



July 8, 2019

Jan and John Alabaster  
871 Van Dyke Drive  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Alabaster,

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 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 19-3417**

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Visit Date: **July 1, 2019**

Applicant: **Jan Alabaster**

View Address: **871 Van Dyke Drive**

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 & kitchen

***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, Rockpile, Heisler Park, sandy coastline, whitewater 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: 7/8/2019 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 19-3417**



**871 Van Dyke Drive**

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

Visual scene description: Catalina and San Clemente Islands, Rock Pile Beach, Heisler Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 7/1/2019 Photographed by: myan Submitted to property file: 7/8/2019

Document  
1 of 8



**RECORD OF VIEW**

**VPP 19-3417**



**871 Van Dyke Drive**

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

Visual scene description: Catalina and San Clemente Islands, Rock Pile Beach, Heisler Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 7/1/2019 Photographed by: *mjar* Submitted to property file: *7/8/2019*



**RECORD OF VIEW**

**VPP 19-3417**



**871 Van Dyke Drive**

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

Visual scene description: Catalina and San Clemente Islands, Rock Pile Beach, Heisler Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 7/1/2019 Photographed by: *myan* Submitted to property file: 7/8/2019



**RECORD OF VIEW**

**VPP 19-3417**



**871 Van Dyke Drive**

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

Visual scene description: Catalina and San Clemente Islands, Rock Pile Beach, Heisler Park, sandy coastline, whitewater and ocean horizon.

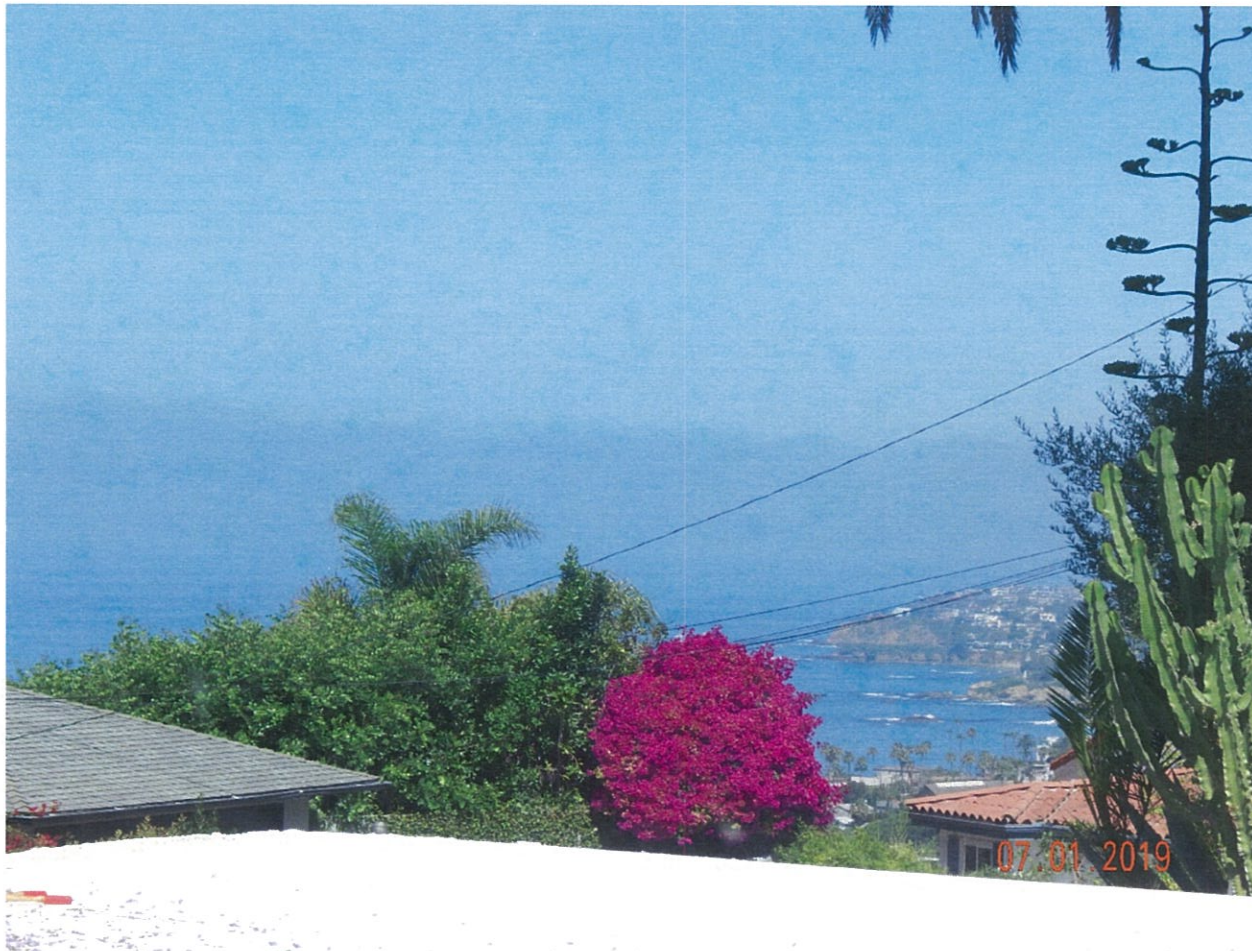
Date of photograph: 7/1/2019 Photographed by: M. J. J. J. Submitted to property file: 7/8/2019

Document  
4 of 8



**RECORD OF VIEW**

**VPP 19-3417**



**871 Van Dyke Drive**

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

Visual scene description: Catalina and San Clemente Islands, Rock Pile Beach, Heisler Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 7/1/2019 Photographed by: *[Signature]* Submitted to property file: 7/8/2019



**RECORD OF VIEW**

**VPP 19-3417**



**871 Van Dyke Drive**

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

Visual scene description: Catalina and San Clemente Islands, Rock Pile Beach, Heisler Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 7/1/2019 Photographed by: *M. J. ...* Submitted to property file: *7/8/2019*

Document  
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**RECORD OF VIEW**

**VPP 19-3417**



**871 Van Dyke Drive**

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

Visual scene description: Catalina and San Clemente Islands, Rock Pile Beach, Heisler Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 7/1/2019 Photographed by: *mfarr* Submitted to property file: *7/8/2019*

Document  
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**RECORD OF VIEW**

**VPP 19-3417**



**871 Van Dyke Drive**

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

Visual scene description: Catalina and San Clemente Islands, Rock Pile Beach, Heisler Park, sandy coastline, whitewater and ocean horizon.

Date of photograph: 7/1/2019 Photographed by: nyan Submitted to property file: 7/8/2019

Document  
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July 8, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3417  
871 VAN DYKE DRIVE, 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 **871 Van Dyke 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.

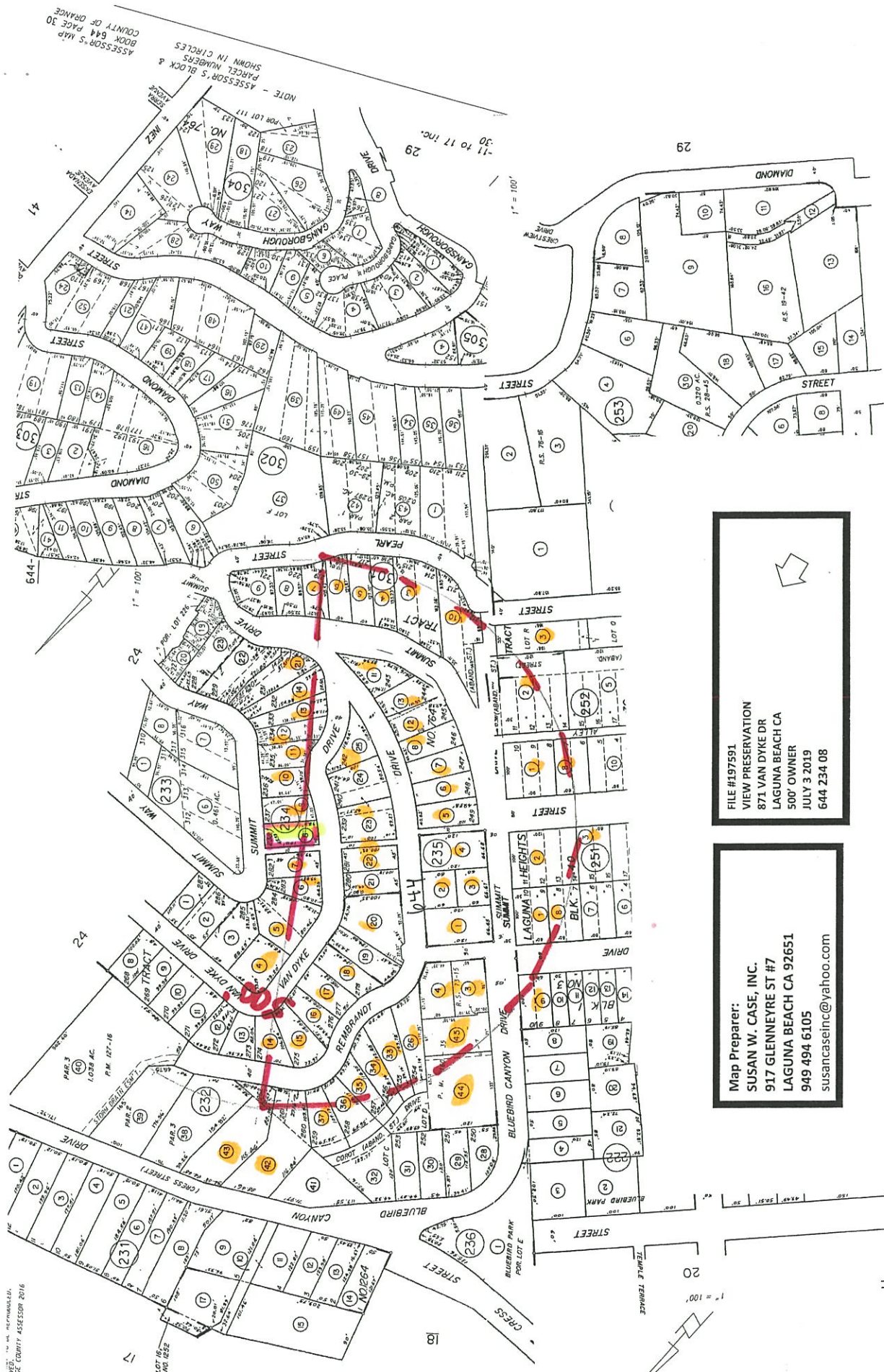
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

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 "mfarr".

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

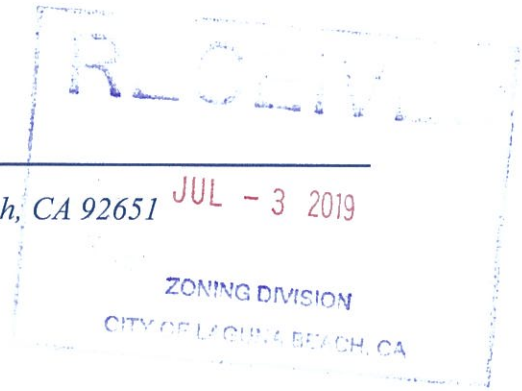


ASSESSOR'S MAP  
 BOOK 644 PAGE 25  
 COUNTY OF ORANGE

FILE #197591  
 VIEW PRESERVATION  
 871 VAN DYKE DR  
 LAGUNA BEACH CA  
 500' OWNER  
 JULY 3 2019  
 644 234 08

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

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



FILE #197591  
VIEW PRESERVATION  
871 VAN DYKE DR  
LAGUNA BEACH CA  
500' OWNER  
JULY 3 2019  
644 234 08

644 222 09  
Dawn Anne D A Kohler  
690 Bluebird Canyon Dr  
Laguna Beach CA 92651

644 232 14  
Thais Noella Askenasy  
954 Van Dyke Dr  
Laguna Beach CA 92651

644 232 17  
Michael Silver  
300 N La Salle Dr #1850  
Chicago IL 60654

644 232 20  
Nicholas Lanphier  
888 Van Dyke Dr  
Laguna Beach CA 92651

644 232 23  
H Geoffrey H G Weiss  
779 Rembrandt Dr  
Laguna Beach CA 92651

644 232 26  
Russell D R D Liska  
908 Rembrandt Dr  
Laguna Beach CA 92651

644 232 35  
Harvey & Jeannie Grimshaw  
926 Rembrandt Dr  
Laguna Beach CA 92651

644 232 42  
Alernik LLC  
220 Newport Center Dr #11-157  
Newport Beach CA 92660

644 232 03  
Madison Brammer  
711 Bluebird Canyon Dr  
Laguna Beach CA 92651

644 232 15  
Scott Ghormley  
946 Van Dyke Dr  
Laguna Beach CA 92651

644 232 18  
Richard Lauwereins  
918 Van Dyke Dr  
Laguna Beach CA 92651

644 232 21  
Richard P R P Franz  
876 Van Dyke Dr  
Laguna Beach CA 92651

644 232 24  
Paul Michalewicz  
757 Rembrandt Dr  
Laguna Beach CA 92651

644 232 33  
Joseph Stephen Longo Jr.  
914 Rembrandt Dr  
Laguna Beach CA 92651

644 232 36  
Dinshin Shyu  
3 Nidden  
Irvine CA 92603

644 232 43  
Steven F S F Lewis  
990 Rembrandt Dr  
Laguna Beach CA 92651

644 232 04  
John Veth  
900 Rembrandt Dr  
Laguna Beach CA 92651

644 232 16  
Mervin Kendall  
945 Rembrandt Dr  
Laguna Beach CA 92651

644 232 19  
Martin Dolan III  
906 Van Dyke Dr  
Laguna Beach CA 92651

644 232 22  
Richard Bechguenturian  
1077 Inverness Dr  
La Canada CA 91011

644 232 25  
Deborah Joyce  
838 Van Dyke Dr  
Laguna Beach CA 92651

644 232 34  
Atherton  
920 Rembrandt Dr  
Laguna Beach CA 92651

644 232 37  
Patricia The Odlum  
940 Rembrandt Dr  
Laguna Beach CA 92651

644 232 44  
Timothy Dunn  
3 Mira Flores Ln  
Tiburon CA 94920

644 232 45  
Timothy Dunn  
3 Mira Flores Ln  
Tiburon CA 94920

644 234 04  
Zechariah B Z Francis  
949 Van Dyke Dr  
Laguna Beach CA 92651

644 234 05  
Denys Jacobsen  
901 Van Dyke Dr  
Laguna Beach CA 92651

644 234 06  
Dean Real  
391 Bond Rd  
Cusick WA 99119

644 234 07  
Larry Greenberg  
875 Van Dyke Dr  
Laguna Beach CA 92651

644 234 08  
John Alabaster Jr.  
871 Van Dyke Dr  
Laguna Beach CA 92651

644 234 09  
M Stephen Coontz  
851 Van Dyke Dr  
Laguna Beach CA 92651

644 234 10  
Anatolij Strelzow  
845 Van Dyke Dr  
Laguna Beach CA 92651

644 234 11  
Cynthia Patterson  
835 Van Dyke Dr  
Laguna Beach CA 92651

644 234 12  
Ruben Flores  
823 Van Dyke Dr  
Laguna Beach CA 92651

644 234 13  
Haight Raymond 3rd  
815 Van Dyke Dr  
Laguna Beach CA 92651

644 234 14  
David Strong  
Po Box 276  
Winter Park FL 32790

644 234 21  
Lawrence Esten  
811 Van Dyke Dr  
Laguna Beach CA 92651

644 235 01  
William Ohare Jr.  
888 Rembrandt Dr  
Laguna Beach CA 92651

644 235 02  
Vasilios Lambros II  
860 Rembrandt Dr  
Laguna Beach CA 92651

644 235 03  
Tauber  
710 Summit Dr  
Laguna Beach CA 92651

644 235 04  
Victor Salvino Jr.  
802 Rembrandt Dr  
Laguna Beach CA 92651

644 235 05  
Jonathan Pieter Van Es  
788 Rembrandt Dr  
Laguna Beach CA 92651

644 235 06  
Richard Loomis  
760 Rembrandt Dr  
Laguna Beach CA 92651

644 235 07  
Heitland & Rivera  
750 Rembrandt Dr  
Laguna Beach CA 92651

644 235 08  
Edwin Sauls  
742 Summit Dr  
Laguna Beach CA 92651

644 235 11  
Scott Holt  
790 Summit Dr  
Laguna Beach CA 92651

644 235 12  
Drew French  
745 Summit Dr  
Laguna Beach CA 92651

644 235 13  
Scott Nelson  
728 Rembrandt Dr  
Laguna Beach CA 92651

644 251 01  
C Deborah Laughton  
693 Bluebird Canyon Dr  
Laguna Beach CA 92651

644 251 02  
Erik Morton  
717 Summit Dr  
Laguna Beach CA 92651

644 251 03  
Timothy Hussman  
652 Agate St  
Laguna Beach CA 92651

644 251 08  
Adrian Rowley  
675 Bluebird Canyon Dr  
Laguna Beach CA 92651

644 252 01  
Hugh Brinley Wire  
2617 Le Conte Ave  
Berkeley CA 94709

644 252 02  
Daniel Nilsen  
741 Summit Dr  
Laguna Beach CA 92651

644 252 03  
Lonnie Dunn III  
670 Pearl St  
Laguna Beach CA 92651

644 252 08  
Hugh Brinley Wire  
757 Alden Rd  
Claremont CA 91711

644 301 03  
Michael Burdick  
775 Summit Dr  
Laguna Beach CA 92651

644 301 04  
Diego Mazza  
779 Summit Dr  
Laguna Beach CA 92651

644 301 05  
Michelle Madden  
781 Summit Dr  
Laguna Beach CA 92651

644 301 06  
Jared Perrin  
783 Summit Dr  
Laguna Beach CA 92651

644 301 07  
Tracy Mafi  
785 Summit Dr  
Laguna Beach CA 92651

644 301 10  
Christopher Connolly Jr.  
76 Summit Dr  
Laguna Beach CA 92651