



April 5, 2022

Scott and Tracy Ferguson  
3170 Tyrol Drive  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Ferguson,

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 they 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".

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,

A handwritten signature in blue ink that reads "Tony Farr".

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

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 22-0414**

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Visit Date: **March 23, 2022**  
Applicant: **Scott & Tracy Ferguson**  
View Address: **3170 Tyrol Drive**  
  
Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Living room, dining room, primary bedroom

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

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**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: 4/5/22 By: *Tony Farr*

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End of Checklist



**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

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

Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

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

Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22



**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

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

Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22



**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

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

Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

Document  
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**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

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

Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

Document  
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**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

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

Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

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

Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

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

Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22



**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.  
Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.  
Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.  
Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.  
Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.  
Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0414**



**3170 Tyrol Drive**

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.  
Visual scene description: Aliso and Woods Canyon Wilderness Park, Saddleback Mountain, city lights and hillside terrain.

Date of photograph: 3/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22



April 5, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-0414**  
**3170 Tyrol Drive, Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **3170 Tyrol Drive**. 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 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. 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 blue ink that reads "T. Farr".

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



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

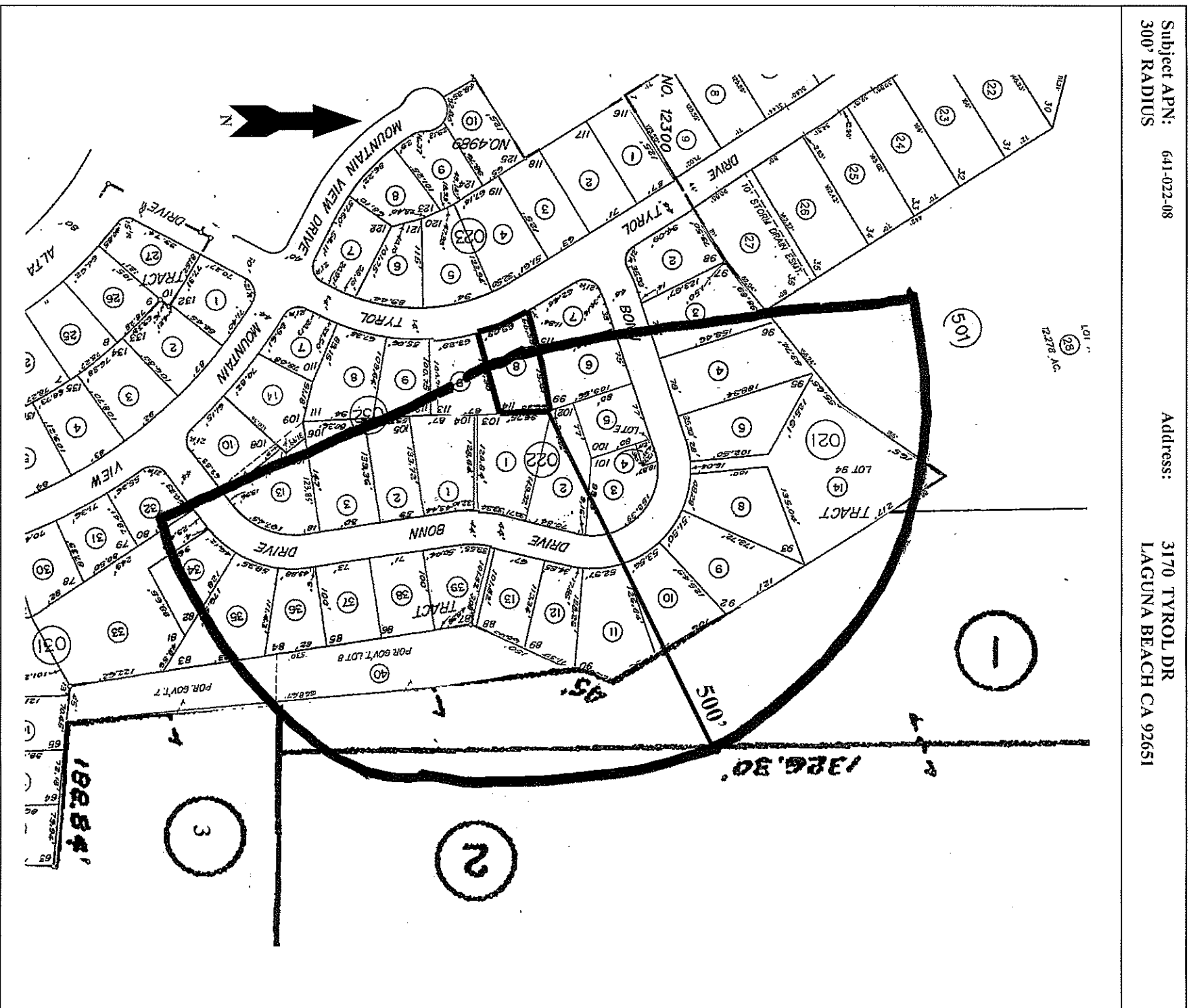
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 641-022-08  
300' RADIUS

Address: 3170 TYROL DR  
LAGUNA BEACH CA 92651





#11127  
3/28/2022



## 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

**RECEIVED**

**MAR 28 2022**

**CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT**

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

**641-022-08  
ROBERT SCOTT FERGUSON  
3170 TYROL DR  
LAGUNA BEACH CA 92651**

641-021-03  
ROBERT M & JULIE L CARVER  
3192 BONN DR  
LAGUNA BEACH CA 92651

641-021-04  
TERRI LYNN EISENBERG  
3186 BONN DR  
LAGUNA BEACH CA 92651

641-021-05  
TORY K THOMAS  
3180 BONN DR  
LAGUNA BEACH CA 92651

641-021-08  
MARK D & JENNIFER F MANI  
3174 BONN DR  
LAGUNA BEACH CA 92651

641-021-09  
GARY L & KAREN A SCHWAGER  
3168 BONN DR  
LAGUNA BEACH CA 92651

641-021-10  
JON DVORAK  
3162 BONN DR  
LAGUNA BEACH CA 92651

641-021-11  
NICHOLAS E CARGILL  
3154 BONN DR  
LAGUNA BEACH CA 92651

641-021-12  
RICHARD J BLOMQUIST  
3150 BONN DR  
LAGUNA BEACH CA 92651

641-021-13  
BRIAN A YORKE  
5 S LA SENDA  
LAGUNA BEACH CA 92651

641-021-14  
ANNA E MIKLOSZY  
3178 BONN DR  
LAGUNA BEACH CA 92651

641-022-01  
RICHARD & HEATHER BELL  
3143 BONN DR  
LAGUNA BEACH CA 92651

641-022-02  
LAURENCE PAUL NOKES  
3149 BONN DR  
LAGUNA BEACH CA 92651

641-022-03  
ELIZABETH A COLEMAN  
3163 BONN DR  
LAGUNA BEACH CA 92651

641-022-04  
BARMIK CORP  
505 FOREST AVE  
LAGUNA BEACH CA 92651

641-022-05  
RICHARD E ANDRESEN  
3185 BONN DR  
LAGUNA BEACH CA 92651

641-022-06  
HERB ROSE  
645 ST ANNS DR  
LAGUNA BEACH CA 92651

641-022-08  
ROBERT SCOTT FERGUSON  
3170 TYROL DR  
LAGUNA BEACH CA 92651

641-022-09  
BRANDON E SHARP  
3164 TYROL DR  
LAGUNA BEACH CA 92651

641-031-32  
JAMES L GOTHARD  
3098 MOUNTAIN VIEW DR  
LAGUNA BEACH CA 92651

641-031-33  
ARTHUR JARRELL TANKERSLEY  
3106 BONN DR  
LAGUNA BEACH CA 92651

641-031-34  
PHILIP DAVID & NIKA SHALALA  
3110 BONN DR  
LAGUNA BEACH CA 92651

641-031-35  
TRUDY J JOSEPHSON  
3114 BONN DR  
LAGUNA BEACH CA 92651

641-031-36  
SAM SUH  
3120 BONN DR  
LAGUNA BEACH CA 92651

641-031-37  
DAVID FINE  
3126 BONN DR  
LAGUNA BEACH CA 92651

641-031-38  
JOHNNY MINH PHAN  
3132 BONN DR  
LAGUNA BEACH CA 92651

641-031-39  
AKIN & HELOISA SILVA CAKAR  
3138 BONN DR  
LAGUNA BEACH CA 92651

641-031-40  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

641-032-01  
MATTHEW A & TAMMY M KECES  
3137 BONN DR  
LAGUNA BEACH CA 92651

641-032-02  
HENRY GARCIA  
3133 BONN DR  
LAGUNA BEACH CA 92651

641-032-03  
MICHAEL E CASTON  
3127 BONN DR  
LAGUNA BEACH CA 92651

641-032-09  
DEBORAH JOAN FORD  
9 WOODSWALLOW LN  
ALISO VIEJO CA 92656

641-032-10  
STEPHEN G BARKER  
P O BOX 1204  
LAGUNA BEACH CA 92652

641-032-13  
JAMES G PEMBERTON  
3115 BONN DR  
LAGUNA BEACH CA 92651

641-151-01, 02, 03  
ORANGE COUNTY HARBORS  
BEACHES & PARKS  
P O BOX 4048  
SANTA ANA CA 92702

641-501-27  
STEPHEN M HORVATH  
PO BOX 179  
LAGUNA BEACH CA 92652

641-501-28  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651