



January 10, 2023

Charles Bream
1640 Hillcrest Dr.
Laguna Beach, CA 92651

Dear Mr. Bream,

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 22-1769**

Visit Date: **11/09/2022**
Applicant: **Charles Bream**
View Address: **1640 Hillcrest Drive**

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, kitchen, 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 is primarily Emerald Bay bluffs, coastline, whitewater, Catalina Island 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.

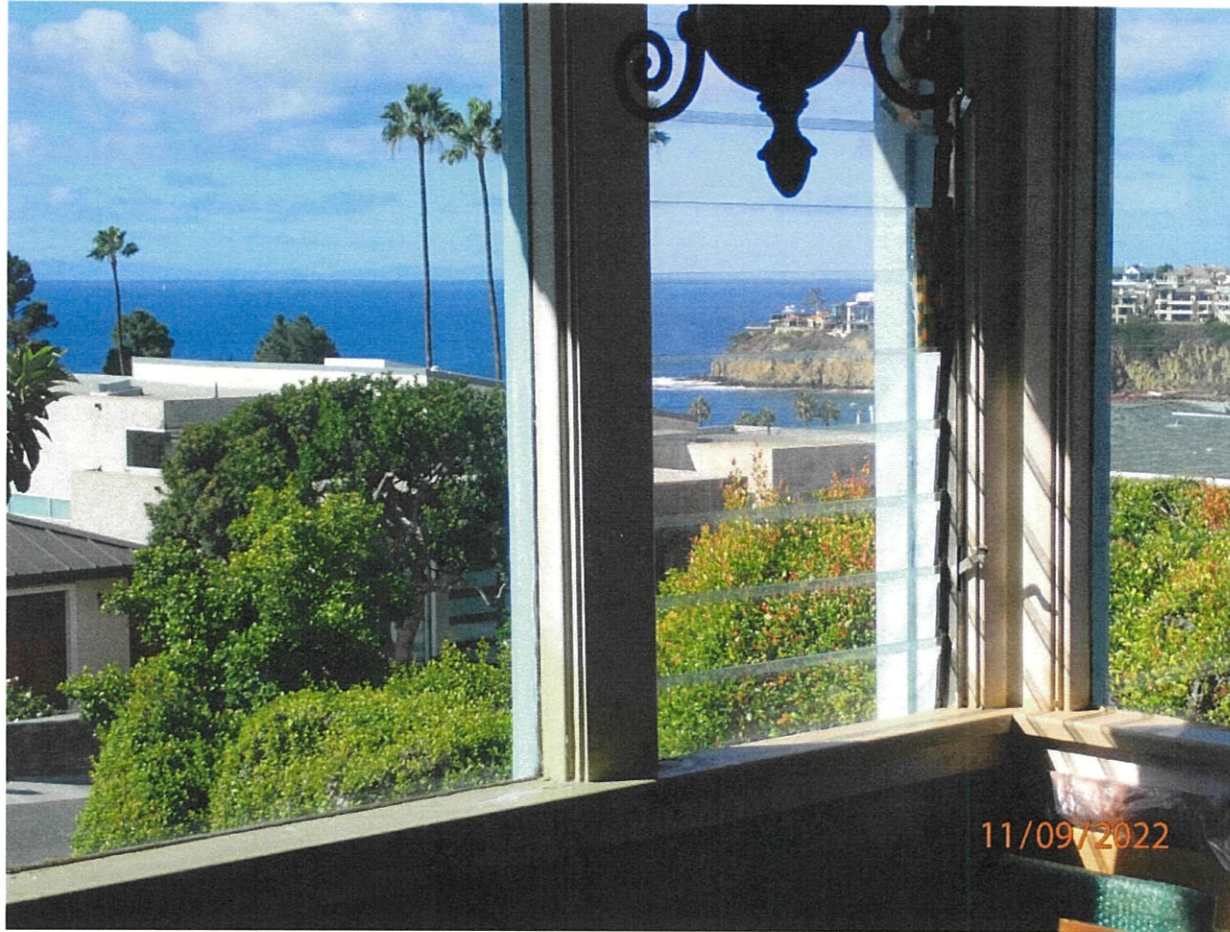
Date: 1/10/23 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-1769



1640 Hillcrest Drive

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

Visual scene description: Emerald Bay bluffs, coastline, whitewater, Catalina Island and ocean horizon.

Date of photograph: 11/09/22 Photographed by: *Tony Farr* Submitted to property file: 1/10/23

Document
1 of 11



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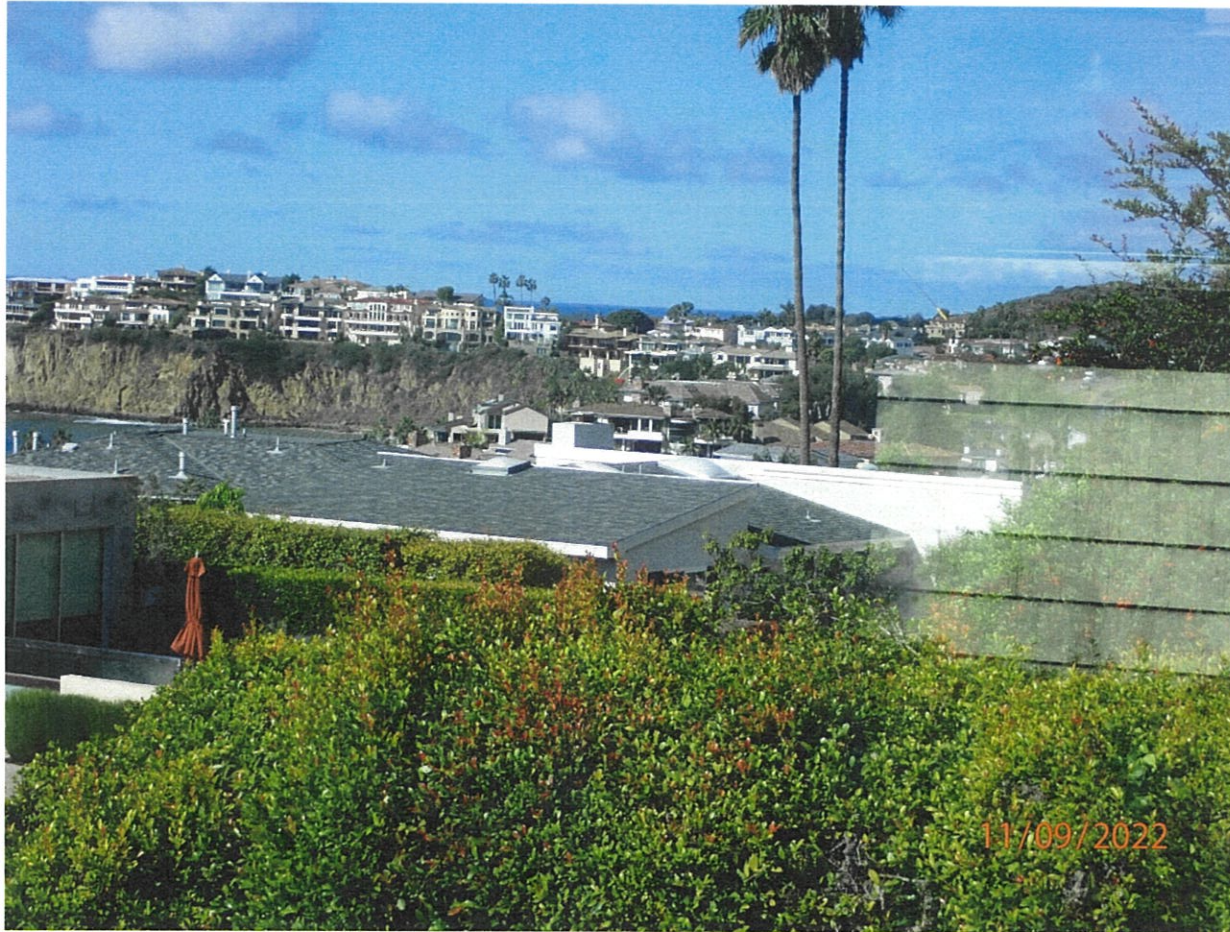
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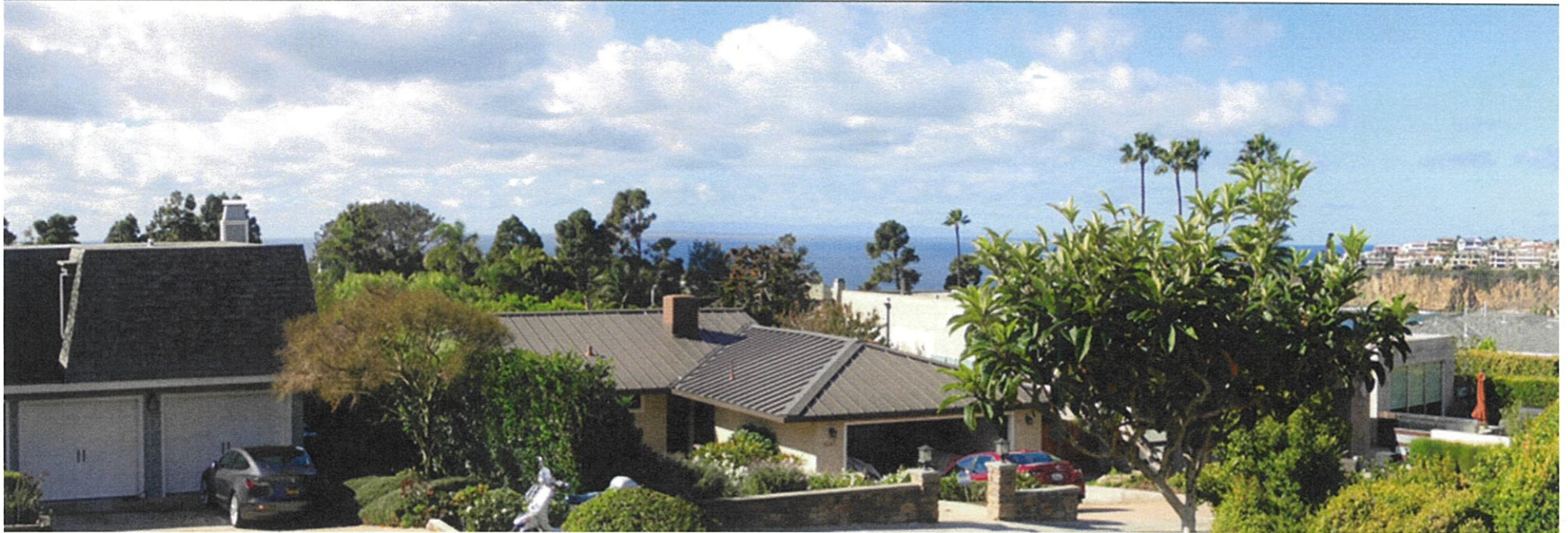
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Document
11 of 11



January 10, 2023

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1769
1640 Hillcrest Drive, Laguna Beach, CA

Dear Property Owner:

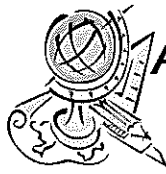
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1640 Hillcrest Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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,

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

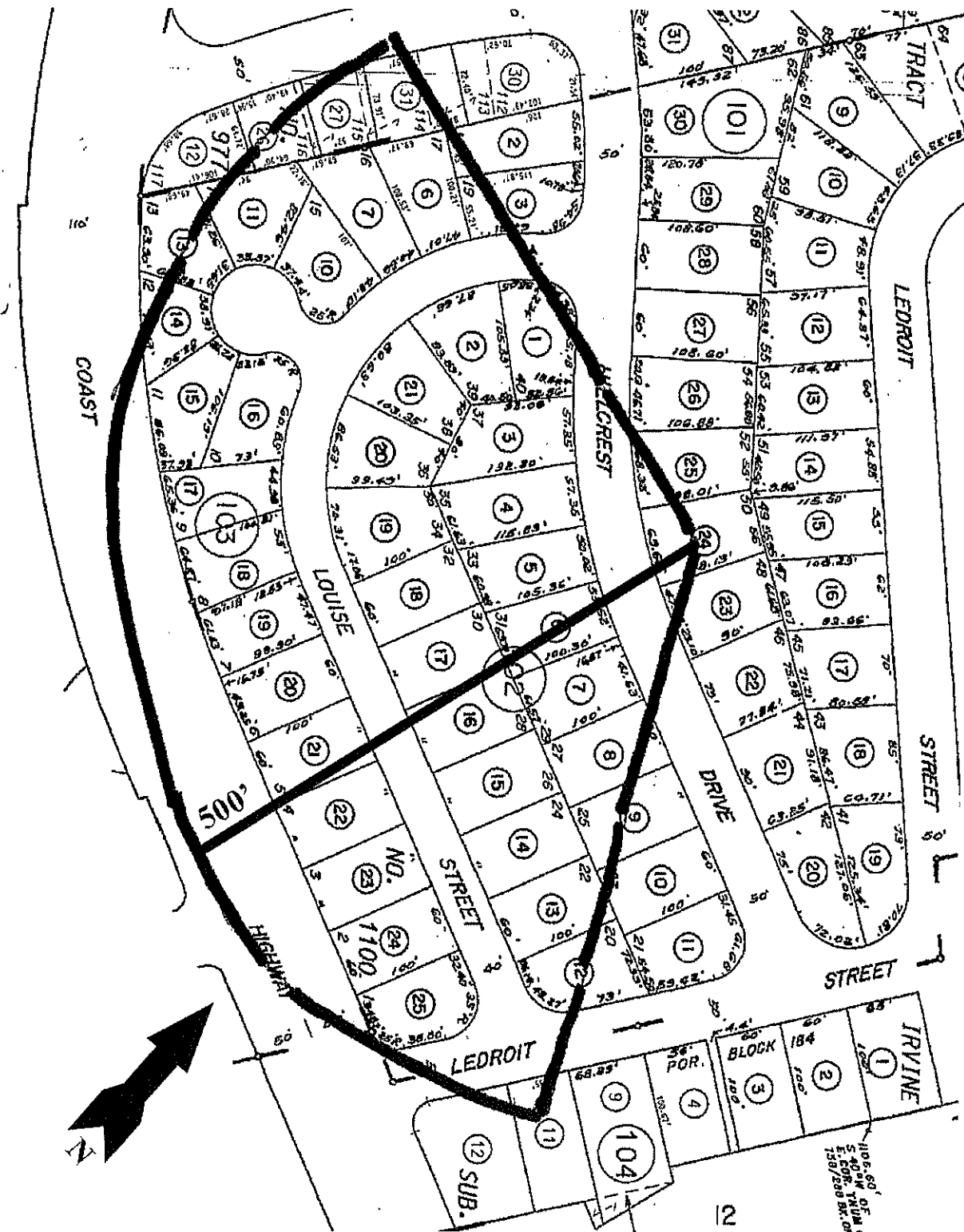
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 053-101-24
500' RADIUS for View Preservation

Address:

1640 HILLCREST DR
LAGUNA BEACH CA 92651





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

#11596

1/4/2023

**500' Ownership Listing
For View Preservation**

Prepared for:

053-101-24

CHARLES CLIFFORD BREAM
1640 HILLCREST DR
LAGUNA BEACH CA 92651

053-101-23

ERIK P KATZMAIER
1632 HILLCREST DR
LAGUNA BEACH CA 92651

053-101-26

ROBERT D SMITH
1662 HILLCREST DR
LAGUNA BEACH CA 92651

053-102-03

MICHAEL P SIMONDI
1655 HILLCREST DR
LAGUNA BEACH CA 92651

053-102-06

LAWRENCE B BLACK
1635 HILLCREST DR
LAGUNA BEACH CA 92651

053-102-09

PETER E BORELLA
1617 HILLCREST DR
LAGUNA BEACH CA 92651

053-102-13

ALONSO EDMUNDO DELGADO DELGADO
1604 LOUISE ST
LAGUNA BEACH CA 92651

053-102-16

LESTER J SAVIT
1620 LOUISE ST
LAGUNA BEACH CA 92651

053-102-19

GARRETT A & STACY L ANDERSON
1656 LOUISE ST
LAGUNA BEACH CA 92651

053-101-24

CHARLES CLIFFORD BREAM
1640 HILLCREST DR
LAGUNA BEACH CA 92651

053-102-01

HELEN S KRUGMAN
1665 HILLCREST DR
LAGUNA BEACH CA 92651

053-102-04

JANET M TAYLOR
1647 HILLCREST DR
LAGUNA BEACH CA 92651

053-102-07

FRANK E MAYER
14877 DE LA VALLE PL
DEL MAR CA 92014

053-102-10

RON WILLIAMSON
2198 RUBY PL
LAGUNA BEACH CA 92651

053-102-14

DENNIS M & LINDA D MC GLYNN
1608 LOUISE ST
LAGUNA BEACH CA 92651

053-102-17

SARA M LOWELL
1624 LOUISE ST
LAGUNA BEACH CA 92651

053-102-20

JESSICA DUNNE
1664 LOUISE ST
LAGUNA BEACH CA 92651

RECEIVED

JAN 05 2023

P LANNING DIVISION
CIT LAGUNA BEACH

053-101-25

FRANK JAMES MANCUSO
PO BOX 6631
LAGUNA NIGUEL CA 92607

053-102-02

DOUGLAS B HANSEN
1680 LOUISE ST
LAGUNA BEACH CA 92651

053-102-05

GENIENE BOECK STILLWELL
1641 HILLCREST
LAGUNA BEACH CA 92651

053-102-08

JEAN-JACQUES BOUCHE
3129 CODY CT
PALM SPRINGS CA 92264

053-102-12

BRYAN A WERLEMANN
519 EMERALD BAY
LAGUNA BEACH CA 92651

053-102-15

HARA GEORGIU
1614 LOUISE ST
LAGUNA BEACH CA 92651

053-102-18

BRADLEY TASCHNER
1648 LOUISE ST
LAGUNA BEACH CA 92651

053-102-21

ROBERT A CARDWELL
1672 LOUISE ST
LAGUNA BEACH CA 92651

053-103-02
DAVID LEE SULTZER
1693 HILLCREST DR
LAGUNA BEACH CA 92651

053-103-03
MICHAEL NEIL ROSS
1691 HILLCREST DR
LAGUNA BEACH CA 92651

053-103-06
BRUCE E REINECKE
1685 LOUISE ST
LAGUNA BEACH CA 92651

053-103-07
JAMES A HARROD
1679 LOUISE ST
LAGUNA BEACH CA 92651

053-103-10
STEVEN MICHAEL REINECKE
1673 LOUISE ST
LAGUNA BEACH CA 92651

053-103-11
STEVEN T & LAURA A HESTER
1667 LOUISE ST
LAGUNA BEACH CA 92651

053-103-12
PENNY SUZANNE PRALLE
204 EMERALD BAY DR
LAGUNA BEACH CA 92651

053-103-13
STANLEY WELDON FLORES
1751 THURSTON DR
LAGUNA BEACH CA 92651

053-103-14
PETER FINNERTY
1655 LOUISE ST
LAGUNA BEACH CA 92651

053-103-15
AARON KOSINS
1651 LOUISE ST
LAGUNA BEACH CA 92651

053-103-16
ROBERT M CAPOBIANCO
1645 LOUISE
LAGUNA BEACH CA 92651

053-103-17
BRADLEY TASCHNER
1641 LOUISE ST
LAGUAN BEACH CA 92651

053-103-18
FRANK T CURRY
422 EMERALD BAY
LAGUNA BEACH CA 92651

053-103-19
STEPHEN G JOHNSON
1631 LOUISE ST
LAGUNA BEACH CA 92651

053-103-20
MARC L BONFELD
1625 LOUISE ST
LAGUNA BEACH CA 92651

053-103-21
CHRISTOPHER J TURNER
1621 LOUISE ST
LAGUNA BEACH CA 92651

053-103-22
GLENN A BIANCHI
30 EMERALD BAY
LAGUNA BEACH CA 92651

053-103-23
BRIAN T LOPES
1611 LOUISE ST
LAGUNA BEACH CA 92651

053-103-24
MARK W & BRENDA B MADISON
1605 LOISE ST
LAGUNA BEACH CA 92651

053-103-25
ALI HOJREH
148 ALICANTE AISLE
IRVINE CA 92614

053-104-09
JEFFREY FORBES WILSON
2074 MARIAN WAY
COSTA MESA CA 92627

053-104-11
SUSAN L MONTONNA
215 LEDROIT A
LAGUNA BEACH CA 92651

053-104-12
JAIME MUNOZ
1574 N COAST HWY
LAGUNA BEACH CA 92651