



May 19, 2022

Brault Family Trust
John Brault
3247 Alta Laguna Blvd.
Laguna Beach, CA 92651

Dear Mr. Brault,

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,

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 22-0810**

Visit Date: **5/10/22**
Applicant: **John Brault**
View Address: **3247 Alta Laguna Blvd.**

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 level: Living Room, dining room, kitchen, office
Lower level: Office/bedroom, 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 Catalina Island, Palos Verde peninsula, hillside terrain and the 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: 5/19/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: *5/19/22*

Document

1 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document

2 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/18/22

Document

3 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: *5/18/22*

Document
4 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/18/22

Document

5 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
6 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document

7 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
8 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
9 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
10 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
11 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

The photograph above was taken from the office on the main level of the primary residential structure.
Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
12 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
13 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

The photograph above was taken from the office on the main level of the primary residential structure.
Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Document
14 of 19

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: *5/19/22*



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

The photograph above was taken from the office/bedroom on the lower level of the primary residential structure.
Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
15 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

The photograph above was taken from the office/bedroom on the lower level of the primary residential structure.
Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Document
16 of 19

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

The photograph above was taken from the primary bedroom on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
17 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

The photograph above was taken from the primary bedroom on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document
18 of 19



RECORD OF VIEW

VPP 22-0810



3247 Alta Laguna Blvd.

The photograph above was taken from the primary bedroom on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Palos Verdes Peninsula, hillside terrain and the ocean horizon.

Date of photograph: 05/10/22 Photographed by: *Tony Farr* Submitted to property file: 5/19/22

Document

19 of 19



May 19, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0810
3247 Alta Laguna Blvd., 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 **3247 Alta Laguna Blvd.** 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.

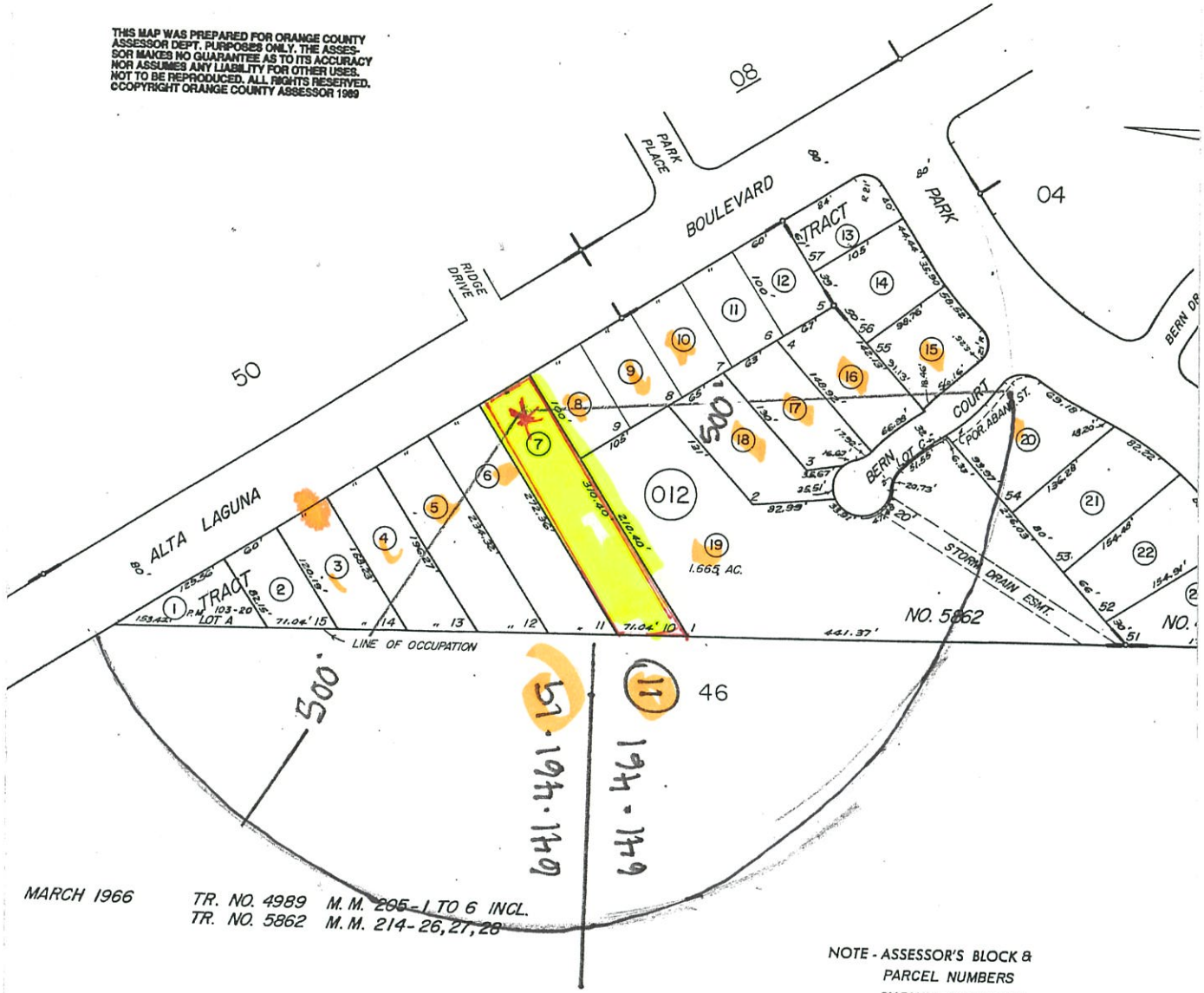
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

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

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. COPYRIGHT ORANGE COUNTY ASSESSOR 1989




MARCH 1966

TR. NO. 4989 M. M. 205-1 TO 6 INCL.
TR. NO. 5862 M. M. 214-26, 27, 28

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

Map Preparer:
SUSAN W. CASE, INC.
4000 BARRANCA PKWY #250
IRVINE CA 92604
949 494 6105
susan@susancaseinc.com

FILE # 228935
3247 ALTA LAGUNA BEACH
LAGUNA BEACH CA
VIEW PRESERVATION
MAY 17 2022
641 012 07



SUSAN W. CASE, INC.

OWNERSHIP MAP

FILE # 228935
3247 ALTA LAGUNA BEACH
LAGUNA BEACH CA
VIEW PRESERVATION
MAY 17 2022
641 012 07



641-012-03
Kathleen Marie Andersen
3721 Alta Laguna Blvd
Laguna Beach CA 92651

641-012-04
Carl D Kelleher
3265 Alta Laguna Blvd
Laguna Beach CA 92651

641-012-05
Mohammad Ala
3259 Alta Laguna Blvd
Laguna Beach CA 92651

641-012-06
Lisa M Leighton
3253 Alta Laguna Blvd
Laguna Beach CA 92651

641-012-07
Elaine J Brault
26192 Palmetto Pl
Mission Viejo CA 92692

641-012-08
Darrell A Butler
3241 Alta Laguna Blvd
Laguna Beach CA 92651

641-012-09
Linda Sue Shelton
3235 Alta Laguna Blvd
Laguna Beach CA 92651

641-012-10
Frank J Baker
3229 Alta Laguna Blvd
Laguna Beach CA 92651

641-012-15
Ted Vali
2720 Park Ave
Laguna Beach CA 92651

641-012-16
Masenga M Kathleen
3208 Bern Ct
Laguna Beach CA 92651

641-012-17
Cary A Glenn
3214 Bern Ct
Laguna Beach CA 92651

641-012-18
Alex J Tucciarone
3220 Bern Ct
Laguna Beach CA 92651

641-012-19
Daniel R Jenkins
3221 Bern Ct
Laguna Beach CA 92651

641-012-20
David J Stollery
3203 Bern Ct
Laguna Beach CA 92651

641-461-11
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641-461-19
Parkside Estates Associates
505 Forest Ave
Laguna Beach CA 92651