from the date of this postcard.** If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at (949) 715-8616 or at iserna@lagunabeachcity.net



VPP 24-1856
146 Crescent Bay Drive

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 restoration action.

FILE # 259544-146 CRESCENT BAY-MARCH 18-2025

ID	APN_D	Ownername	ADDRESS	M_city	M_STATE	M_ZIP
1	053-104-12	Jaime Munoz	1574 N Coast Hwy	Laguna Be:	CA	92651
2	053-104-12	Jaime Munoz	1574 N Coast Hwy	Laguna Be:	CA	92651
3	053-104-12	Jaime Munoz	1574 N Coast Hwy	Laguna Be:	CA	92651
4	053-121-09	Hedrick Apartments	1570 N Coast Hwy	Laguna Be:	CA	92651
5	053-121-19	Giovanni E Damore	1530 N Coast Hwy	Laguna Be:	CA	92651
6	053-121-20	Beranger Properties	2590 Park Ave	Laguna Be:	CA	92651
7	053-122-09	Nsw Llc	6109 St Andrews Dr	Mukitteo	WA	98275
8	053-131-02	Bradley J Frank	225 S 6th St 2800	Minneapolis	MN	55402
9	053-131-04	Richard D Nunis	297 Crescent Bay Dr	Laguna Be:	CA	92651
10	053-131-05	299 Crescent Bay	1459 Sunset Plaza Dr	Los Angele	CA	90069
11	053-131-06	City Of Laguna Beach		Laguna Be:	CA	92651
12	053-131-07	John C Hall	1367 Circle Way	Laguna Be:	CA	92651
13	053-131-08	Michael A Mussallem	1306 Skyline Dr	Laguna Be:	CA	92651
14	053-131-13	Keitha Mia Russell	Po Box 913	Laguna Be:	CA	92652
15	053-131-14	Oak Dolphin	Po Box 913	Laguna Be:	CA	92652
16	053-131-15	Garrick B John	221 Crescent Bay Dr	Laguna Be:	CA	92651
17	053-131-16	Orange County Harbors Beaches & Parks	P O Box 4048	Santa Ana	CA	92702
18	053-131-17	Orange County Harbors Beaches & Parks	P O Box 4048	Santa Ana	CA	92702
19	053-131-18	Orange County Harbors Beaches & Parks	P O Box 4048	Santa Ana	CA	92702
20	053-131-19	James A Newkirk	245 Crescent Bay Dr	Laguna Be:	CA	92651
21	053-131-20	Kent L Russell	Po Box 913	Laguna Be:	CA	92652
22	053-131-21	Kent L Russell	Po Box 913	Laguna Be:	CA	92652
23	053-131-22	Peter B Dervan	263 Crescent Bay Dr	Laguna Be:	CA	92651
24	053-131-23	Anthony W Hynes	267 Crescent Bay Dr	Laguna Be:	CA	92651
25	053-131-27	Mishel E Munayyer	668 N Coast Hwy Pmb 267	Laguna Be:	CA	92651
26	053-131-28	Donna Lisle Johnson	4700 E Moonlight Wy	Paradise V.	AZ	85253
27	053-131-30	Shell Sea	923 Main St	Orange	CA	92867
28	053-132-01	Margaret S M Russell	702 N Canon Dr	Beverly Hill	CA	90210
29	053-132-47	Robert A Boyd	195 Crescent Bay Dr	Laguna Be:	CA	92651
30	053-132-48	Andrew R Horowitz	189 Crescent Bay Dr	Laguna Be:	CA	92651
31	053-132-50	Arnold Rachlis	4876 Paseo De Vega	Irvine	CA	92603
32	053-132-51	Patrick Anthony Mccall	165 Crescent Bay	Laguna Be:	CA	92651
33	053-132-52	Jon C Feder	159 Crescent Bay Dr	Laguna Be:	CA	92651
34	053-132-53	Kimberly D Conroy	151 Crescent Bay Dr	Laguna Be:	CA	92651
35	053-132-54	Sharon M Stelma	147 Crescent Bay Dr	Laguna Be:	CA	92651
36	053-132-55	Bradford J Engelland	141 Crescent Bay Dr	Laguna Be:	CA	92651
37	053-132-56	Yongzhong Mao	17 Coral Ridge	Newport C.	CA	92657
38	053-132-57	Domenico Bianco	4074 Los Nietos Dr	Los Angele	CA	90027
39	053-132-58	Marsha Gandin	123 Crescent Bay Dr	Laguna Be:	CA	92651
40	053-132-59	Paul Gotskind	115 Crescent Bay Dr	Laguna Be:	CA	92651
41	053-132-61	Bay Retreat Llc Crescent	3 Cheyenne	Foothill Ra	CA	92610
42	053-132-65	Ray Richard Farnell	Po Box 7633	Tahoe City	CA	96145
43	053-132-67	Cengiz Sarikcioglu	14069 Temple Hills Dr	Laguna Be:	CA	92651
44	053-132-68	Cengiz Sarikcioglu	105 Crescent Bay Dr A	Laguna Be:	CA	92651
45	053-133-01	David S Watkins	272 Crescent Bay Dr	Laguna Be:	CA	92651
46	053-133-02	Craig W Nickoloff	168 Crescent Bay Dr	Laguna Be:	CA	92651
47	053-133-03	Craig W Nickoloff	168 Crescent Bay Dr	Laguna Be:	CA	92651
48	053-133-05	Marie Angela Russo	146 Crescent Bay Dr	Laguna Be:	CA	92651
49	053-133-06	Michael A Neri	Po Box 5205	Laguna Be:	CA	92652
50	053-133-07	Lilifutibo Llc	1907 Ocean Blvd	Belmar	NH	7719
51	053-133-08	Loro Cayo	4447 Taos Rd	Dallas	TX	75209
52	053-133-09	Wmvlp	Po Box 157	Orange	CA	92856
53	053-133-10	Manuel L Selya	120 Crescent Bay Dr	Laguna Be:	CA	92651
54	053-134-01	David M Hopper	303 Crescent Bay Dr	Laguna Be:	CA	92651
55	053-134-02	Leslie M Casserly	290 Crescent Bay Dr	Laguna Be:	CA	92651
56	053-134-04	Frank W Carri	363 Crescent Bay Dr	Laguna Be:	CA	92651

57	053-134-06	City Of Laguna Beach	505 Forest Ave	Laguna Be: CA	92651
58	053-134-07	1435 Coast	1435 N Coast Hwy	Laguna Be: CA	92651
59	053-134-10	Mahdad Fard-ghassem	1311 Circle Way	Laguna Be: CA	92651
60	053-134-11	Alan Duke	1313 Circle Way	Laguna Be: CA	92651
61	053-134-12	Justin Daniel & Nicole Jennifer Stone	1317 Circle Way	Laguna Be: CA	92651
62	053-134-13	Holly E Semler	165 Nieto Ave	Long Beacl CA	90803
63	053-134-14	Russell L Williams	1621 Heroic Rd	Hailey ID	83333
64	053-134-15	Beatrice E Bennett	1312 Oxford Rd	San Marinc CA	91108
65	053-134-16	Duggan W Neville	339 Crescent Bay Dr	Laguna Be: CA	92651
66	053-134-17	Park Real Estate Laguna	1601 Elm St 4310	Dallas TX	75201
67	053-134-18	George Cary	3051 N Street Nw	Washingto DC	20007
68	053-134-19	Douglas A Hand	383 Cresent Bay Dr	Laguna Be: CA	92651
69	053-134-20	Kent Landis Russell	Po Box 913	Laguna Be: CA	92652
70	053-134-21	Keitha M Russell	Po Box 913	Laguna Be: CA	92652
71	053-134-22	Keitha M Russell	Po Box 913	Laguna Be: CA	92652
72	053-134-23	Keitha M Russell	Po Box 913	Laguna Be: CA	92652
73	053-134-24	Tlb Llc	555 Park Center Dr 115	Santa Ana CA	92705
74	053-134-25	Cove Construction Crescent	25 First Ave Sw A	Watertown SD	57201
75	053-135-01	Dawn Craig	23781 Willow Dr #390	Laguna Hill CA	92653
76	053-135-02	Michael Mussallem	1306 Skyline Dr	Laguna Be: CA	92651
77	053-135-03	Richard Goul	1370 Circle Way	Laguna Be: CA	92651
78	053-135-04	City Of Laguna Beach	505 Forest Ave	Laguna Nig CA	92651
79	053-135-05	Sallie D Mitchell	1310 Circle Way	Laguna Be: CA	92651
80	053-135-06	Bart Alford	1155 Shenandoah Rd	San Marinc CA	91108
81	053-135-07	Richard Olshausen	1316 Circle Way	Laguna Be: CA	92651
82	053-135-08	Marcia M Yury	1332 Circle Way	Laguna Be: CA	92651
83	053-135-09	Joseph C Peery	1344 Circle Dr	Laguna Be: CA	92651
84	053-301-03	Merrilees Family	40 Camino Alto 5303	Mill Valley CA	94941
85	053-301-04	Ali S & Lily N Razai	156 Mcknight Dr	Laguna Be: CA	92651
86	053-301-05	Merrilees Family	150 Mcknight Dr	Laguna Be: CA	92651
87	053-301-18	Stanley Marshall Rosen	1565 Via Corsica	Laguna Be: CA	92651
88	053-301-31	170 Mc Knight Drive	1555 Oak Grove Ave	San Marinc CA	91108
89	053-301-32	Urieproperties Inc	668 N Coast Hwy 236	Laguna Be: CA	92651
91	053-302-01	Corsica Via	195 Crescent Bay	Laguna Be: CA	92651
92	053-302-02	Gloria D Silverman	1590 Via Corsica	Laguna Be: CA	92651
93	053-302-03	Barbara W Boswell	131 Mcknight Dr	Laguna Be: CA	92651
94	053-302-04	Joseph T Fuszard	135 Mc Knight Dr	Laguna Be: CA	92651
95	053-302-05	David Eric Schindler	4021 Aladdin Dr	Huntington CA	92649
96	053-302-06	Donna Scott Coleman	2923 San Juan Blvd	Belmont CA	94002
97	053-302-07	Karuppanna G Kaliannan Kaliannan	2605 Carnarvon Ln	Austin TX	78704
98	053-302-08	Douglas Schadewald	10 Sullivan St 8	New York NY	10012
99	053-302-09	Thomas A Stellar	1700 Sunset Ridge Dr	Laguna Be: CA	92651
100	053-302-10	Eric Kenneth Davidson	1580 Via Majorca	Laguna Be: CA	92651
101	053-302-11	Eric K Davidson	1580 Via Majorca	Laguna Be: CA	92651
102	053-302-12	Kathleen Greene	161 Mcknight Dr	Laguna Be: CA	92651
103	053-302-13	Thomas N Fuelling	169 Mcknight Dr	Laguna Be: CA	92651
109	895-05-001	David L Slater	16901 Marina Bay Dr	Huntington CA	92649
110	895-05-002	Alison Allen	1570 Via Capri 2	Laguna Be: CA	92651
111	895-05-003	Alison Kay Allen	1570 Via Capri 3	Laguna Be: CA	92651
112	895-05-004	Ciro Alejandro Alvarez	16380 Halliburton Rd	Hacienda F CA	91745
113	895-05-005	David L Slater	16901 Marina Bay Dr	Huntington CA	92649
114	895-05-006	Vincent L Mc Cullough	1570 Via Capri 6	Laguna Be: CA	92651
115	895-05-007	Scott Frank & Lisha Ann Garriola	365 Auburn Ln	Sierra Mad CA	91024
116	895-05-008	Louise Offit	1570 Via Capri #8	Laguna Be: CA	92651
117	895-05-009	Kent Bertis Rhodes	29 Endless	Aliso Viejo CA	92656
118	895-05-010	John M Kain	1570 Via Capri 10	Laguna Be: CA	92651
119	895-05-011	Richard Winston Baird	1570 Via Capri 11	Laguna Be: CA	92651
120	895-08-001	Diane Cannon-vogt	1594 Via Capri #1	Laguna Be: CA	92651

121	895-08-002	Miguel P & Sandy O Prietto	1691 La Colina Dr	Santa Ana CA	92705
122	895-08-003	William Fulton	1594 Via Capri 3	Laguna Be: CA	92651
123	895-08-004	David A Van Dyk	2a Station Lane Leeds (t	United Kingdom	
124	895-08-005	Michael Bermingham	2574 Newman Ave	Tustin CA	92782
125	895-08-006	The Gary W Campbell & Nancy L Campbell Joint	8819 County Rd 3 Nw	Oronoco MN	55960
126	895-08-007	Capri Mjp Via	1594 Via Capri 7	Laguna Be: CA	92651
127	895-08-008	Philip P Yee	1594 Via Capri 8	Laguna Be: CA	92651
128	895-08-009	Alexander George Anthony	1594 Via Capri 9	Laguna Be: CA	92651
129	895-08-010	Dan White	6456 E Cypress St	Scottsdale AZ	85257
130	895-08-011	Shawn W Rosenberg	1594 Via Capri 11	Laguna Be: CA	92651
131	895-19-001	David Chapman	1627 N Mountain Vw	Fullerton CA	92831
132	895-19-002	Maximillian Mullender	179 Mcknight Dr 2	Laguna Be: CA	92651
133	895-19-003	Paul R Jones	1315 Coral Dr	Laguna Be: CA	92651
134	895-19-004	Rosa Shadsirat	2276 Beverly Glen Bl 204	Los Angele CA	90064
135	895-19-005	Deborah A Seffinger	10722 Arrow Route 314	Rancho Cu CA	91730
136	895-19-006	Chad Brunochelli	108 Avora St	Monrovia CA	91016
137	895-19-007	Paul R Jones	1315 Coral Dr	Laguna Be: CA	92651
138	895-19-008	Sally Dorsey	7723 E Lolita St	Orange CA	92869
139	895-19-009	Kent V Welte	179 Mcknight Dr 9	Laguna Be: CA	92651
140	895-19-010	Cindy Lee Cannon	179 Mcknight Dr 10	Laguna Be: CA	92651
141	895-19-011	Stephen James Caudana	4932 Corkwood Ln	Irvine CA	92612
142	895-19-012	Dzintris Vallis	179 Monarch Bay	Dana Point CA	92629
143	895-22-001	Judy Teverbaugh	1575 Via Capri 1	Laguna Be: CA	92651
144	895-22-002	Bruce Mcnamara	210 Sonora Dr	San Mateo CA	94402
145	895-22-003	Michael Scott Corell	1631 Calle Las Bolas	San Cleme CA	92672
146	895-22-004	Michelle Darnall Halushka	1 Seward St	San Franci: CA	94114
147	895-22-005	Ned C Reynolds	745 Santa Rosita	Solana Bea CA	92075
148	895-22-006	Assets Erickson	21122 Sailors Bay Lane	Huntington CA	92646
149	895-22-007	Jesus & Alejandra Orihueta	1575 Via Capri 7	Laguna Be: CA	92651
150	895-32-001	Andres Garcia Garcia	12102 Whitley St	Whittier CA	90601
151	895-32-002	Christopher D Dennis	180 Mcknight Dr 2	Laguna Be: CA	92651
152	895-32-003	Wade R Zinn	24806 Port Gamble Rd Ne	Poulsbo WA	98370
153	895-32-004	180 Mcknight Drive	155 Emerald Bay	Laguna Be: CA	92651
154	895-32-005	Kathleen R Regan	604 Princeton Blvd 40	Lowell MA	1851
155	895-32-006	Michael F Lyons	180 Mc Knight Dr 6	Laguna Be: CA	92651
156	895-32-007	Babak Shahmardi	180 Mcknight Dr 7	Laguna Be: CA	92651
157	895-32-008	Ira Jan Poltorak	16521 Mariana Cir	Huntington CA	92649
158	895-32-009	Yvonne Lheureux	180 Mcknight Dr 9	Laguna Be: CA	92651
159	895-32-010	James Christopher Sheldon	180 Mcknight Dr 10	Laguna Be: CA	92651
160	895-32-011	David Wells	180 Mc Knight Dr 11	Laguna Be: CA	92651
161	931-68-313	Curtis Carlson	3758 Matheson Ave	Miami FL	33133
162	931-68-314	Theodore G Rose	1571 N Coast Hwy 2	Laguna Be: CA	92651
163	931-68-315	Cdm Mendoza Properties	428 Old Newport Blvd	Newport Br CA	92663
164	931-68-316	Thomas & Debra Hayburn	3334 E Coast Hwy 256	Corona De CA	92625
165	931-68-317	Barbara Willey-kote	1105 Miramar St	Laguna Be: CA	92651
166	931-68-318	Holly J Schuman	1563 N Coast Hwy	Laguna Be: CA	92651
167	931-68-319	Judd Philip & Andrea Dawn Tirnauer	1561 N Coast Hwy 7	Laguna Be: CA	92651
168	931-68-320	David F Carroll	1559 N Coast Hwy	Laguna Be: CA	92651
169	931-68-321	Charles W Danner	1557 N Coast Hwy 9	Laguna Be: CA	92651
170	931-68-322	Randall G Moler	9966 Amethyst Hls	Las Vegas NV	89148
171	931-68-323	Stuart Gordon & Ella Naroditskaya Altschuler	1553 N Coast Hwy 11	Laguna Be: CA	92651
172	931-68-324	Helena Hwang	1551 N Coast Hwy 12	Laguna Be: CA	92651
173	931-68-325	Sherry D Castillo	1549 N Coast Highway #13	Laguna Be: CA	92651
174	931-68-326	Seven Llc Nellis	668 N Coast Hwy #236	Laguna Be: CA	92651
175	931-68-327	Michael E Donner	99 S E Mizner Blvd 918	Boca Rator FL	33432
176	931-68-328	Bonnie A & Ari E Gray	1543 N Coast Hwy	Laguna Be: CA	92651
177	931-68-329	April Savoy	1541 N Coast Hwy #17	Laguna Be: CA	92651
		City Of Laguna Beac/m Ballard	505 Forest Ave	Laguna Be: CA	92651