



May 23, 2022

Mark Newcomb
2939 Alta Laguna Blvd.
Laguna Beach, CA 92651

Dear Mr. Newcomb,

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, appearing to read "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 22-0524**

Visit Date: **4.21.22**
Applicant: **Mark Newcomb**
View Address: **2939 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, 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 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: 5/23/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0524



2939 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: 5/23/22

Document
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RECORD OF VIEW

VPP 22-0524



2939 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: *5/23/22*

Document
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RECORD OF VIEW

VPP 22-0524



2939 Alta Laguna Blvd.

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Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: 5/23/22

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RECORD OF VIEW

VPP 22-0524



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RECORD OF VIEW

VPP 22-0524



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Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: *s/p3/po*

Document
5 of 9



RECORD OF VIEW

VPP 22-0524



2939 Alta Laguna Blvd.

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RECORD OF VIEW

VPP 22-0524



2939 Alta Laguna Blvd.

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Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: 5/23/22

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RECORD OF VIEW

VPP 22-0524



2939 Alta Laguna Blvd.

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Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: *5/23/22*

Document
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RECORD OF VIEW

VPP 22-0524



2939 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: 5/23/22

Document
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May 23, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0060
311 Viejo St., 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 **2939 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.

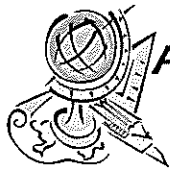
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

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

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

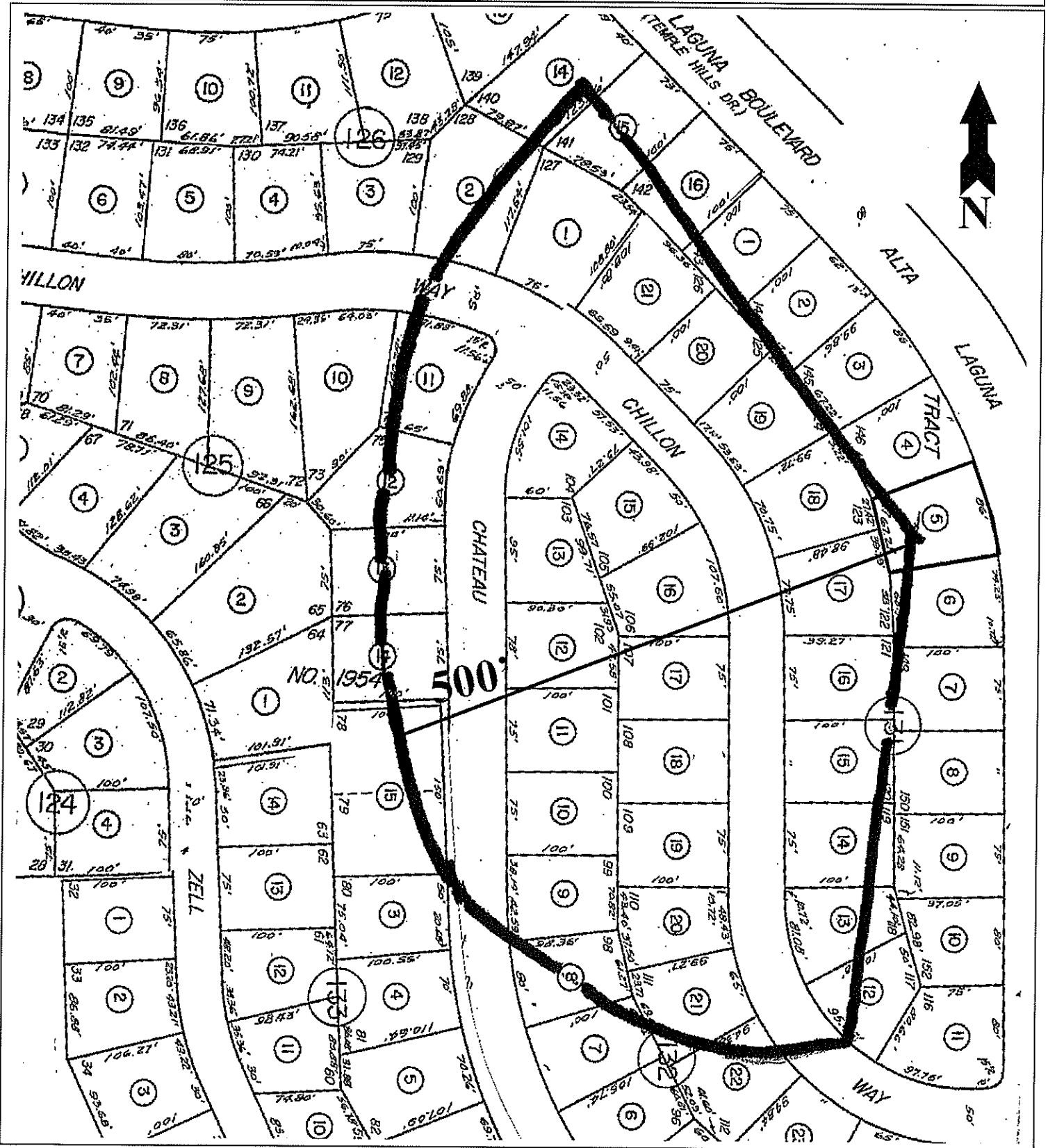
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-131-05
300' RADIUS

Address: 2939 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651



#11219
5/19/2022



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 Denise@Advancedlisting.com

RECEIVED
MAY 19 2022
CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT

500' Ownership Listing

Prepared for:

641-131-05
NEWCOMB MARK D
2939 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-125-11
ROBIN C SHANAHAN
66 TWILIGHT BLUFF
NEWPORT COAST CA 92657

641-125-14
RICHARD A JACKSON
2879 CHATEAU WAY
LAGUNA BEACH CA 92651

641-126-14
CLAUDE B GOURDAL
2989 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-01
SHENG LI
2967 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-04
DAVID A & MARGARET J PUFFER
2947 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-07
TODD PETER GRUBIN
PO BOX 1055
EDWARDS CO 81632

641-131-14
TIM & ANNETTE C TEMPLETON
2828 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-17
JASON & TRACIE LYBBERT
2848 CHILLON WAY
LAGUNA BEACH CA 92651

641-125-12
CHRISTOPHER LEE BRAZELTON
2891 CHATEAU WAY
LAGUNA BEACH CA 92651

641-126-01
AND NICOLA WILLHOIT FAMILY BARON
2898 CHILLON WAY
LAGUNA BEACH CA 92651

641-126-15
DIXIE JORDAN
2983 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-02
HOOSHANG H NEZAFATI
2963 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-05
NEWCOMB MARK D
2939 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-12
CATHEY CURTIS
2808 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-15
JOHN G DARBY
2834 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-18
CAROLE M AUTH
2858 CHILLON WAY
LAGUNA BEACH CA 92651

641-125-13
SHAWN XIAOBO YANG
2885 CHATEAU WAY
LAGUNA BEACH CA 92651

641-126-02
ANNE JESSICA HARLOW
2908 CHILLON WAY
LAGUNA BEACH CA 92651

641-126-16
PASQUALE CLEMENTE
2977 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-03
CATHERINE M ADAIR
2957 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-06
ROBERT ANDREW TALBOT
2933 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-13
YAPING LIU
2820 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-16
PETER G WEISBROD
1620 THURSTON DR
LAGUNA BEACH CA 92651

641-131-19
ROBERT F BUSS
2868 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-20
JENNIFER D HENDERSON
2878 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-21
CRISTINE HAMILTON
2888 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-07
SHIRLEY J GOLDENBERG
2844 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-08
JOAN E MOUNTEER
2854 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-09
DAVID J COTR KATZ
2860 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-10
CHRISTOPHER E CAMPBELL
2866 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-11
JOHN ROOTLIEB
2876 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-12
MARVIN J GORDON
1635 ELEANOR LN
LAGUNA BEACH CA 92651

641-132-13
ALEKSANDRA ELZBIETA KORFANTY
2886 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-14
ROGER KEMPLER
2885 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-15
ANITA H SANDS
2875 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-16
CRAIG R WILLIAMSON
2855 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-17
CHRIS HOSSEIN MOBASSER
2845 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-18
MARJAN TAVAKKOLIAN
2835 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-19
THOMAS JOSEPH BROWN
2829 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-20
MATTHEW BALAKER
2825 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-21
HUBBELL F ALLAN
2819 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-22
STEPHEN W DEXTER
1278 GLENNEYRE ST 287
LAGUNA BEACH CA 92651

641-133-03
ROBERT A COOK
2861 CHATEAU WAY
LAGUNA BEACH CA 92651

641-133-15
ACTION INVESTMENTS FINANCIAL
2867 CHATEAU WAY
LAGUNA BEACH CA 92651