



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](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. 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,

A handwritten signature in blue ink that reads "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 20-6312**

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Visit Date: **June 11, 2020**

Applicant: **Steve and Shelley Sasaki**  
View Address: **3197 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: Family room, dining room, kitchen, dining area, living room  
Upper level: Master bedroom, office

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

The visual scene consists primarily of Catalina Island 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: 6/30/20 By: T. Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 20-6312**



**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: *[Signature]* Submitted to property file: 6/30/2020

Document  
1 of 30



**RECORD OF VIEW**

**VPP 20-6312**



**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: *Nyan* Submitted to property file: *6/30/2020*

Document  
2 of 30



**RECORD OF VIEW**

**VPP 20-6312**



**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: *[Signature]* Submitted to property file: 6/30/2020

Document  
3 of 30



**RECORD OF VIEW**

**VPP 20-6312**



**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: *[Signature]* Submitted to property file: 6/30/2020

Document  
4 of 30



**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: *[Signature]* Submitted to property file: 6/30/2020

Document  
5 of 30



**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: *M. J. ...* Submitted to property file: *6/30/2020*

Document  
6 of 30





**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: ocean horizon.

Date of photograph: 6/11/20 Photographed by: *[signature]* Submitted to property file: 6/30/2020

Document  
7 of 30



## 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. 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.

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

Document  
8 of 30



**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: *M. J. ...* Submitted to property file: 6/30/2020



**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: *mfara* Submitted to property file: 6/30/2020



**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: *M. J. [Signature]* Submitted to property file: 6/30/2020

Document  
11 of 30



**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: ocean horizon.

Date of photograph: 6/11/20 Photographed by: *W. J. [Signature]* Submitted to property file: 6/30/2020

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.

Date of photograph: 6/11/20 Photographed by: *[Signature]* Submitted to property file: 6/30/2020

Document  
13 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: *[Signature]* Submitted to property file: 6/30/2020





**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: *[Signature]* Submitted to property file: 6/30/2020



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: *mjan* Submitted to property file: 6/30/2020



**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: *M. J. [Signature]* Submitted to property file: 6/30/2020



**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: ocean horizon.

Date of photograph: 6/11/20 Photographed by: *[signature]* Submitted to property file: 6/30/2020

Document  
18 of 30



**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: myan Submitted to property file: 6/30/2020

Document  
19 of 30



**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: *[Signature]* Submitted to property file: 6/30/2020



**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: ocean horizon.

Date of photograph: 6/11/20 Photographed by: *[signature]* Submitted to property file: 6/30/2020

Document  
21 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: M. J. [Signature] Submitted to property file: 6/30/2020

Document  
22 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: *[Signature]* Submitted to property file: 6/30/2020

Document  
23 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: *[Signature]* Submitted to property file: 6/30/2020



**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: M. J. [Signature] Submitted to property file: 6/30/2020

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: *M. J. [Signature]* Submitted to property file: 6/30/2020



**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: ocean horizon.

Date of photograph: 6/11/20 Photographed by: *[Signature]* Submitted to property file: 6/30/2020

Document

27 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: *M. J. Parr* 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: *mfarr* Submitted to property file: 6/30/2020



**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: ocean horizon.

Date of photograph: 6/11/20 Photographed by: *[signature]* Submitted to property file: 6/30/2020





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](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 blue ink, appearing to read "Tony Farr".

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



500' View Preservation  
 3197 Alta Laguna Blvd  
 Laguna Beach  
 APN 641 042 01  
 Susan Case Inc  
 by Laura Emerson  
 06/23/2020  
 1 inch = 125 feet

*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 Viejo CA 92692

641 012 15  
Ted Vali  
2720 Park Ave  
Laguna Beach CA 92651

641 012 16  
M Kathleen Masenga  
3208 Bern Ct  
Laguna Beach CA 92651

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

641 042 36  
Koorosh Gidanian  
2755 Park Ave  
Laguna Beach CA 92651

641 051 01  
George Lefevre  
3196 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 04  
Moayed Tom Manzari  
3176 Bern Dr  
Laguna Beach CA 92651

641 051 05  
Stephen Reid  
3170 Bern Dr  
Laguna Beach CA 92651

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

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

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

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

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

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

641 051 32  
Rae Allee Virginia  
3030 Bern Dr  
Laguna Beach CA 92651

641 051 33  
Culver Trust  
3024 Bern Dr  
Laguna Beach CA 92651