

March 9, 2021

Greg and Ramona Furness 678 Alta Vista Way Laguna Beach, CA 92651

Dear Mr. and Mrs. Furness,

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 using the file path, Government > Community Development > Planning & Zoning > Views & Trees.

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,

Tony Farr, Associate Planner

View Preservation and Restoration

Planning Division, Community Development

Tel. 949.497.0322

tfarr@lagunabeachcity.net

VIEW PRESERVATION SITE VISIT CHECKLIST

City of Laguna Beach View Claim No: VPP 21-8361

Visit Date:

February 23, 2021

Applicant:

Greg and Ramona Furness

View Address:

678 Alta Vista Way

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:

Living room, dining room/kitchen

Lower level: Master bedroom, guest 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 San Clemente and Catalina Islands, whitewater 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





678 Alta Vista Way

The photograph above was taken from the living room on the upper floor of the primary residential structure.

Visual scene description: Catalina Island, northerly coastline and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file:

Document 1 of 16





678 Alta Vista Way

The photograph above was taken from the living room on the upper floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file:

Document 2 of 16

RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the living room on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file:

Document 3 of 16





678 Alta Vista Way

The photograph above was taken from the living room on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island, southerly coastline and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file: __

Document 4 of 16



RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the dining room on the upper floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file:

Document 5 of 16





678 Alta Vista Way

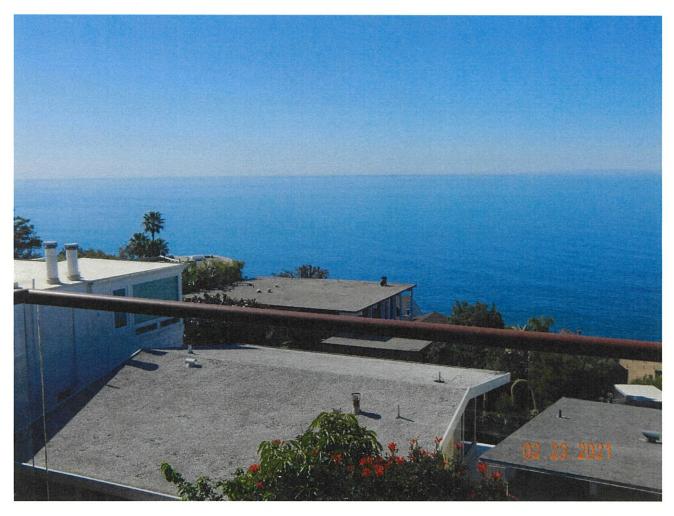
The photograph above was taken from the dining room on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by:

Submitted to property file: 3/9

Document 6 of 16



678 Alta Vista Way

The photograph above was taken from the dining room on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file:

Document 7 of 16





678 Alta Vista Way

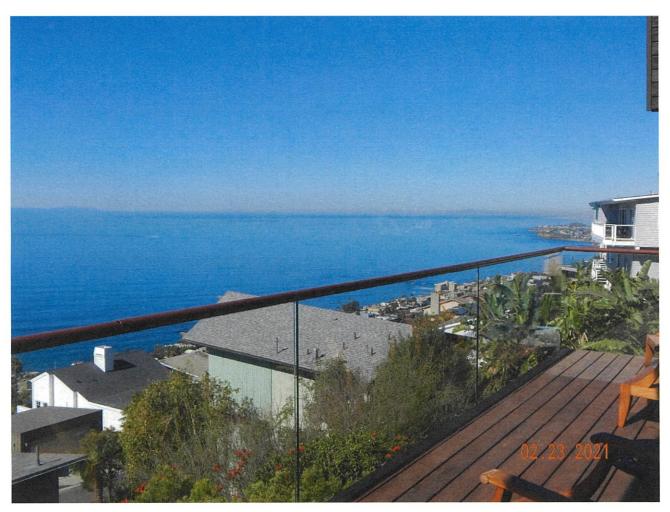
The photograph above was taken from the dining room on the upper floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file:

Document 8 of 16





678 Alta Vista Way

The photograph above was taken from the dining room on the upper floor of the primary residential structure.

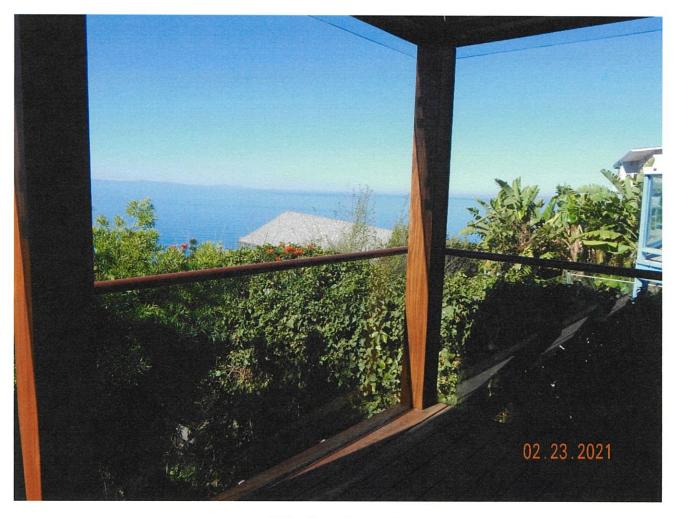
Visual scene description: Catalina Island, northerly coastline and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file:

Document 9 of 16

CALIFORNIA CALIFORNIA

RECORD OF VIEW VPP 21-8361



678 Alta Vista Way

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

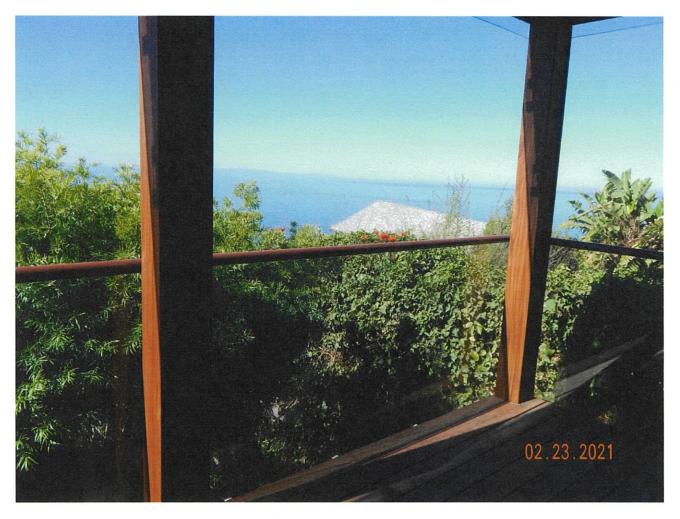
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: ___

Mar Submitted to property file:

Document 10 of 16





678 Alta Vista Way

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

Visual scene description: Catalina Island and ocean horizon.

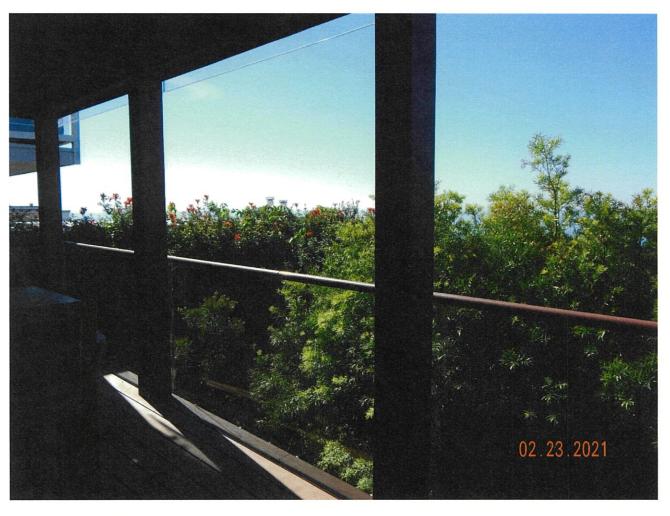
Date of photograph: 2/23/21 Photographed by: _

Man Submitted to property file:

Document 11 of 16

CALIFORNIA CALIFORNIA

RECORD OF VIEW VPP 21-8361



678 Alta Vista Way

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

Visual scene description: ocean horizon.

Date of photograph: 2/23/21 Photographed by: ________

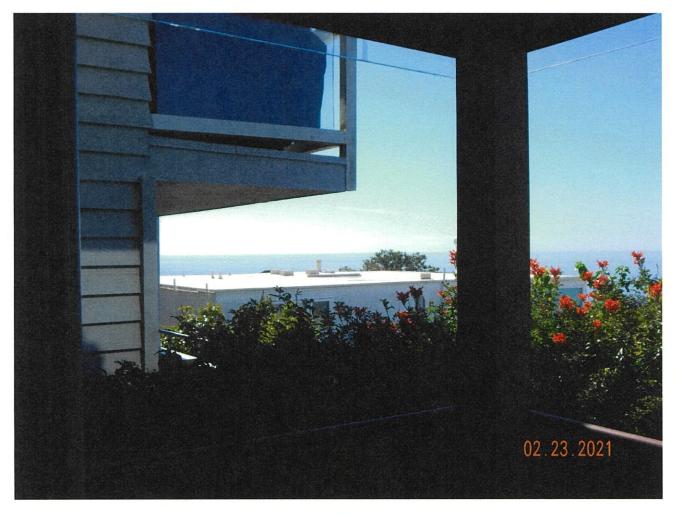
_ Submitted to property file:

Document 12 of 16



RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the guest bedroom on the lower floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 2/23/21 Photographed by: ______ Submitted to property file: _______

Document 13 of 16





678 Alta Vista Way

The photograph above was taken from the guest bedroom on the lower floor of the primary residential structure.

Visual scene description: San Clement Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: _

Man_Submitted to property file: _

Document 14 of 16



678 Alta Vista Way

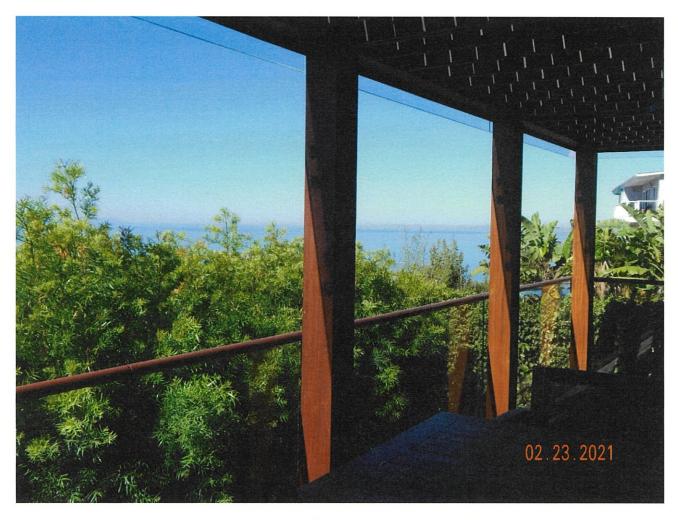
The photograph above was taken from the guest bedroom on the lower floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: _____ Submitted to property file: ___

Document 15 of 16





678 Alta Vista Way

The photograph above was taken from the guest bedroom on the lower floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by:

Submitted to property file:

Document 16 of 16



March 9, 2021

SUBJECT:

NOTICE - RECORD OF VIEW

View Preservation VPP 21-8361 678 Alta Vista Way, Laguna Beach

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at 678 Alta Vista Way. 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 a 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 file path, Government > Community Development > Planning & Zoning > Views & Trees. 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

Planning Division, Community Development

tfarr@lagunabeachcity.net



SUSAN W. CASE, INC.

orders@susancaseinc.com

File #318272 678 Alta Vista Way Laguna Beach CA APN 656 132 22 500' View Preservation February 26 2021 917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651 PHONE (949) 494-6105

RECEVED

MAR 0 2 2021

CITY OF LABOURE DEACH

656 024 02

Mark Razin

656 012 04 Steven Retter 480 Nyes Pl Laguna Beach CA 92651

Mark Blakley 474 Nyes Pl Laguna Beach CA 92651

656 024 01

468 Nyes Pl Laguna Beach CA 92651

656 024 03 William Kelley Po Box 636 Laguna Beach CA 92652 656 024 04 Rudolph Berteaux 40755 La Colima Rd Temecula CA 92591 656 131 06 Valerie Helene Sinkus 2491 Iris Way Laguna Beach CA 92651

656 131 07 Jeffrey Reimer Po Box 3459 Reno NV 89505

656 131 08 Christopher Cureton 2505 Iris Way Laguna Beach CA 92651 656 131 09 Stoic Hikers LLC 5019 Seneca Dr Dallas TX 75209

656 131 10 Michael Gerrard 2535 Iris Way Laguna Beach CA 92651

656 131 11 Brad Fox 2545 Iris Way Laguna Beach CA 92651 656 131 12 Michael Fitzpatrick 2555 Iris Way Laguna Beach CA 92651

656 131 13 Svbd LLC 71 Princeville Ln Las Vegas NV 89113 656 131 14 Craig Cardon 1958 Outpost Cir Los Angeles CA 90068 656 131 15 James Frederick Wantz 2590 Juanita Way Laguna Beach CA 92651

656 131 16 Ali Homayouni 1750 E Ocean Blvd #D Long Beach CA 90802 656 131 17 V & N Bezdikian 1924 Erin Way Glendale CA 91206 656 131 18 James Kirner 620 Alta Vista Way Laguna Beach CA 92651

656 131 19 Steven Harris Po Box 27325 Anaheim CA 92809

656 131 20 Finny Zaky 5 Laketrail Irvine CA 92604 656 131 21 Daniel Narens 668 Alta Vista Way Laguna Beach CA 92651

656 131 22 G Furness 3 Corsica Irvine CA 92614 656 131 23 Dewey The Cressman 2715 Carina Ct Walnut Creek CA 94598 656 131 24 Gary Daglian 2200 Winona Blvd Los Angeles CA 90027

656 131 26 656 131 28 656 131 25 Gregory The Boucher Jeffrey Ajer William Pike 2480 Juanita Way 2581 Iris Way 2567 Iris Way Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 656 138 07 656 138 15 656 138 06 Barman Trust Neil Jamron Warren Haines 647 Alta Vista Way 1332 Prospect Dr 657 Alta Vista Way Laguna Beach CA 92651 Redlands CA 92373 Laguna Beach CA 92651 656 141 03 656 138 16 656 138 19 Rino Peruzzi Frederick Hohwart Lisa Walton Bruns 635 Alta Vista Way 2485 Juanita Way 637 Alta Vista Way Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 656 141 06 656 141 05 656 141 04 Robert J R J Fleisher Vahi Urun Mark Rocco 2495 Juanita Way 2505 Juanita Way 11 Riverhills Ln Laguna Beach CA 92651 Laguna Beach CA 92651 Toledo OH 43623 656 141 09 656 141 07 656 141 08 Fiona Prynn Madhu Juanita John Hu-Lee 12010 Cortona Pl 2545 Juanita Way 2525 Juanita Way Riverside CA 92503 Laguna Beach CA 92651 Laguna Beach CA 92651 656 141 12 656 141 11 656 141 10 DS&KLPhillips Judith Wittenstein Tzau Jin Chung 2575 Juanita Way 195 S Suffolk Ln 2565 Juanita Way Laguna Beach CA 92651 Laguna Beach CA 92651 Lake Forest IL 60045 656 142 04 656 141 14 656 141 15 Donald Clarfeld Weinar Trust Yoshihiro Maruyama 2585 Juanita Way 2448 Lomita Way 2595 Juanita Way Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 656 142 06 656 142 07 656 142 05 Fiona Prynn Carroll The Dawson Leslie Smith 2535 Kilo Way 2515 Kilo Way 2505 Kilo Way Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 656 142 10 656 142 09 656 142 08 Leslie Smith Dennis Napier Roger Owens 2555 Kilo Way 2545 Kilo Way 2535 Kilo Way Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 656 142 13 656 142 12 656 142 11 Robert Linn Bush Robert W Z Zielinski Erik Van Buren

20152 Big Bend Ln

Huntington Beach CA 92646

1316 Drake Ridge Cres

Redlands CA 92373

2585 Kilo Way

Laguna Beach CA 92651

656 142 14	656 142 15	656 142 17
	Devere Trust	Michael Marsh
John Harvey Roney 2595 Kilo Way	2597 Kilo Way	2515 S 154th St
Laguna Beach CA 92651	Laguna Beach CA 92651	Walton NE 68461
Laguria Deach OA 32001	Laguna Deach O/102001	
656 142 18	656 142 19	656 142 22
Kathleen Kelly Smith	Chris Odonnell	Alan Panovich
554 Alta Vista Way	550 Alta Vista Way	520 Alta Vista Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
656 142 24	656 142 27	656 142 28
Gary Sanders	Calpac Mortgage Fund LLC	Jeffrey S J S Tontini
572 Alta Vista Way	3857 Birch St #180	6408 Merlin Dr
Laguna Beach CA 92651	Newport Beach CA 92660	Carlsbad CA 92011
656 143 07	656 143 10	656 143 11
Pdq Investments LLC	Jerry Butto	Barbara Clarence
32392 Coast Hwy #150	200 Slocum St	481 Alta Vista Way
Laguna Beach CA 92651	Trenton MI 48183	Laguna Beach CA 92651
656 143 12	656 143 13	656 143 15
Jerry Castleton	Joseph Napoli	Damon Austin
489 Alta Vista Way	495 Alta Vista Way	515 Alta Vista Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
Lagaria Boacii ori olloo		
050 440 40	656 143 17	656 143 18
656 143 16	Barbara Sasenick	Matthew Gerson
Todd Smith	525 Alta Vista Way	4546 E Foothill Dr
21163 Newport Coast Dr #481 Newport Coast CA 92657	Laguna Beach CA 92651	Paradise Valley AZ 85253
Newport Coast CA 92007	Laguna Deach OA 02001	r dradios valley / 12 osaso
		050 440 05
656 143 19	656 143 20	656 143 25
Michael Trevin Reid	Mark McCormick	Abdi Trust
537 Alta Vista Way	928 Silver Valley Trl	547 Alta Vista Way
Laguna Beach CA 92651	Walnut CA 91789	Laguna Beach CA 92651
656 143 26	656 143 27	656 143 28
Emily Rafferty	Mary Ellen Rourke	Mary Ellen Rourke
559 Alta Vista Way	633 Alta Vista Way	633 Alta Vista Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
656 143 30	656 143 31	656 143 32
Keith Irwin	Mary Ellen Rourke	John Stenger
2389 E Ruby Dr	633 Alta Vista Way	571 Alta Vista Way
Pleasanton CA 94566	Laguna Beach CA 92651	Laguna Beach CA 92651
656 143 33	656 143 38	656 143 39
David Albeanu	Raul Romero	Barry Siskind
561 Alta Vista Way	1600 Colonial Hills Dr	3 Moss Springs Ct
Loguno Posch CA 02651	Molean VA 22102	Henderson NV 89052

Mclean VA 22102

Laguna Beach CA 92651

Henderson NV 89052

656 143 40 Grasso Trust 2684 Nido Way Laguna Beach CA 92651

656 143 47 Darin Moore 2658 Nido Way Laguna Beach CA 92651 656 143 45 Kaj Lea 629 Alta Vista Way Laguna Beach CA 92651

656 143 51 Jeffrey Hlifka 2646 Nido Way Laguna Beach CA 92651 656 143 46 Mary Ellen Rourke 633 Alta Vista Way Laguna Beach CA 92651