

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,

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.

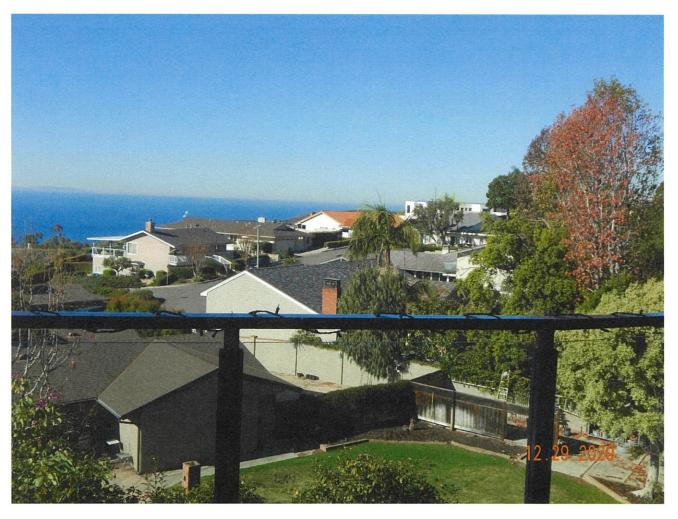
RECORD OF VIEWS DOCUMENTED AND AFFECTED PARCELS NOTICED

Written notice sent to affected property owners within 500 feet and Record of View documents scanned and attached to property file.

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.

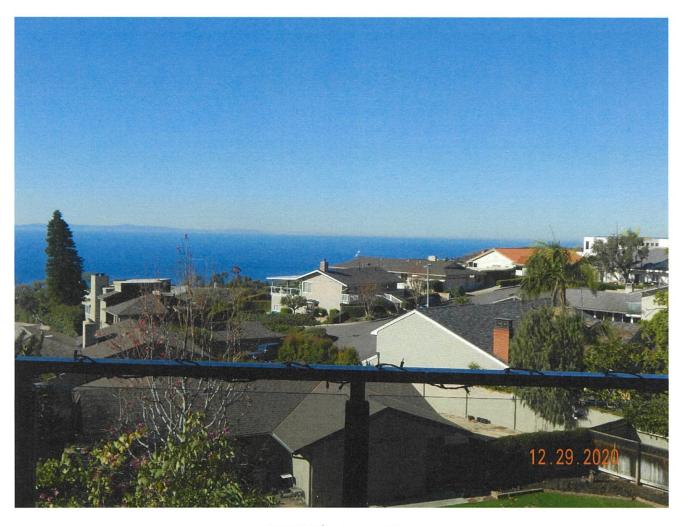
Date of photograph: 12/29/20 Photographed by: Marr Submitted to property file: _____

Document 1 of 5

G LAGUNA DE CALIFORNIE

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: What

_ Submitted to property file:

Document 2 of 5

LAGUNA BEACH

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:

Submitted to property file:

Document 3 of 5



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.

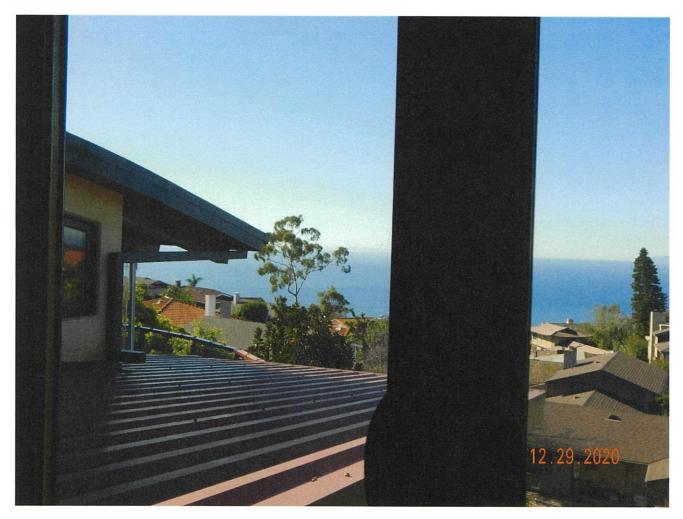
Date of photograph: 12/29/20 Photographed by:

__ Submitted to property file:

Document 4 of 5

CALIFORNIA

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:

_ Submitted to property file:

Document 5 of 5



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



SUSAN W. CASE, INC.

orders@susancaseinc.com

File #308191

641-125-10

St John Maria & Derek

Laguna Beach CA 92651

2925 Chillon Way

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	641-123-11	641-123-12
Malcolm J Baca	Michael D Landau	Matthew M Smith
2985 Zell Dr	215 E 22nd St	2955 Zell Dr
Laguna Beach CA 92651	Costa Mesa CA 92627	Laguna Beach CA 92651
641-123-13	641-123-14	641-123-15
Gregory Rd Evans	William C Howorth	John Jensen
2945 Zell Dr	2935 Zell Dr	2925 Zell Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-123-16	641-123-17	641-124-01
Robert R Hedden	Wesley J Foster	Gordon Gary Globus
2905 Zell Dr	2991 Zurich Ct	2990 Zurich Ct
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-124-02	641-124-03	641-124-04
Judith Jameson-trulock	James A Marks	Gopa S & Bibhas R De
2996 Zurich Ct	2885 Zell Dr	2869 Zell Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-125-01	641-125-02	641-125-03
Kaye Arlene Marseilles	Judith Frances Lomax	William Steven & Vasilia Natasha
2880 Zell Dr	2890 Zell Dr	2894 Zell Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-125-04	641-125-05	641-125-06
Roger L Zrimec	John D Morreale	Jon Thomas Hermie
2904 Zell Dr	2934 Zell Dr	2954 Zell Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-125-07	641-125-08	641-125-09
Blake A Coler-dark	Douglas E & Dawn M Franz	Robert Mott Jacob
2975 Chillon Way	2955 Chillon Way	2935 Chillon Way
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651

641-125-12

Christopher Lee Brazelton

Laguna Beach CA 92651

2891 Chateau Way

641-125-13

Jennifer T Strickland

Laguna Beach CA 92651

2885 Chateau Way

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