

December 10, 2020

Ramsey Gregg 2847 Alta Laguna Blvd. Laguna Beach, CA 92651

Dear Mr. Gregg,

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 <a href="https://www.lagunabeachcity.net/viewpreservation">www.lagunabeachcity.net/viewpreservation</a>.

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 20-7701

Visit Date:

December 1, 2020

Applicant:

Ramsey Gregg

View Address:

2847 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/upper level: Kitchen/adjacent eating area, formal dining room

Lower level:

Master bedroom, rec room

## 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, hillside terrain, city lights and the 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** 





# 2847 Alta Laguna Blvd.

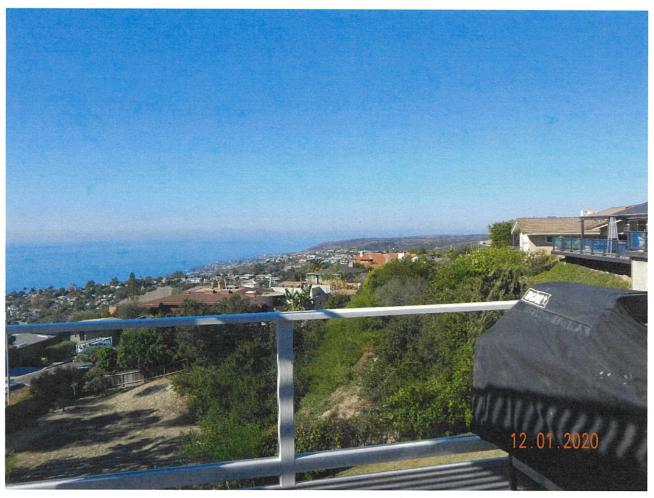
The photograph above was taken from the kitchen/dining area on the main level of the primary residential structure.

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Document 1 of 16

**RECORD OF VIEW** 

VPP 20-7701



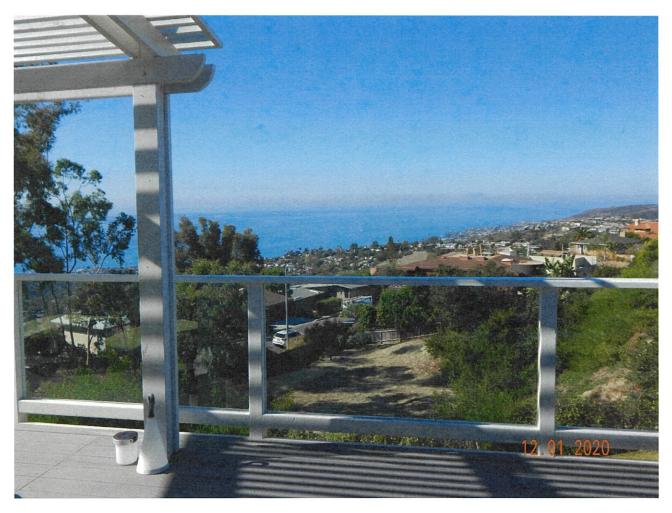
2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

**Document** 2 of 16





2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_

Document 3 of 16





2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_

Document 4 of 16



2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: Submitted to property file: 1

Document 5 of 16





# 2847 Alta Laguna Blvd.

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

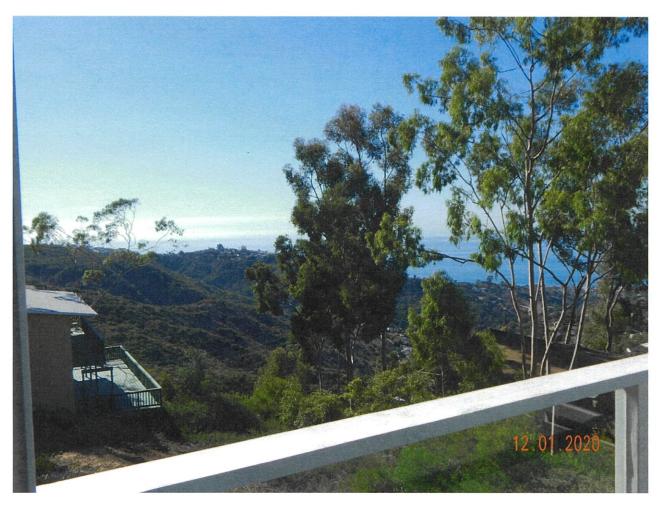
Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: Submitted to property file: 12/1/20

Document 6 of 16

# CALIFORNIA

RECORD OF VIEW VPP 20-7701



2847 Alta Laguna Blvd.

The photograph above was taken from the formal dining room on the main level of the primary residential structure. Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: Submitted to pr

Submitted to property file: (2/10/30

Document 7 of 16





2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by:  $\frac{12}{10}$  Submitted to property file:  $\frac{12}{10}$ 

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# **RECORD OF VIEW**

VPP 20-7701



2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

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2847 Alta Laguna Blvd.

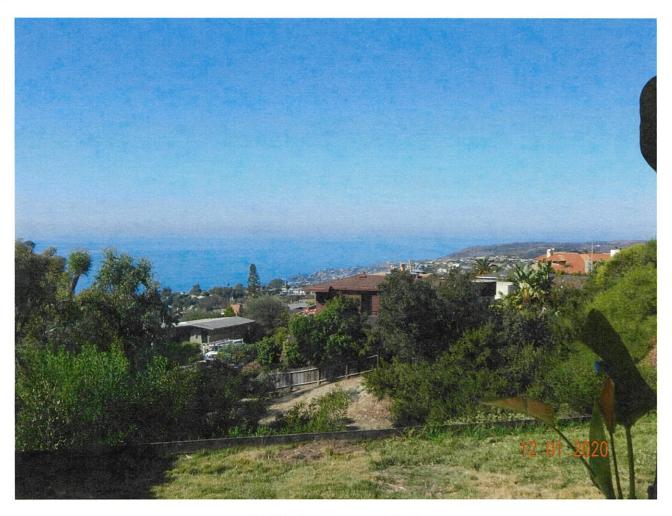
The photograph above was taken from the master bedroom on the lower level of the primary residential structure.

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

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# **RECORD OF VIEW**

VPP 20-7701



2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_

**Document** 11 of 16

# CALIFORNIA CONTRACTOR OF CALIFORNIA

RECORD OF VIEW VPP 20-7701



2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_\_

Document 12 of 16

# CALIFORNIA

RECORD OF VIEW VPP 20-7701



2847 Alta Laguna Blvd.

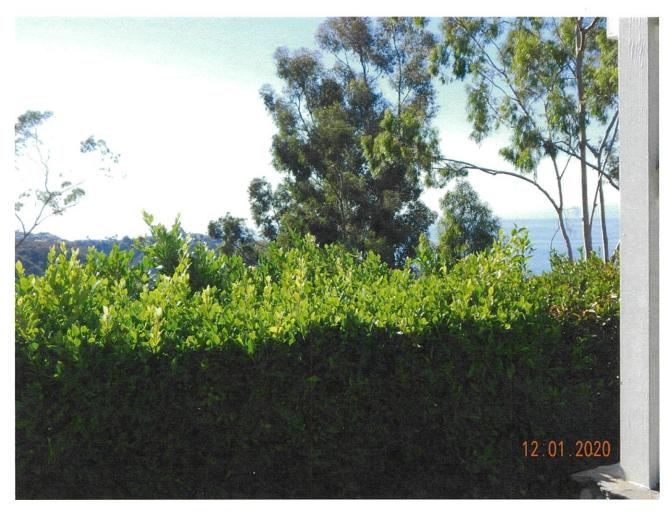
The photograph above was taken from the master bedroom on the lower level of the primary residential structure.

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

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# CALIFORNIA CONTRACTOR OF THE C

RECORD OF VIEW VPP 20-7701



2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: \_\_\_\_\_\_ Submitted to property file: \_\_\_\_\_\_\_

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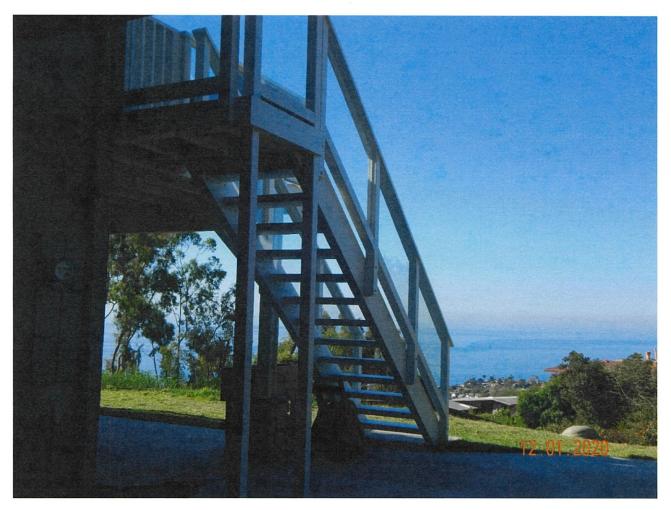
2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

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2847 Alta Laguna Blvd.

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: \_\_\_\_\_\_\_ Submitted to property file: \_/2/10/00

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December 10, 2020

SUBJECT: NOTICE - RECORD OF VIEW

View Preservation VPP 20-7701

2847 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 **2847 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

Planning Division | Community Development

tfarr@lagunabeachcity.net

# SUSAN W. CASE, INC.

orders@susancaseinc.com

File#308152 2847 Alta Laguna Blvd Laguna Beach CA APN 641 143 28 500' View Preservation December 8 2020

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

641 131 10	641 131 11	641 131 12
Johannes Nietsch	Cheryl Kistner Romig	Cathey Curtis
2909 Alta Laguna Blvd	2903 Alta Laguna Blvd	2808 Chillon Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 132 01	641 132 02	641 132 03
Andrew Blanton	Michael Farley	Pensco Cdn Fbo
2804 Chateau Way	2808 Chateau Way	2808 Chateau Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 132 04	641 132 05	641 132 06
William Flynn	Ari Novick	Geoffrey Dunning
2826 Chateau Way	2830 Chateau Way	2838 Chateau Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 132 21	641 132 22	641 132 23
F Allan Hubbell	Stephen W S W Dexter	Aaron Kosins
2819 Chillon Way	1278 Glenneyre St #287	2809 Chillon Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 132 24	641 132 25	641 133 07
Steven Miller Buchanan	Gregory Kennedy	W Y Temple Hills Chen
2805 Chillon Way	2801 Chillon Way	3710 Avalon Blvd
Laguna Beach CA 92651	Laguna Beach CA 92651	Los Angeles CA 90011
641 133 08 Dafydd Rhodri Williams 2820 Zell Dr Laguna Beach CA 92651	641 134 08 Dion Strombotne 2885 Bernard Ct Laguna Beach CA 92651	641 134 09 Urvi Sheth 2875 Bernard Ct Laguna Beach CA 92651
641 134 10	641 134 11	641 134 12
Jeffrey Bolwell	J & B Donoho	Jerome Doidge
2865 Bernard Ct	2845 Bernard Ct	2835 Bernard Ct
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 134 13 Alice Nadine Suess 2825 Bernard Ct	641 134 14 John Francis Coyne 2805 Bernard Ct	641 134 15 Ronald James Holecek

641 134 16	641 134 17	641 134 18
Ronald James Holecek	International Oakhurst	James Christensen
2804 Bernard Ct	3230 E Imperial Hwy #208	2848 Bernard Ct
Laguna Beach CA 92651	Brea CA 92821	Laguna Beach CA 92651
641 134 19	641 134 20	641 134 21
Kennedy Frank 3rd	Robin K R K Hall	Matthew David Wheaton
2922 Conne Mara Dr	2874 Bernard Ct	2888 Bernard Ct
Davidsonville MD 21035	Laguna Beach CA 92651	Laguna Beach CA 92651
641 134 22	641 134 23	641 134 24
Bradley Robinson	William Bowler	Angela Popowa
2809 Zell Dr	2825 Chateau Way	2819 Chateau Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 134 25	641 134 26	641 134 27
Abbas Khoshniyati	E Douglas The Perry	Gay Hannah
31061 Coast Hwy	2807 Chateau Way	6143 Lawrence St
Laguna Beach CA 92651	Laguna Beach CA 92651	Cypress CA 90630
641 134 28	641 134 29	641 134 30
Ramsey & Melissa Gregg	Kazbek Soobzokov	Kazbek Soobzokov
2847 Alta Laguna Blvd	2817 Alta Laguna Blvd	2817 Alta Laguna Blvd
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641 134 31	641 152 07	641 431 13
Casey Frey	City Of Laguna Beach	Nathan & Emily Smith
2807 Alta Laguna Blvd	Po Box 4895	10 Top Of The World
Laguna Beach CA 92651	Laguna Beach CA 92652	Laguna Beach CA 92651