



March 12, 2020

Todd & Karen Grubin  
2927 Alta Laguna Blvd.  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Grubin,

Attached are the documents for the View Preservation/Record of Views claim 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 link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 20-5669**

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Visit Date: **March 9, 2020**  
Applicant: **Todd & Karen Grubin**  
View Address: **2927 Alta Laguna Blvd.**

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, master bedroom

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

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of Catalina and San Clemente Islands, Palos Verde Peninsula, city lights and ocean horizon.

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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: 3/12/2020 By: *Tony Farr*

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End of Checklist



## RECORD OF VIEW

VPP 20-5669



2927 Alta Laguna Blvd.

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: *Myan* Submitted to property file: *3/12/2020*

Document  
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**RECORD OF VIEW**

**VPP 20-5669**



**2927 Alta Laguna Blvd.**

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: *W. J. Jarr* Submitted to property file: *3/12/2020*



**RECORD OF VIEW**

**VPP 20-5669**



**2927 Alta Laguna Blvd.**

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: *[Signature]* Submitted to property file: *3/12/2020*



**RECORD OF VIEW**

**VPP 20-5669**



**2927 Alta Laguna Blvd.**

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: *M. J. [Signature]* Submitted to property file: 3/12/2020

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## RECORD OF VIEW

VPP 20-5669



2927 Alta Laguna Blvd.

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: refar Submitted to property file: 3/12/2020

Document  
5 of 9



**RECORD OF VIEW**

**VPP 20-5669**



**2927 Alta Laguna Blvd.**

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: *[Signature]* Submitted to property file: *3/12/2020*

Document  
6 of 9





**RECORD OF VIEW**

**VPP 20-5669**



**2927 Alta Laguna Blvd.**

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *3/12/2020*

Document  
7 of 9



**RECORD OF VIEW**

**VPP 20-5669**



**2927 Alta Laguna Blvd.**

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: *M. Jara* Submitted to property file: *3/10/2020*

Document  
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**RECORD OF VIEW**

**VPP 20-5669**



**2927 Alta Laguna Blvd.**

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

Visual scene description: San Clemente and Catalina Islands, Palos Verdes Peninsula, city lights and ocean horizon.

Date of photograph: 3/9/2020 Photographed by: *W. J. J. J.* Submitted to property file: *3/12/2020*



March 12, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 20-5669  
2927 ALTA LAGUNA BLVD., LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **2927 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 Municipal Code Section 12.16.030.

As an affected 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.

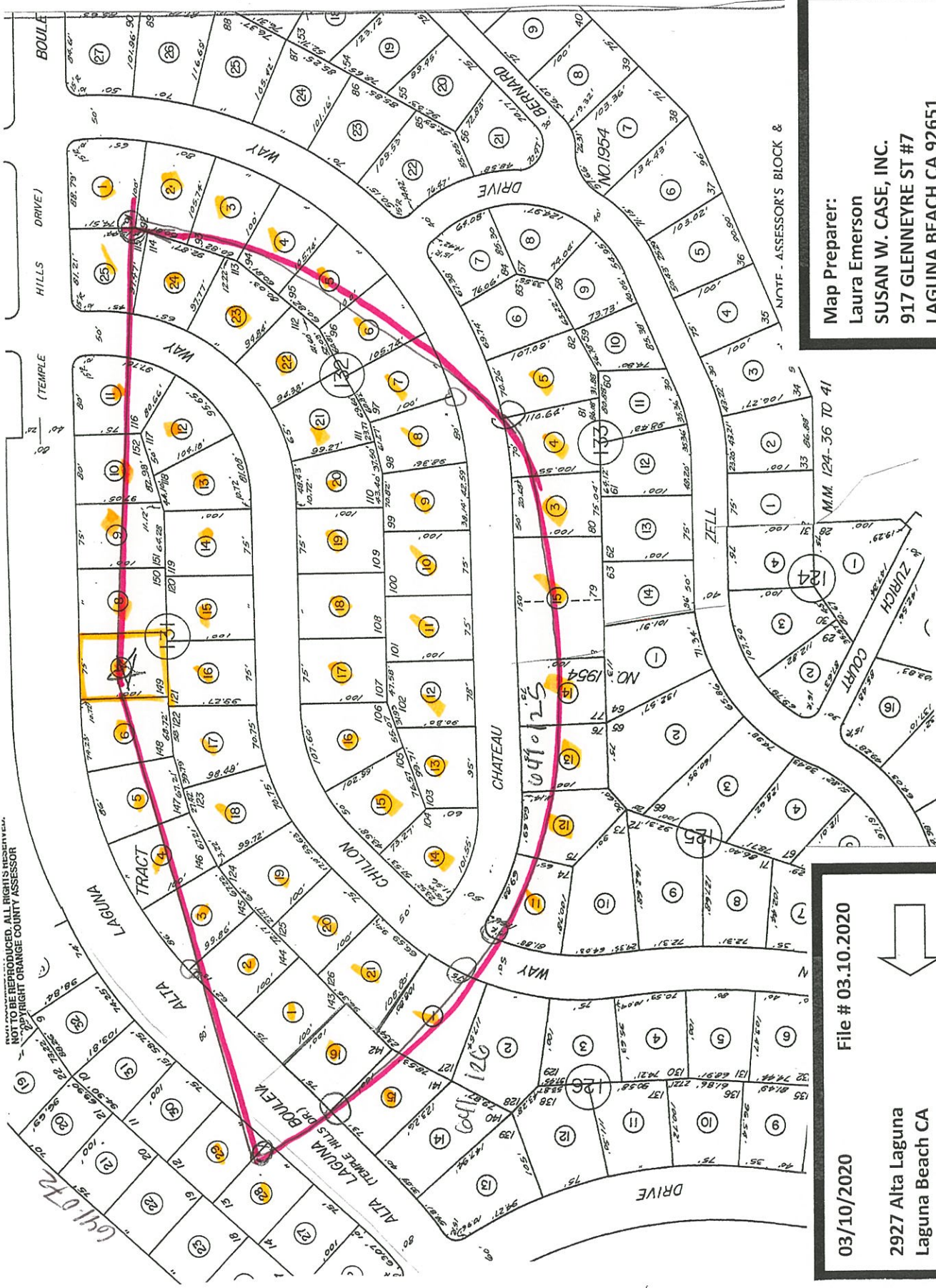
The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from the subject property. A map of the affected 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 black ink, appearing to read "Tony Farr".

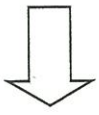
Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

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Map Preparer:  
 Laura Emerson  
 SUSAN W. CASE, INC.  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
 orders@susancaseinc.com

03/10/2020 File # 03.10.2020  
 2927 Alta Laguna  
 Laguna Beach CA  
 APN(s) 641 131 07  
 500' Owner  
 View Preservation



SUSAN W. CASE, INC.

orders@susancaseinc.com

03.10.2020(2)

2927 Alta Laguna  
Laguna Beach CA  
APN(s) 641 131 07  
500' View Preservation  
March 10 2020

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105

RECEIVED

MAR 11 2020

ZONING DIVISION  
CITY OF LAGUNA BEACH, CA

641 072 28  
Lisa Rollins  
2980 Alta Laguna Blvd  
Laguna Beach CA 92651

641 072 29  
Alan Kap Obrien  
2974 Alta Laguna Blvd  
Laguna Beach CA 92651

641 125 11  
Robin The Nabors  
2897 Chateau Way  
Laguna Beach CA 92651

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

641 125 13  
Jennifer Strickland  
2885 Chateau Way  
Laguna Beach CA 92651

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

641 126 01  
Janet Lesley Petersen  
64 Puesto Rd  
Rancho Mission Viejo CA 92694

641 126 02  
Anne Jessica Harlow  
2908 Chillon Way  
Laguna Beach CA 92651

641 126 15  
Dixie Dixie Jordan  
2983 Alta Laguna Blvd  
Laguna Beach CA 92651

641 126 16  
Pasquale Clemente  
2977 Alta Laguna Blvd  
Laguna Beach CA 92651

641 131 01  
Joan Chakshuvej  
3474 Milton St  
Pasadena CA 91107

641 131 02  
Nezafati Badamchian  
2963 Alta Laguna Blvd  
Laguna Beach CA 92651

641 131 03  
Stuart Adair  
2957 Alta Laguna Blvd  
Laguna Beach CA 92651

641 131 04  
Margaret Puffer  
2947 Alta Laguna Blvd  
Laguna Beach CA 92651

641 131 05  
Farzaneh Abrayani  
20 Corporate Plaza Dr #150  
Newport Beach CA 92660

641 131 06  
Robert Andrew Talbot  
2933 Alta Laguna Blvd  
Laguna Beach CA 92651

641 131 07  
Grubin  
Po Box 1055  
Edwards CO 81632

641 131 08  
James Stephenson  
2921 Alta Laguna Blvd  
Laguna Beach CA 92651

641 131 09  
Mariella Samuel Simon  
630 Agate St  
Laguna Beach CA 92651

641 131 10  
Johannes Nietsch  
2909 Alta Laguna Blvd  
Laguna Beach CA 92651

641 131 11  
Cheryl Kistner Romig  
2903 Alta Laguna Blvd  
Laguna Beach CA 92651

641 131 12  
Cathey Curtis  
2808 Chillon Way  
Laguna Beach CA 92651

641 131 13  
Yaping Liu  
203 Hockessin Cir  
Hockessin DE 19707

641 131 14  
Tim Templeton  
2828 Chillon Way  
Laguna Beach CA 92651

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

641 131 16  
Peter Weisbrod  
1620 Thurston Dr  
Laguna Beach CA 92651

641 131 17  
Jason Lybbert  
2848 Chillon Way  
Laguna Beach CA 92651

641 131 18  
Carole M C M Auth  
2858 Chillon Way  
Laguna Beach CA 92651

641 131 19  
Robert Buss  
2868 Chillon Way  
Laguna Beach CA 92651

641 131 20  
Jennifer Henderson  
2878 Chillon Way  
Laguna Beach CA 92651

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

641 132 01  
Andrew Blanton  
2804 Chateau Way  
Laguna Beach CA 92651

641 132 02  
Michael Farley  
2808 Chateau Way  
Laguna Beach CA 92651

641 132 03  
Pensco Co Cdn Fbo  
2808 Chateau Way  
Laguna Beach CA 92651

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

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

641 132 06  
Geoffrey Dunning  
2838 Chateau Way  
Laguna Beach CA 92651

641 132 07  
Shirley Goldenberg  
2323 S Beverly Glen Blvd #2  
Los Angeles CA 90064

641 132 08  
Joan Mounteer  
2854 Chateau Way  
Laguna Beach CA 92651

641 132 09  
Alex Denes  
4243 SW Bertha Ave  
Portland OR 97239

641 132 10  
Christopher Campbell  
2866 Chateau Way  
Laguna Beach CA 92651

641 132 11  
Rootlieb  
2876 Chateau Way  
Laguna Beach CA 92651

641 132 12  
Marvin J M & M Gordon  
1635 Eleanor Ln  
Laguna Beach CA 92651

641 132 13  
Aleksandra Korfanty  
2886 Chateau Way  
Laguna Beach CA 92651

641 132 14  
Roger Kempler  
2885 Chillon Way  
Laguna Beach CA 92651

641 132 15  
Anita Sands  
2875 Chillon Way  
Laguna Beach CA 92651

641 132 16  
Craig Williamson  
2855 Chillon Way  
Laguna Beach CA 92651

641 132 17  
Chris Mobasse  
74 Lupari  
Irvine CA 92618

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  
F Allan Hubbell  
2819 Chillon Way  
Laguna Beach CA 92651

641 132 22  
Stephen W S W Dexter  
1278 Glenneyre St #287  
Laguna Beach CA 92651

641 132 23  
Richard Vernon  
6 Maritime Dr  
Corona Del Mar CA 92625

641 132 24  
Steven Buchanan  
2805 Chillon Way  
Laguna Beach CA 92651

641 132 25  
Gregory Kennedy  
2801 Chillon Way  
Laguna Beach CA 92651

641 133 03  
Cook Robert The  
2861 Chateau Way  
Laguna Beach CA 92651

641 133 04  
Robert Cadalso Jr.  
2855 Chateau Way  
Laguna Beach CA 92651

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

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