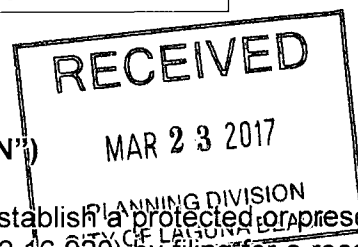




Date Filed:	3-23-17
Application No.	VPP17 - 0593



**RECORD OF VIEWS**  
**(PER LBMC 12.16.040 "VIEW PRESERVATION")**

**Establishment of a Protected or Preserved View.** A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Please refer to the View Preservation flow chart for a further description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

**FEE: \$690**

**Noticing Requirements:** Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

**FEE: Determined by (and paid directly to) noticing list agency.**

**APPLICANT (PROPERTY OWNER) INFORMATION**

Name: J. GREGORY CLARKE & LISA FONTAINE

Address: 465 ALTA VISTA WAY LB 92651

Telephone No. (Home) (Cell) 2134795069 (Work) 323-993-9500 2134795069 *cell*

Email Address: GRIKKUS@AOL.COM

*I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.*

*I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.*

*[Signature]* 3/17/17  
Property Owner's Signature Date

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: VPP 17-0593

Visit Date: **March 29, 2017**

Applicant: **J. Gregory Clarke & Lisa Fontaine  
465 Alta Vista Way**

Visit Conducted by: **Tony Farr, Associate Planner**

1. VIEW LOCATION / VISUAL SCENE

- a. Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.**

Living room/Kitchen – main living level  
Master bedroom – main living level

- b. 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 Island, San Clemente Island, ocean horizon, rocky coastline, Surf and Sand Hotel, Main Beach, Palos Verdes peninsula, North Laguna coastline, whitewater and sandy beaches.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)**

Date: 4/13/2017 By: [Signature]

- b. Record of View documents prepared and attachedd to property file.**

Date: 4/13/2017 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: Catalina Island, ocean horizon, rocky coastline, Surf and Sand Hotel, Main Beach, Emerald Bay, Palos Verdes peninsula, North Laguna coastline, whitewater and sandy beaches.

Date of photograph: 3/29/17 Photographed by: [Signature] Submitted to property file: 4/13/2017



RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: Catalina Island, ocean horizon, Surf and Sand Hotel, coastline, whitewater and sandy beaches.

Date of photograph: 3/29/17 Photographed by: *[Signature]* Submitted to property file: 4/13/2017



RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: Catalina Island, San Clemente Island, ocean horizon and whitewater.

Date of photograph: 3/29/17 Photographed by: [Signature] Submitted to property file: 4/13/2017



RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: Catalina Island, San Clemente Island, ocean horizon, whitewater and sandy beaches.

Date of photograph: 3/29/17 Photographed by: [Signature] Submitted to property file: 4/13/2017



RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: Catalina Island, San Clemente Island, ocean horizon, rocky coastline, Surf and Sand Hotel, Main Beach, Palos Verdes peninsula, North Laguna coastline, whitewater and sandy beaches.

Date of photograph: 3/29/17 Photographed by: [Signature] Submitted to property file: 4/13/2017

Document  
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RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/29/17 Photographed by: *[Signature]* Submitted to property file: 4/13/2017

Document  
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RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: Catalina Island, San Clemente Island, ocean horizon, rocky coastline and whitewater.

Date of photograph: 3/29/17 Photographed by: [Signature] Submitted to property file: 4/13/2017



RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: San Clemente Island, ocean horizon, rocky coastline, whitewater and sandy beaches

Date of photograph: 3/29/17 Photographed by: W. J. [Signature] Submitted to property file: 4/13/2017



RECORD OF VIEW

VPP 17-0593



465 Alta Vista Way

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

Visual scene description: Catalina Island, San Clemente Island, ocean horizon, rocky coastline, whitewater and sandy beaches.

Date of photograph: 3/29/17 Photographed by: *[Signature]* Submitted to property file: 4/13/2017

Document

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