



January 8, 2020

Shawn Yang & Jennifer Strickland
2885 Chateau Way
Laguna Beach, CA 92651

Dear Mr. Yang and Ms. Strickland,

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.

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 "T. Farr".

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 20-7861**

Visit Date: **December 29, 2020**
Applicant: **Shawn Yang & Jennifer Strickland**
View Address: **2885 Chateau 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/upper level: Living room, dining room, office

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 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 View documents scanned and attached to property file.

Date: 1/8/21 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 20-7861



2885 Chateau Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *11/8/21*



RECORD OF VIEW

VPP 20-7861



2885 Chateau Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *M. Farr* Submitted to property file: *1/8/21*

Document
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RECORD OF VIEW

VPP 20-7861



2885 Chateau Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: M. J. Jarr Submitted to property file: 1/8/21

Document
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RECORD OF VIEW

VPP 20-7861



2885 Chateau Way

The photograph above was taken from the office on the upper/main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: 1/8/21



RECORD OF VIEW

VPP 20-7861



2885 Chateau Way

The photograph above was taken from the office on the upper/main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: W. J. [Signature] Submitted to property file: 1/8/21

Document

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January 8, 2020

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 20-7861
2885 Chateau 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 **2885 Chateau 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 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



500' View Preservation
 2885 Chateau Way
 Laguna Beach CA
 APN(s) 641-125-13
 Prepared 1/4/2021
 by Susan Case Inc
 1 inch = 150 feet



SUSAN W. CASE, INC.
orders@susancaseinc.com

File #308191

2885 Chateau Way
Laguna Beach CA
APNs 641-125-13
500' View Preservation
January 4 2021

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

641-123-10
Malcolm J Baca
2985 Zell Dr
Laguna Beach CA 92651

641-123-11
Michael D Landau
215 E 22nd St
Costa Mesa CA 92627

641-123-12
Matthew M Smith
2955 Zell Dr
Laguna Beach CA 92651

641-123-13
Gregory Rd Evans
2945 Zell Dr
Laguna Beach CA 92651

641-123-14
William C Howorth
2935 Zell Dr
Laguna Beach CA 92651

641-123-15
John Jensen
2925 Zell Dr
Laguna Beach CA 92651

641-123-16
Robert R Hedden
2905 Zell Dr
Laguna Beach CA 92651

641-123-17
Wesley J Foster
2991 Zurich Ct
Laguna Beach CA 92651

641-124-01
Gordon Gary Globus
2990 Zurich Ct
Laguna Beach CA 92651

641-124-02
Judith Jameson-trulock
2996 Zurich Ct
Laguna Beach CA 92651

641-124-03
James A Marks
2885 Zell Dr
Laguna Beach CA 92651

641-124-04
Gopa S & Bibhas R De
2869 Zell Dr
Laguna Beach CA 92651

641-125-01
Kaye Arlene Marseilles
2880 Zell Dr
Laguna Beach CA 92651

641-125-02
Judith Frances Lomax
2890 Zell Dr
Laguna Beach CA 92651

641-125-03
William Steven & Vasilina Natasha
2894 Zell Dr
Laguna Beach CA 92651

641-125-04
Roger L Zrimec
2904 Zell Dr
Laguna Beach CA 92651

641-125-05
John D Morreale
2934 Zell Dr
Laguna Beach CA 92651

641-125-06
Jon Thomas Hermie
2954 Zell Dr
Laguna Beach CA 92651

641-125-07
Blake A Coler-dark
2975 Chillon Way
Laguna Beach CA 92651

641-125-08
Douglas E & Dawn M Franz
2955 Chillon Way
Laguna Beach CA 92651

641-125-09
Robert Mott Jacob
2935 Chillon Way
Laguna Beach CA 92651

641-125-10
St John Maria & Derek
2925 Chillon Way
Laguna Beach CA 92651

641-125-12
Christopher Lee Brazelton
2891 Chateau Way
Laguna Beach CA 92651

641-125-13
Jennifer T Strickland
2885 Chateau Way
Laguna Beach CA 92651

641-125-14
Richard A Jackson
2879 Chateau Way
Laguna Beach CA 92651

641-126-06
Karen A Jones
2978 Chillon Way
Laguna Beach CA 92651

641-126-09
Mark & Kathi Tinkess
2725 Temple Hills Dr
Laguna Beach CA 92651

641-133-11
Walter & Cecilia S M Fong
2850 Zell Dr
Laguna Beach CA 92651

641-133-14
Haiwei Wu
2870 Zell Dr
Laguna Beach CA 92651

641-134-02
Damien Mcdonald
2560 Bowdoin St
La Verne CA 91750

641-152-02
Robert Eric & Luana Garrett Lilja
2985 Zurich Ct
Laguna Beach CA 92651

641-126-04
Lucille Begin
2938 Chillon Way
Laguna Beach CA 92651

641-126-07
Aaron D Moss
2998 Chillon Way
Laguna Beach CA 92651

641-126-10
Jonathan Howard Wheeler
2745 Temple Hills Dr
Laguna Beach CA 92651

641-133-12
David & Bonnie Koch
2860 Zell Dr
Laguan Beach CA 92651

641-133-15
Action Investments Financial
2867 Chateau Way
Laguna Beach CA 92651

641-134-03
John E Gallagher
2845 Zell Dr
Laguna Beach CA 92651

641-152-03
Edward A Schlatter
2980 Zurich Ct
Laguna Beach CA 92651

641-126-05
Avi & Maria Magolalena Michaeli
2958 Chillon Way
Laguna Beach CA 92651

641-126-08
Van Hanswyk S Trust
2705 Temple Hills Dr
Laguna Beach CA 92651

641-133-10
Bernard F Wanek
3207 Scott Rd
Burbank CA 91504

641-133-13
Carolyn Delino
2864 Zell Dr
Laguna Beach CA 92651

641-134-01
Maurie Edelman
2865 Zell Dr
Laguna Beach CA 92651

641-134-04
Dina Marciano
2841 Zell Dr
Laguna Beach CA 92651

641-152-07
City Of Laguna Beach
Po Box 4895
Laguna Beach CA 92652