



July 12, 2022

Tim and Annette Templeton
2828 Chillon Way
Laguna Beach, CA 92651

Dear Mr. and Mrs. Templeton,

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 22-1218**

Visit Date: **6/29/22**
Applicant: **Tim & Annette Templeton**
View Address: **2828 Chillon Way**

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: Dining room, living room

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: 7/12/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-1218



2828 Chillon Way

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/10/22

Document
1 of 7



RECORD OF VIEW

VPP 22-1218



2828 Chillon Way

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/12/22



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3 of 7



RECORD OF VIEW

VPP 22-1218



2828 Chillon Way

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Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/12/22



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VPP 22-1218



2828 Chillon Way

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Document
5 of 7



RECORD OF VIEW

VPP 22-1218



2828 Chillon Way

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Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: 7/10/22

Document
6 of 7



RECORD OF VIEW

VPP 22-1218



2828 Chillon Way

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 6/29/22 Photographed by: *Tony Farr* Submitted to property file: *7/12/22*

Document
7 of 7



July 12, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1218
2828 Chillon Way, 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 **2828 Chillon Way**. 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.

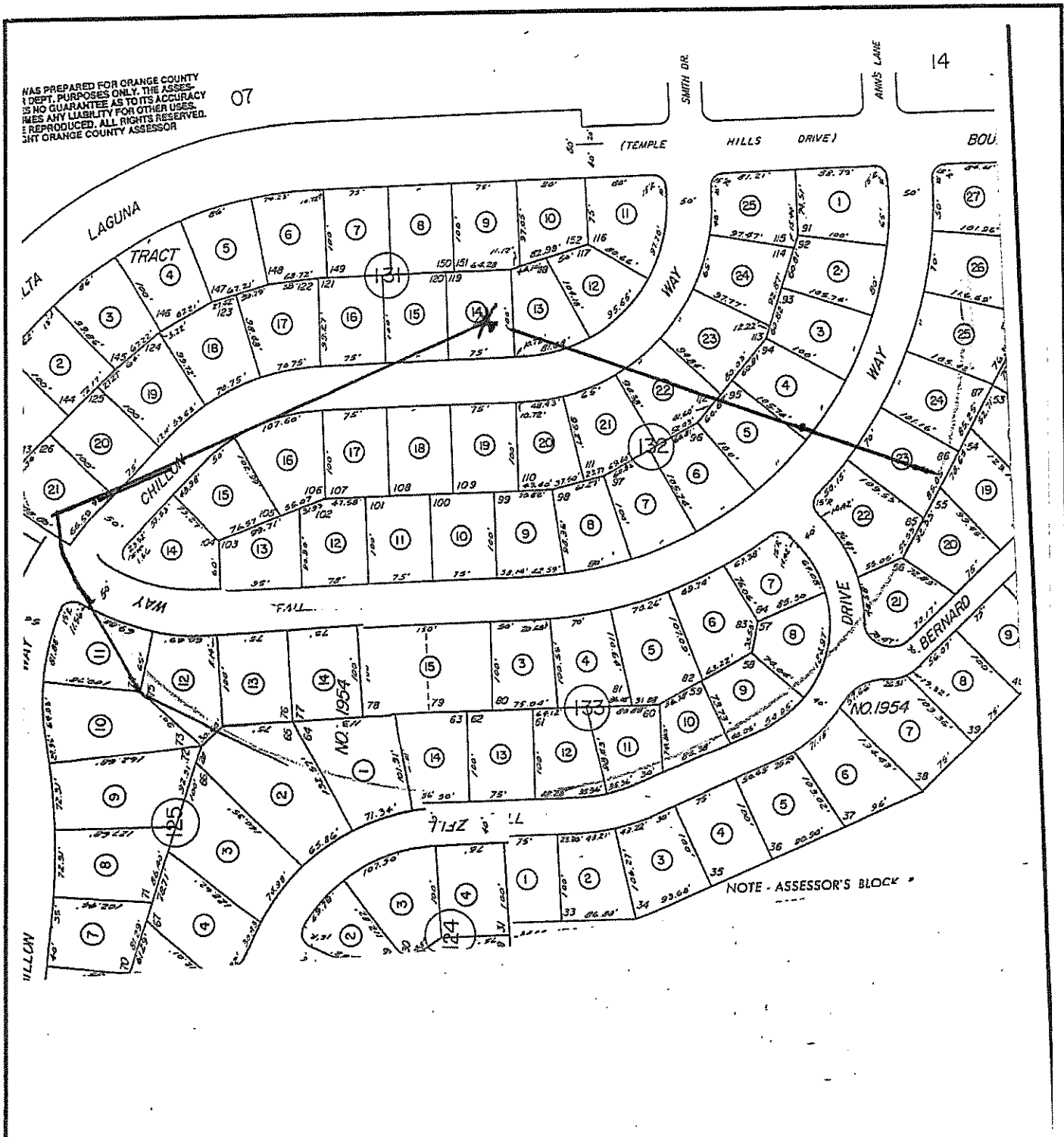
Regards,

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

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 DEPT. PURPOSES ONLY. THE ASSES-
 IS NO GUARANTEE AS TO ITS ACCURACY
 IMES ANY LIABILITY FOR OTHER USES.
 E REPRODUCED. ALL RIGHTS RESERVED.
 SHT ORANGE COUNTY ASSESSOR

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

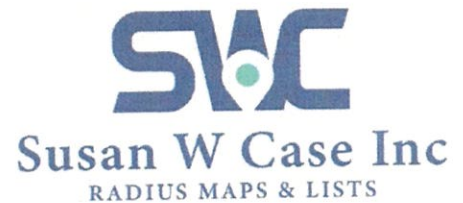
FILE # 228972
 2828 CHILLON WAY
 LAGUNA BEACH CA
 VIEW PRESERVATION
 JULY 21 2022
 SUSAN W. CASE, INC.
 641 131 14



SUSAN W. CASE, INC.

OWNERSHIP MAP

4000 Barranca Pkwy #250 Irvine CA 92604
(949) 494-6105
orders@susancaseinc.com



FILE# 228972
2828 CHILLON WAY
LAGUNA BEACH CA
VIEW PRESERVATION
JULY 21 2022
641 131 14

641-125-01
Steven Michael Walker
1035 La Mirada St
Laguna Beach CA 92651

641-125-02
Judith Frances Lomax
2890 Zell Dr
Laguna Beach CA 92651

641-125-10
Maria & Derek St John
2925 Chillon Way
Laguna Beach CA 92651

641-125-11
Robin C Shanahan
66 Twilight Bluff
Newport Coast CA 92657

641-125-12
Christopher Lee Brazelton
2891 Chateau Way
Laguna Beach CA 92651

641-125-13
Shawn Xiaobo Yang
2885 Chateau Way
Laguna Beach CA 92651

641-125-14
Richard A Jackson
2879 Chateau Way
Laguna Beach CA 92651

641-131-13
Yaping Liu
2820 Chillon Way
Laguna Beach CA 92651

641-131-14
Tim & Annette C Templeton
2828 Chillon Way
Laguna Beach CA 92651

641-131-15
John G Darby
2834 Chillon Way
Laguna Beach CA 92651

641-131-21
Cristine Hamilton
2888 Chillon Way
Laguna Beach CA 92651

641-132-04
William & Kristine Flynn
2826 Chateau Way
Laguna Beach CA 92651

641-132-05
Ari J Novick
2830 Chateau Way
Laguna Beach CA 92651

641-132-06
Geoffrey M & Kristy M Dunning
2838 Chateau Way
Laguna Beach CA 92651

641-132-07
Shirley J Goldenberg
2844 Chateau Way
Laguna Beach CA 92651

641-132-08
Joan E Mounter
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 92653

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

641-133-04
Farzaneh Abravani
2855 Chateau Way
Laguna Beach CA 92651

641-133-05
Evan Dale Lindsay
2849 Chateau Way
Laguna Beach CA 92651

641-133-06
Chateau Llc Laguna
P O Box 1585
Tustin CA 92781

641-133-07
W Y Chen
3710 Avalon Blvd
Los Angeles CA 90011

641-133-08
Dafydd Rhodri Williams
2820 Zell Dr
Laguna Beach CA 92651

641-133-09
Melinda M Morgan
2832 Zell Dr
Laguna Beach CA 92651

641-133-10
Corp Inc Buvan
1820 E Garry Ave #201
Santa Ana CA 92705

641-133-11
La Investing Llc Global
18 Elissa Ln
Ladera Ranch CA 92694

641-133-12
David & Bonnie Koch
2860 Zell Dr
Laguan Beach CA 92651

641-133-13
Carolyn Delino
2864 Zell Dr
Laguna Beach CA 92651

641-133-14
Haiwei Wu
2870 Zell Dr
Laguna Beach CA 92651

641-133-15
Action Investments Financial
2867 Chateau Way
Laguna Beach CA 92651

641-134-21
Matthew David & Blythe Elizabeth
2888 Bernard Ct
Laguna Beach CA 92651

641-134-22
Bradley F & Nancy J Robinson
2809 Zell Dr
Laguna Beach CA 92651

641-134-23
William L & Cynthia M Bowler
2825 Chateau Way
Laguna Beach CA 92651