



March 30, 2021

Peter Cole and Robert Talbot
2933 Alta Laguna Blvd.
Laguna Beach, CA 92651

Dear Mr. Cole and Mr. Talbot,

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 21-8400**

Visit Date: **February 21, 2021**
Applicant: **Peter Cole and Robert Talbot**
View Address: **2933 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/ground level: Living room, kitchen, 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 consists of San Clemente and Catalina Islands 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 21-8400



2933 Alta Laguna Blvd.

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

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

Date of photograph: 2/25/21 Photographed by: *Mjan* Submitted to property file: 3/30/21

Document
1 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/25/21 Photographed by: Mar Submitted to property file: 3/30/21

Document
2 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

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

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

Date of photograph: 2/25/21 Photographed by: *mjar* Submitted to property file: 3/30/21

Document
3 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/25/21 Photographed by: *Man* Submitted to property file: *3/30/21*

Document
4 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

The photograph above was taken from the kitchen on the main floor of the single level primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/25/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

Document
5 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

The photograph above was taken from the kitchen on the main floor of the single level primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/25/21 Photographed by: *M. J. [Signature]* Submitted to property file: 3/30/21

Document
6 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

The photograph above was taken from the kitchen on the main floor of the single level primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/25/21 Photographed by: *mparr* Submitted to property file: 3/30/21

Document
7 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

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

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

Date of photograph: 2/25/21 Photographed by: *M. J. [Signature]* Submitted to property file: 3/30/21

Document
8 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

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

Visual scene description: Catalina Island and ocean horizon.

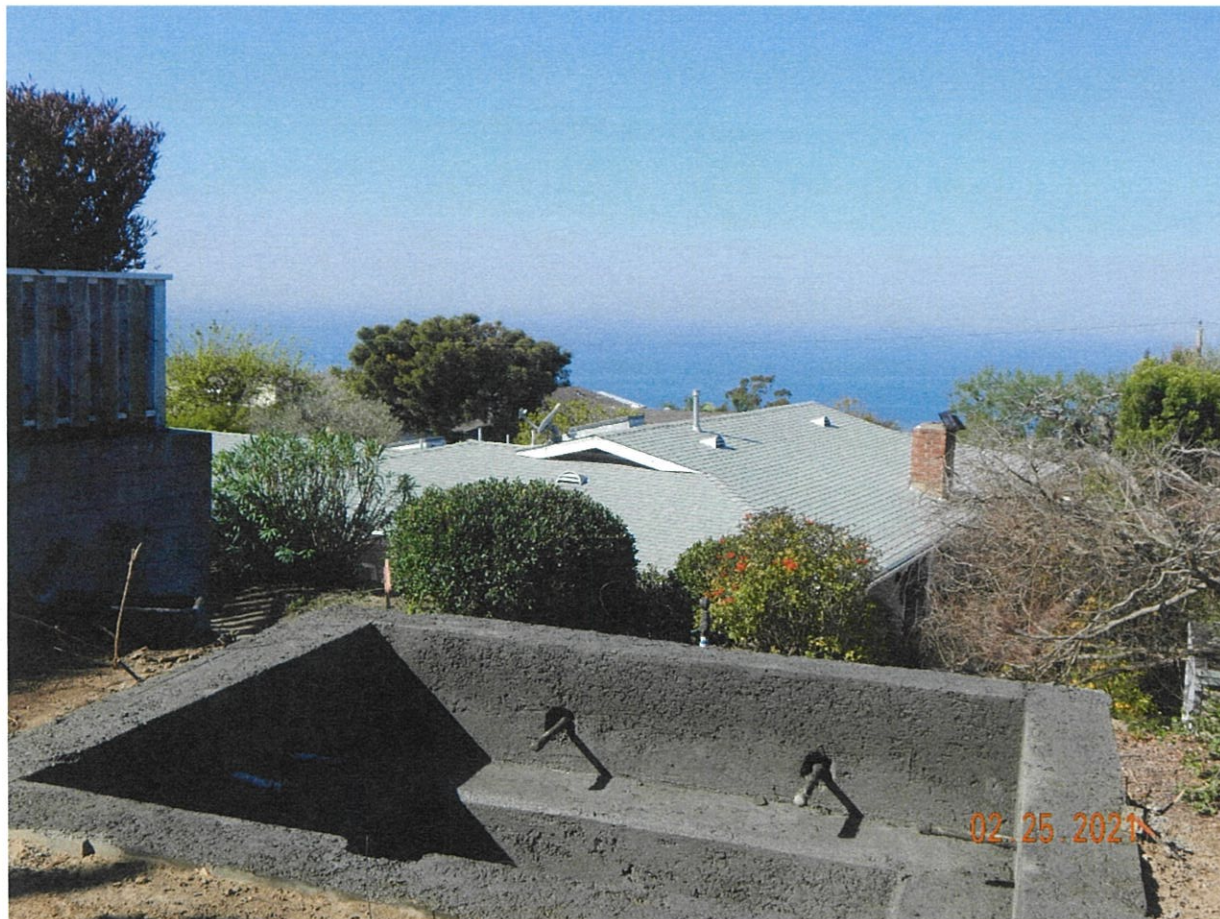
Date of photograph: 2/25/21 Photographed by: *Jam* Submitted to property file: 3/30/21

Document
9 of 10



RECORD OF VIEW

VPP 21-8400



2933 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/25/21 Photographed by: *mfan* Submitted to property file: *3/30/21*

Document
10 of 10



March 30, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8400
2933 Alta Laguna Blvd., Laguna Beach

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **2933 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 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



500' Radius Map
 View Preservation
 2933 Alta Laguna Blvd
 Laguna Beach CA
 APN(s) 641-131-06
 Prepared 3/10/2021
 by Susan Case Inc
 1 inch = 200 feet



SUSAN W. CASE, INC.

orders@susancaseinc.com

File #318298
2933 Alta Laguna Blvd
Laguna Beach CA
APN 641 131 06
500' View Preservation
March 10 2021

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

641 072 28
Lisa Rollins
2980 Alta Laguna Blvd
Laguna Beach CA 92651

641 072 29
Alan Kap Obrien
2974 Alta Laguna Blvd
Laguna Beach CA 92651

641 125 11
Robin Shanahan
66 Twilight Blf
Newport Coast CA 92657

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

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

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

641 126 01
Janet Lesley Petersen
64 Puesto Rd
Rancho Mission Viejo CA 92694

641 126 02
Anne Jessica Harlow
2908 Chillon Way
Laguna Beach CA 92651

641 126 15
Dixie Dixie Jordan
2983 Alta Laguna Blvd
Laguna Beach CA 92651

641 126 16
Pasquale Clemente
2977 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 01
Joan Chakshujej
3474 Milton St
Pasadena CA 91107

641 131 02
Nezafati Badamchian
2963 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 03
Stuart Adair
2957 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 04
David & Margaret Puffer
2947 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 05
M Henderson Todd
2939 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 06
Robert Andrew Talbot
2933 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 07
Todd Peter The Grubin
Po Box 1055
Edwards CO 81632

641 131 08
James Stephenson
2921 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 09
Mariella Samuel Simon
630 Agate St
Laguna Beach CA 92651

641 131 10
Johannes Nietsch
2909 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 11
Cheryl Romig
2903 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 12
Cathey Curtis
2808 Chillon Way
Laguna Beach CA 92651

641 131 13
Yaping Liu
2820 Chillon Way
Laguna Beach CA 92651

641 131 14
Tim Templeton
2828 Chillon Way
Laguna Beach CA 92651

641 131 15
John Darby
2834 Chillon Way
Laguna Beach CA 92651

641 131 18
Carole M C M Auth
2858 Chillon Way
Laguna Beach CA 92651

641 131 21
Cristine Hamilton
2888 Chillon Way
Laguna Beach CA 92651

641 132 08
Joan E J E Mounteer
2854 Chateau Way
Laguna Beach CA 92651

641 132 11
John Rootlieb
2876 Chateau Way
Laguna Beach CA 92651

641 132 14
Roger Kempler
2885 Chillon Way
Laguna Beach CA 92651

641 132 17
Chris Mobasse
74 Lupari
Irvine CA 92618

641 132 20
Matthew Balaker
2825 Chillon Way
Laguna Beach CA 92651

641 132 23
Aaron Kosins
2809 Chillon Way
Laguna Beach CA 92651

641 133 03
Robert Cook
2861 Chateau Way
Laguna Beach CA 92651

641 131 16
Peter Weisbrod
1620 Thurston Dr
Laguna Beach CA 92651

641 131 19
Robert Buss
2868 Chillon Way
Laguna Beach CA 92651

641 132 06
Geoffrey Dunning
2838 Chateau Way
Laguna Beach CA 92651

641 132 09
Alex Denes
4243 SW Bertha Ave
Portland OR 97239

641 132 12
Marvin J M & M Gordon
1635 Eleanor Ln
Laguna Beach CA 92651

641 132 15
Anita Sands
2875 Chillon Way
Laguna Beach CA 92651

641 132 18
Marjan Tavakkolian
2835 Chillon Way
Laguna Beach CA 92651

641 132 21
F Allan Hubbell
2819 Chillon Way
Laguna Beach CA 92651

641 132 24
Steven Miller Buchanan
2805 Chillon Way
Laguna Beach CA 92651

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

641 131 17
Jason Lybbert
2848 Chillon Way
Laguna Beach CA 92651

641 131 20
Jennifer Henderson
2878 Chillon Way
Laguna Beach CA 92651

641 132 07
Shirley Goldenberg
34300 Lantern Bay Dr #74
Dana Point CA 92629

641 132 10
Christopher Campbell
2866 Chateau Way
Laguna Beach CA 92651

641 132 13
Aleksandra Korfanty
2886 Chateau Way
Laguna Beach CA 92651

641 132 16
Craig Williamson
2855 Chillon Way
Laguna Beach CA 92651

641 132 19
Thomas Joseph Brown
2829 Chillon Way
Laguna Beach CA 92651

641 132 22
Stephen W S W Dexter
1278 Glenneyre St #287
Laguna Beach CA 92651

641 132 25
Gregory Kennedy
2801 Chillon Way
Laguna Beach CA 92651