



March 30, 2021

David W. Brouwer
2696 Solana Way
Laguna Beach, CA 92651

Dear Mr. Brouwer,

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 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,

A handwritten signature in blue ink that reads "Tony 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 21-8364**

Visit Date: **March 2, 2021**

Applicant: **David W. Brouwer**
View Address: **2696 Solana 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, kitchen
Upper level: Master bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, northerly coastline, Treasure Island Park 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.

Date: 3/30/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-8364



2696 Solana Way

The photograph above was taken from the living room and kitchen from the main floor of the primary residential structure.

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

Date of photograph: 3/2/21 Photographed by: *Myan* Submitted to property file: 3/30/21

Document
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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

The photograph above was taken from the living room and kitchen from the main floor of the primary residential structure.

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

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

The photograph above was taken from the living room and kitchen from the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

Document
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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

The photograph above was taken from the living room and kitchen from the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

Document
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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

The photograph above was taken from the living room and kitchen from the main floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[signature]* Submitted to property file: 3/30/21

Document
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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

The photograph above was taken from the living room and kitchen from the main floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

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

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

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

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *mparr* Submitted to property file: 3/30/21

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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/2/21 Photographed by: *ryan* Submitted to property file: 3/30/21

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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

Visual scene description: ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

Visual scene description: ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

Visual scene description: Treasure Island Park and ocean horizon.

Date of photograph: 3/2/21 Photographed by: myan Submitted to property file: 3/30/21

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RECORD OF VIEW

VPP 21-8364



2696 Solana Way

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

Visual scene description: ocean horizon.

Date of photograph: 3/2/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



March 30, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8364
2696 Solana 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 **2696 Solana 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.

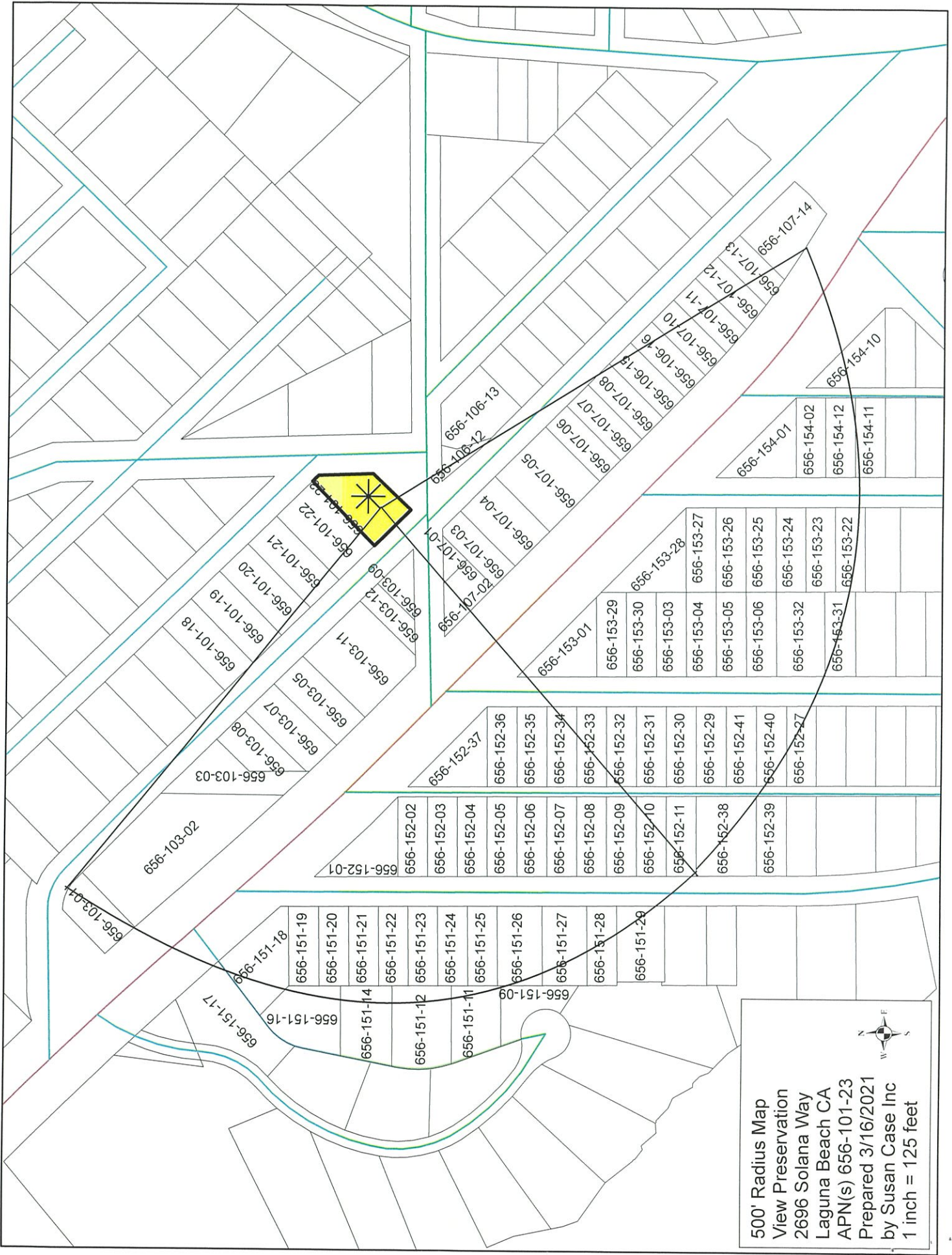
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

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,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
tfarr@lagunabeachcity.net



500' Radius Map
 View Preservation
 2696 Solana Way
 Laguna Beach CA
 APN(s) 656-101-23
 Prepared 3/16/2021
 by Susan Case Inc
 1 inch = 125 feet

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

File# 318302
2696 Solana Way
Laguna Beach CA
APN(s) 656-101-23
500' View Preservation
March 16 2021

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

656 101 18
Johann Nicolas Clapp
1321 Marian Ln
Newport Beach CA 92660

656 101 19
Jack Stevens
2656 Solana Way
Laguna Beach CA 92651

656 101 20
An Ho
2670 Solana Way
Laguna Beach CA 92651

656 101 21
Dana Herkelrath
2680 Solana Way
Laguna Beach CA 92651

656 101 22
Patricia Paxton Pardee
2692 Solana Way
Laguna Beach CA 92651

656 101 23
David Brouwer
2696 Solana Way
Laguna Beach CA 92651

656 103 01
Richard Dunlap
1130 Del Mar Ave
Laguna Beach CA 92651

656 103 02
Miles Sterling
Po Box 1558
Lake Forest CA 92609

656 103 03
Patricia Perrin
2611 Solana Way #261
Laguna Beach CA 92651

656 103 05
Chad Brunocheilli
108 Avora St
Monrovia CA 91016

656 103 07
Robert Bypass Young
2731 Ponte Galleria Ct
Henderson NV 89044

656 103 08
Dale Perrin
32371 Alipaz St #106
San Juan Capistrano CA 92675

656 103 09
Ronald Hasman
2699 Solana Way
Laguna Beach CA 92651

656 103 11
Nine Tree Hill Organics Inc
13635 Anochecer Ave
Chino Hills CA 91709

656 103 12
Jeffrey Doherty
2677 Solana Way
Laguna Beach CA 92651

656 106 12
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

656 106 13
Gregory Smith
2710 Solana Way
Laguna Beach CA 92651

656 106 15
2730-2750 Solana Way Lb
111 Emerald Bay
Laguna Beach CA 92651

656 106 16
2730-2750 Solana Way Lb
111 Emerald Bay
Laguna Beach CA 92651

656 107 01
Francis Toohey
28761 Via Los Arboles
San Juan Capistrano CA 92675

656 107 02
Mark L M L & E Major
2706 S Coast Hwy
Laguna Beach CA 92651

656 107 03
Empresa Estates
Po Box 7711
Laguna Niguel CA 92607

656 107 04
Rosanne Nolan
2725 Solana Way
Laguna Beach CA 92651

656 107 05
Norval Bruce
2727 Solana Way
Laguna Beach CA 92651

656 107 06
Csc Residential LLC
1278 Glenneyre St #457
Laguna Beach CA 92651

656 107 07
Ronald Hasman
11264 Golden Chestnut Pl
Las Vegas NV 89135

656 107 08
Michael Kapur
2749 Solana Way
Laguna Beach CA 92651

656 107 10
Paul The Cooke
8 Crownridge Dr
Danville CA 94506

656 107 11
Dianne Curran
2321 Vista Madera
Santa Barbara CA 93101

656 107 12
M & J Lee
1153 N Eerett St
Glendale CA 91207

656 107 13
Dizz's As Is Inc
2794 S Coast Hwy
Laguna Beach CA 92651

656 107 14
Uci Foundation
791 Saint Anns Dr
Laguna Beach CA 92651

656 151 09
Barbara Wick
6601 E Indian Bend Rd
Paradise Valley AZ 85253

656 151 11
Thomas A T A Bak
131 Rockledge Ter
Laguna Beach CA 92651

656 151 12
Harley The Neuman
16255 Ventura Blvd #900
Encino CA 91436

656 151 14
Felix Martin
1278 Glenneyre St #247
Laguna Beach CA 92651

656 151 16
Thomas DeVore
2283 Coral Ridge Ave
Henderson NV 89052

656 151 17
Dennis C D & K Smith
17611 Champion Forest Dr
Spring TX 77379

656 151 18
Dardantz Properties LLC
199 Rockledge Ter
Laguna Beach CA 92651

656 151 19
Larry Doyle
2601 Victoria Dr
Laguna Beach CA 92651

656 151 20
Tari Berglund
2605 Victoria Dr
Laguna Beach CA 92651

656 151 21
Kayvon Shakerin
2609 Victoria Dr
Laguna Beach CA 92651

656 151 22
Charles Unsworth
3419 Via Lido #166
Newport Beach CA 92663

656 151 23
Dhingra Trust
26211 Paseo Armonia
San Juan Capistrano CA 92675

656 151 24
Bruce Teget
6 Saddle Creek Rd
Fallbrook CA 92028

656 151 25
Randall Black
309 E Edgewater Ave
Newport Beach CA 92661

656 151 26
David Levine
1590 S Coast Hwy #17
Laguna Beach CA 92651

656 151 27
Epic Thunder LP
24422 Avenida De Ln
Laguna Hills CA 92653

656 151 28
David DiCesaris
5 White Pine Canyon Rd
Park City UT 84060

656 151 29
Paul Jillson
2637 Victoria Dr
Laguna Beach CA 92651

656 152 01
Robert Blau
2604 Victoria Dr
Laguna Beach CA 92651

656 152 02
Gary Unger
47020 Sandia Creek Dr
Temecula CA 92590

656 152 03
Kenneth Goodrich
9324 Canyon Classic Dr
Las Vegas NV 89144

656 152 04
Burkhart Trust
2618 Victoria Dr
Laguna Beach CA 92651

656 152 05
Ryan Bornheimer
2622 Victoria Dr
Laguna Beach CA 92651

656 152 08
George & Marion Snidecor
18869 Bernardo Trails Dr
San Diego CA 92128

656 152 11
Bws Ocean View LLC
200 Hoover Ave #2111
Las Vegas NV 89101

656 152 30
Leo Geffner
4720 Pak Encino Ln #220
Encino CA 91436

656 152 33
Robert Phillips
983 Volante Dr
Arcadia CA 91007

656 152 36
Maruska
198 Sunset Ter
Laguna Beach CA 92651

656 152 39
Carol & Benjamin Levin
2645 Victoria Dr
Laguna Beach CA 92651

656 153 01
Leon Charles Alexander
415 Hill St
Laguna Beach CA 92651

656 153 05
Linda Lee Supowitz
165 Sunset Ter
Laguna Beach CA 92651

656 153 23
Koh Management LLC
515 Ocean Ave #S307
Santa Monica CA 90402

656 152 06
Joseph Moran
7352 Autopark Dr
Huntington Beach CA 92648

656 152 09
Steven Fowlkes
11661 San Vicente Blvd #510
Los Angeles CA 90049

656 152 27
Randall Lyn Watkins
2117 E Cameo Vista Dr
West Covina CA 91791

656 152 31
Marilyn Diamond Suey
5448 Blackhawk Dr
Danville CA 94506

656 152 34
Lisa A S Eudaly
190 Sunset Ter
Laguna Beach CA 92651

656 152 37
Ahab Guirguis
2685 S Coast Hwy
Laguna Beach CA 92651

656 152 40
Elizabeth Liljestrom
158 Sunset Ter
Laguna Beach CA 92651

656 153 03
William Smolka
175 Sunset Ter
Laguna Beach CA 92651

656 153 06
Tracy Tennant
5758 Eugene St
Riverside CA 92506

656 153 24
John Michael McKee
176 Mcaulay Pl
Laguna Beach CA 92651

656 152 07
Peter W P Schineller
2628 Victoria Dr
Laguna Beach CA 92651

656 152 10
Bws Ocean View LLC
200 Hoover Ave #2111
Las Vegas NV 89101

656 152 29
Eric Kirkland
166 Sunset Ter
Laguna Beach CA 92651

656 152 32
Ask Trust
271 Starlane Dr
La Canada CA 91011

656 152 35
Wiley Langford
24362 Baxter Dr
Malibu CA 90265

656 152 38
Brent Liljestrom
2646 Victoria Dr
Laguna Beach CA 92651

656 152 41
Elizabeth Liljestrom
158 Sunset Ter
Laguna Beach CA 92651

656 153 04
Cancellieri Childrens II
171 Sunset Ter
Laguna Beach CA 92651

656 153 22
McAulay Place LLC
550 Alta Vista Way
Laguna Beach CA 92651

656 153 25
Glenn Bianchi
30 Emerald Bay
Laguna Beach CA 92651

656 153 26
Michael Roy
190 Mcaulay Pl
Laguna Beach CA 92651

656 153 29
Sean Ellis
2124 Leeward Ln
Newport Beach CA 92660

656 153 32
Michael Doran
155 Sunset Ter
Laguna Beach CA 92651

656 154 10
N M Separate Pr Kormeluk
2787 8s Coast Hwy #A
Laguna Beach CA 92651

656 153 27
Roger Scholten
4106 John Lynde Rd
Des Moines IA 50312

656 153 30
William Vigneault
181 Sunset Ter
Laguna Beach CA 92651

656 154 01
Liliana Pienzi-Joseau
4837 Indianola Way
La Canada Flintridge CA 91011

656 154 11
Fred Karger
2745 Woodstock Rd
Los Angeles CA 90046

656 153 28
Loren Ehlers
Po Box 2089
Newport Beach CA 92659

656 153 31
Arianna Noppenberger
149 Sunset Ter
Laguna Beach CA 92651

656 154 02
Dan Sugg
173 Mcaulay Pl
Laguna Beach CA 92651

656 154 12
Jeffrey Kaplan
Po Box 9576
Laguna Beach CA 92652