

June 30, 2020

Steve and Shelley Sasaki 3197 Alta Laguna Blvd. Laguna Beach, CA 92651

Dear Mr. and Mrs. Sasaki,

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.

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. Resolution 17-0168, specifically Items #15 and #16, establishes a view corridor from the master bedroom and the dining room related to new and existing vegetation.

Please contact me should you have any questions related to the attached documents.

Regards,

Tony Farr, Associate Planner

View Preservation and Restoration

Department of Community Development

Tel. 949.497.0322

tfarr@lagunabeachcity.net

TEL (949) 497-3311

VIEW PRESERVATION SITE VISIT CHECKLIST

City of Laguna Beach View Claim No: VPP 20-6312

Visit Date:

June 11, 2020

Applicant:

View Address:

Steve and Shelley Sasaki 3197 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:

Family room, dining room, kitchen, dining area, living

Upper level:

Master bedroom, office

Visual scene for each location noted above.

The visual scene consists primarily of 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.

End of Checklist





3197 Alta Laguna Blvd.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon. Resolution 17-0168 establishes a view corridor from the master bedroom across 2755 Park related to new and existing vegetation and illustrated in the Compliance photographs dated 11/27/18..

Date of photograph: 6/11/20 Photographed by:

Submitted to property file:

Document 1 of 30





3197 Alta Laguna Blvd.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Document 2 of 30





3197 Alta Laguna Blvd.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by:

Submitted to property file: 6/30/2020

Document 3 of 30





3197 Alta Laguna Blvd.

The photograph above was taken from the master bedroom on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 6/11/20 Photographed by:

Submitted to property file: 6/30/2020

Document 4 of 30

CALIFORNIE CALIFORNIE

RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by:

Submitted to property file: 6/30/200

Document 5 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by: Man

Submitted to property file: 6/30/2020

Document 6 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: ocean horizon.

Date of photograph: 6/11/20 Photographed by: _______Submitted to property file: ______6/3a/3a3c

Document 7 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon. Resolution 17-0168 establishes a view corridor from the dining room across 2755 Park Avenue related to new and existing vegetation and illustrated in the Compliance photographs dated 11/27/18.

Document 8 of 30





3197 Alta Laguna Blvd.

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

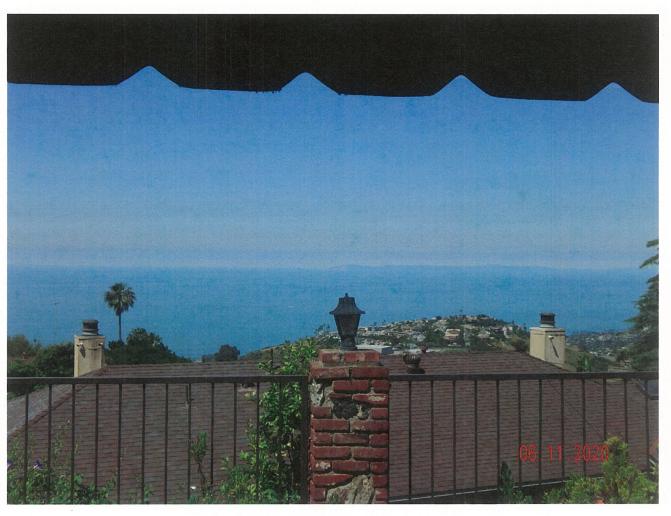
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by: ______Submitted to property file:

Document 9 of 30

CALIFORNIP

RECORD OF VIEW VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by:

_ Submitted to property file: _6/38

Document 10 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by:

_ Submitted to property file: _

Document 11 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: ocean horizon.

Date of photograph: 6/11/20 Photographed by: ______ Submitted to property file: ______

Document 12 of 30



RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Document 13 of 30



3197 Alta Laguna Blvd.

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

Visual scene description: ocean horizon.

Date of photograph: 6/11/20 Photographed by: Man Submitted to property file: 6/30/2020

Document 14 of 30

RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: ocean horizon.

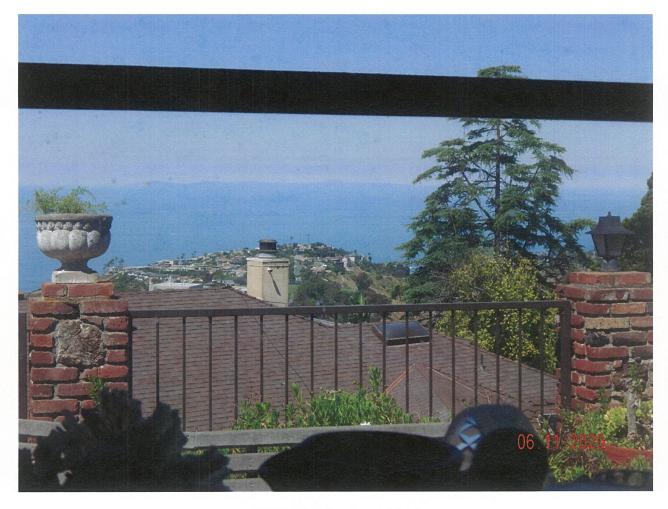
Date of photograph: 6/11/20 Photographed by: ______ Submitted to property file: ______

Document 15 of 30

CALIFORNIA CALIFORNIA

RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by:

Submitted to property file: 6/30/2020

Document 16 of 30

RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon. Date of photograph: 6/11/20 Photographed by: Man Submitted to property file: 6/30/2020

Document 17 of 30



3197 Alta Laguna Blvd.

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

Visual scene description: ocean horizon.

Date of photograph: 6/11/20 Photographed by: ______ Submitted to property file: ______ 6

Document 18 of 30

CALIFORNIE

RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by:

__ Submitted to property file: __

Document 19 of 30

CALIFORNIA CONTRACTOR OF THE PARTY OF THE PA

RECORD OF VIEW VPP 20-6312



3197 Alta Laguna Blvd.

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

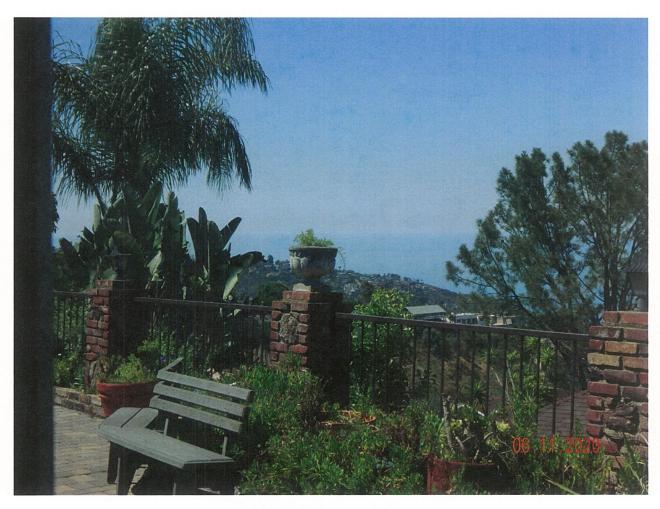
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by:

Submitted to property file: 6/30/2020

Document 20 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: ocean horizon.

Date of photograph: 6/11/20 Photographed by:

_ Submitted to property file: _6

Document 21 of 30

CALIFORNIA CHARLES

RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

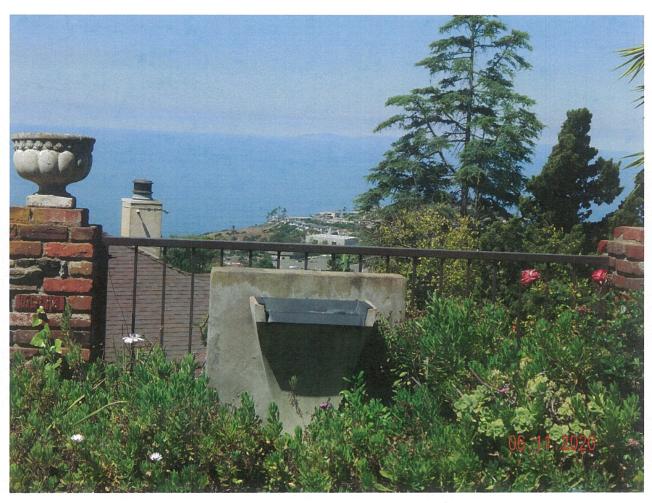
Date of photograph: 6/11/20 Photographed by:

_ Submitted to property file: $_$ 6

Document 22 of 30

CALIFORNIE

RECORD OF VIEW VPP 20-6312



3197 Alta Laguna Blvd.

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

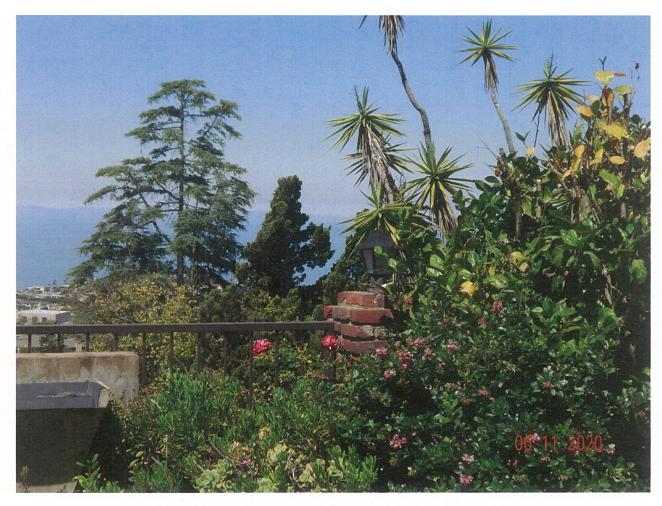
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by: _______

_ Submitted to property file: ____6/

Document 23 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by: _______ Submitted to property file: _______ 6/3a/2a2o

Document 24 of 30



RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by: _______Submitted to property file: ________Submitted to property file: _________

Document 25 of 30

RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by: ______ Submitted to property file: ___

Document 26 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: ocean horizon.

Date of photograph: 6/11/20 Photographed by:

Submitted to property file: $\frac{6}{30}$

Document 27 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by: Marx

Submitted to property file: 6/30/2020

Document 28 of 30



RECORD OF VIEW

VPP 20-6312



3197 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 6/11/20 Photographed by:

Submitted to property file: _____

30/2020

Document 29 of 30





3197 Alta Laguna Blvd.

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

Visual scene description: ocean horizon.

Date of photograph: 6/11/20 Photographed by:

Document 30 of 30



June 30, 2020

SUBJECT: NOTICE - RECORD OF VIEW

VIEW PRESERVATION CLAIM 20-6312

3197 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 **3197 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 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.

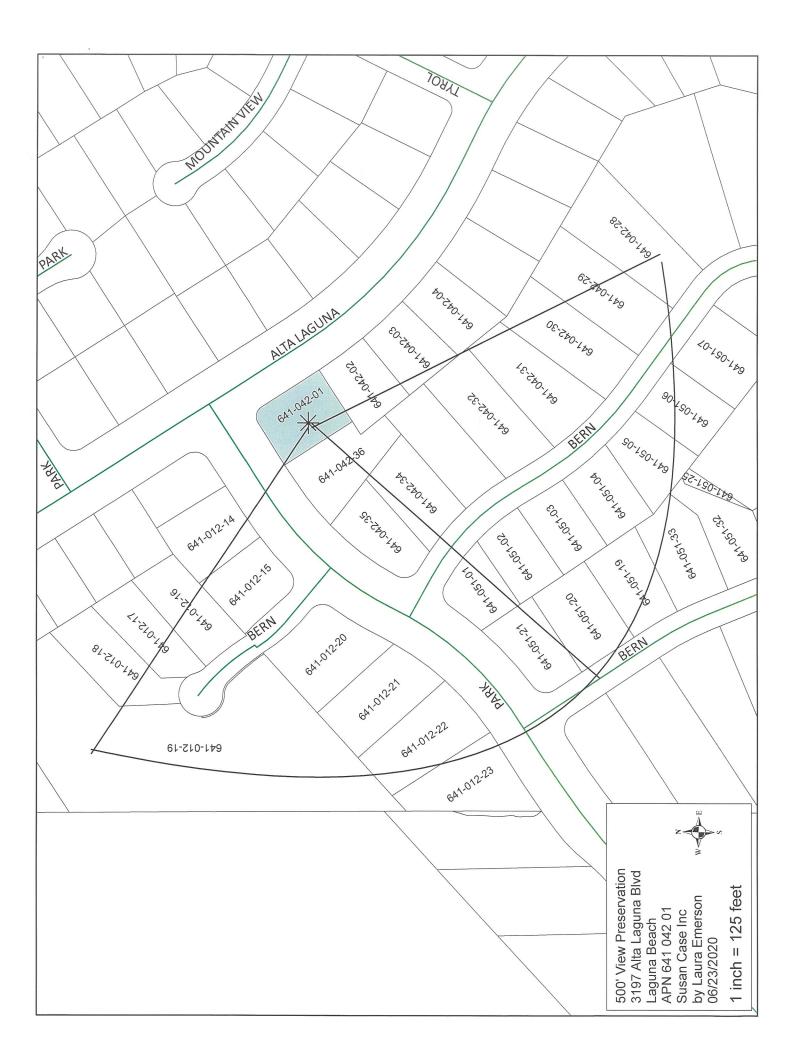
The Record of Views for the subject address can be found on the city's website using the link, www.lagunabeachcity.net/viewpreservation. From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 500 feet of the subject property is 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

tfarr@lagunabeachcity.net



SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 0623020-1 3197 Alta Laguna Blvd Laguna Beach CA APN 641 042 01 500' Owner View Preservation June 23 2020

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

641 012 14
Gisoo Zarrabi
27201 S Ridge Dr
Mission Vieio CA 92692

IVIISSION VIEJO CA 92692

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

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

641 012 23 Ronald Thomas Labriola 25491 Pinata Cir Mission Viejo CA 92691

641 042 03 Cullings Trust 3185 Alta Laguna Blvd Laguna Beach CA 92651

641 042 29 Jerry Kyle 3161 Bern Dr Laguna Beach CA 92651

641 042 32 Jerry King 3179 Bern Dr Laguna Beach CA 92651

641 042 36 Koorosh Gidanian 2755 Park Ave Laguna Beach CA 92651 641 012 15 Ted Vali 2720 Park Ave Laguna Beach CA 92651

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

641 012 21 Hootan M H Daneshmand 30902 Via Ultimo San Juan Capistrano CA 92675

641 042 01 Steven Sasaki Po Box 29 Laguna Beach CA 92652

641 042 04 Brenda McGaffigan 3179 Alta Laguna Blvd Laguna Beach CA 92651

641 042 30 Brian Hurley 3167 Bern Dr Laguna Beach CA 92651

641 042 34 Lewis Miracle 3191 Bern Dr Laguna Beach CA 92651

641 051 01 George Lefevre 3196 Bern Dr Laguna Beach CA 92651 641 012 16

M Kathleen Masenga 3208 Bern Ct Laguna Beach CA 92651

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

641 012 22 Felder Trust 2680 Park Ave Laguna Beach CA 92651

641 042 02 Ritchie Wilson 3191 Alta Laguna Blvd Laguna Beach CA 92651

641 042 28 Romaine Friesen 3155 Bern Dr Laguna Beach CA 92651

641 042 31 Claudia Mellin 3173 Bern Dr Laguna Beach CA 92651

641 042 35 Danielle Ward 3197 Bern Dr Laguna Beach CA 92651

641 051 02 Fleenor Charles The 3188 Bern Dr Laguna Beach CA 92651 641 051 03 Stephanie Andrews 31 Royal Tern Ln Aliso Viejo CA 92656

641 051 06 Scott Michael Woodburn 3164 Bern Dr Laguna Beach CA 92651

641 051 20 William Lawson 3010 Bern Dr Laguna Beach CA 92651

641 051 32 Rae Allee Virginia 3030 Bern Dr Laguna Beach CA 92651 641 051 04 Moayed Tom Manzari 3176 Bern Dr Laguna Beach CA 92651

641 051 07 Margot Davis Norris 3158 Bern Dr Laguna Beach CA 92651

641 051 21 John Paul Boyd 3002 Bern Dr Laguna Beach CA 92651

641 051 33 Culver Trust 3024 Bern Dr Laguna Beach CA 92651 641 051 05 Stephen Reid 3170 Bern Dr Laguna Beach CA 92651

641 051 19 Richard Lee 3018 Bern Dr Laguna Beach CA 92651

641 051 25 Rae Allee Virginia 3130 Bern Dr Laguna Beach CA 92651