



May 4, 2021

Gregory and Chelsea Kennedy
2801 Chillon Way
Laguna Beach, CA 92651

Dear Mr. and Mrs. Kennedy,

Attached are the documents for the View Preservation/Record of Views application 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,

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 21-8912**

Visit Date: **April 28, 2021**

Applicant: **Gregory and Chelsea Kennedy**
View Address: **2801 Chillon 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: Great room
Upper level: Master bedroom, exercise 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 of 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.

Date: 5/4/21 By: Marr

End of Checklist



RECORD OF VIEW

VPP 21-8912



2801 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/28/21 Photographed by: M. J. [Signature] Submitted to property file: 5/4/21



RECORD OF VIEW

VPP 21-8912



2801 Chillon Way

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

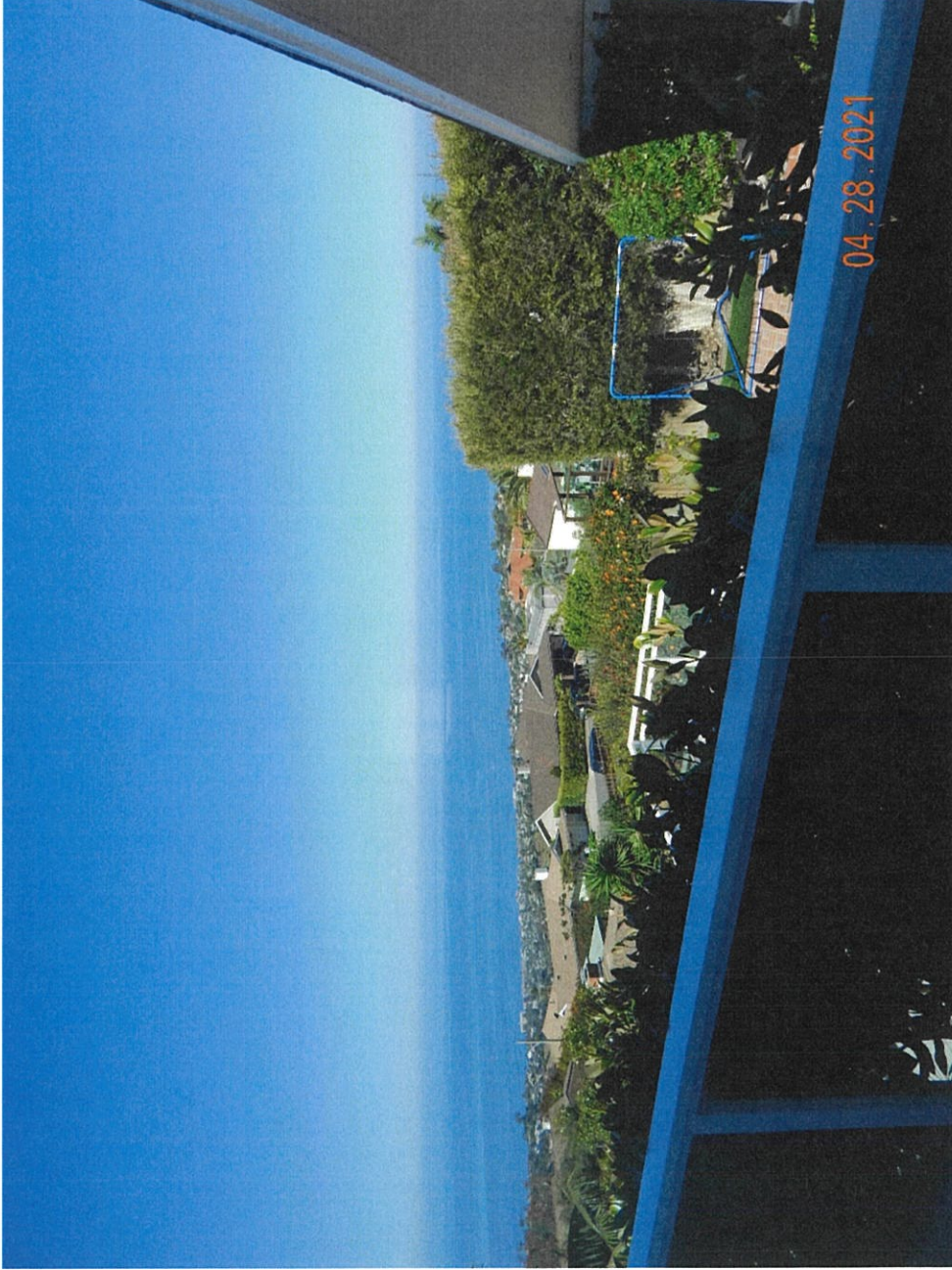
Visual scene description: ocean horizon.

Date of photograph: 04/28/21 Photographed by: Myfan Submitted to property file: 5/4/07



RECORD OF VIEW

VPP 21-8912



2801 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/28/21 Photographed by: *[Signature]* Submitted to property file: 5/4/21



RECORD OF VIEW

VPP 21-8912



2801 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/28/21 Photographed by: Mason Submitted to property file: 5/4/21



RECORD OF VIEW

VPP 21-8912



2801 Chillon Way

The photograph above was taken from the exercise room on the upper floor of the primary residential structure.

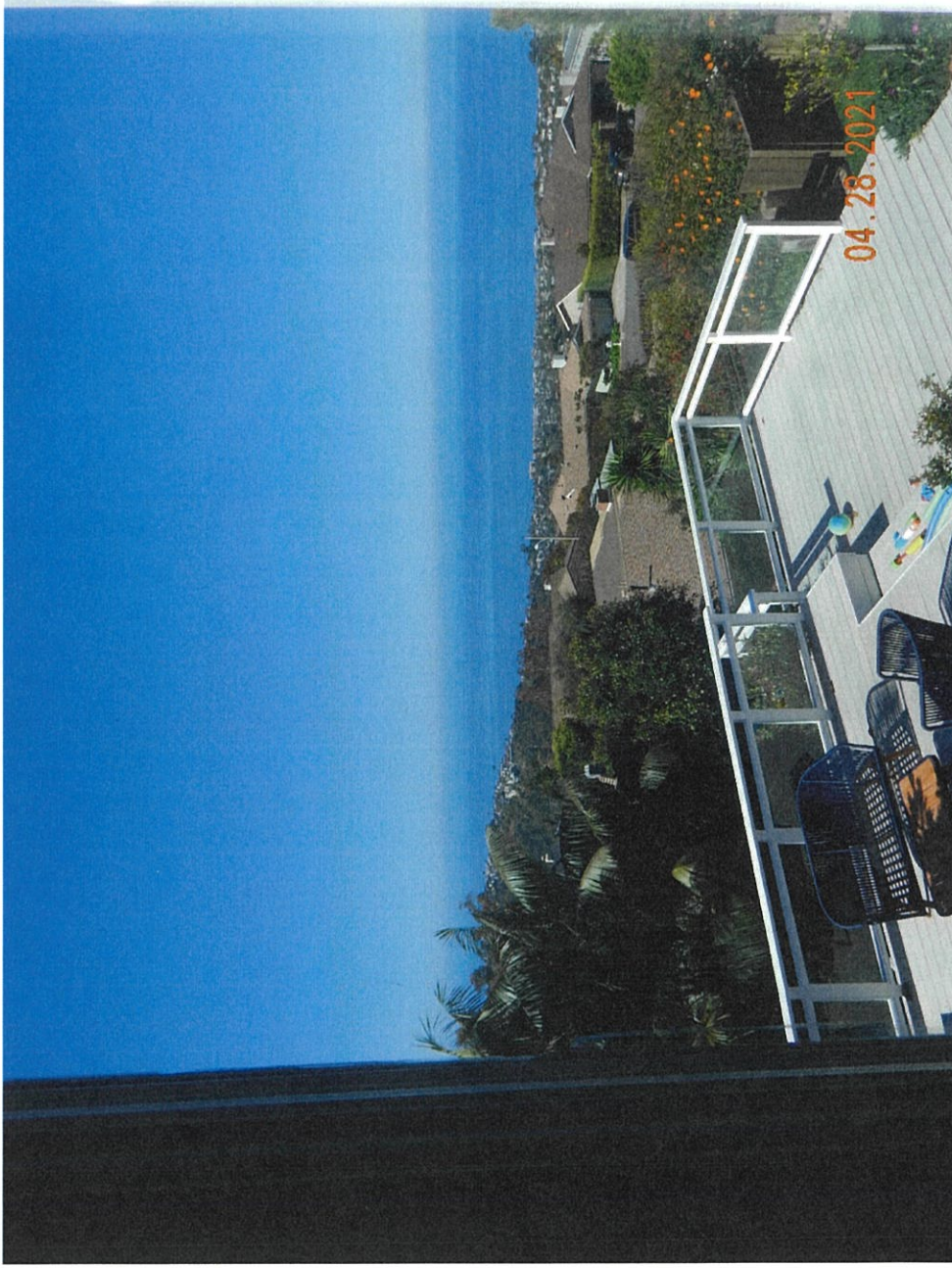
Visual scene description: ocean horizon.

Date of photograph: 04/28/21 Photographed by: *[Signature]* Submitted to property file: 5/4/21



RECORD OF VIEW

VPP 21-8912



2801 Chillon Way

The photograph above was taken from the exercise room on the upper floor of the primary residential structure.

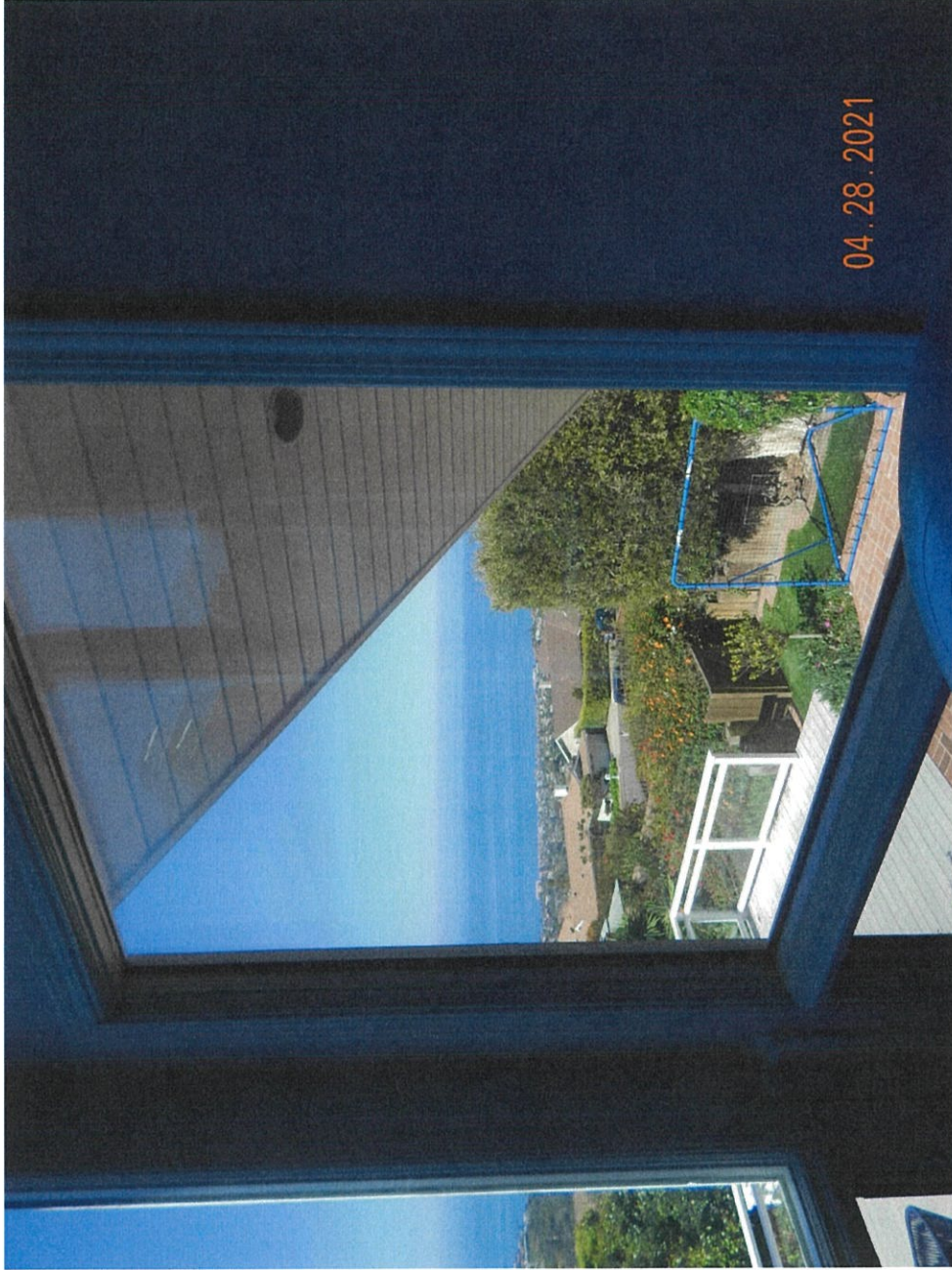
Visual scene description: ocean horizon.

Date of photograph: 04/28/21 Photographed by: *Myfan* Submitted to property file: *5/4/21*



RECORD OF VIEW

VPP 21-8912



2801 Chillon Way

The photograph above was taken from the exercise room on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 04/28/21 Photographed by: M. J. [Signature] Submitted to property file: 5/4/21



May 4, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-8912
2801 Chillon Way, Laguna Beach, CA

Dear Property Owner:

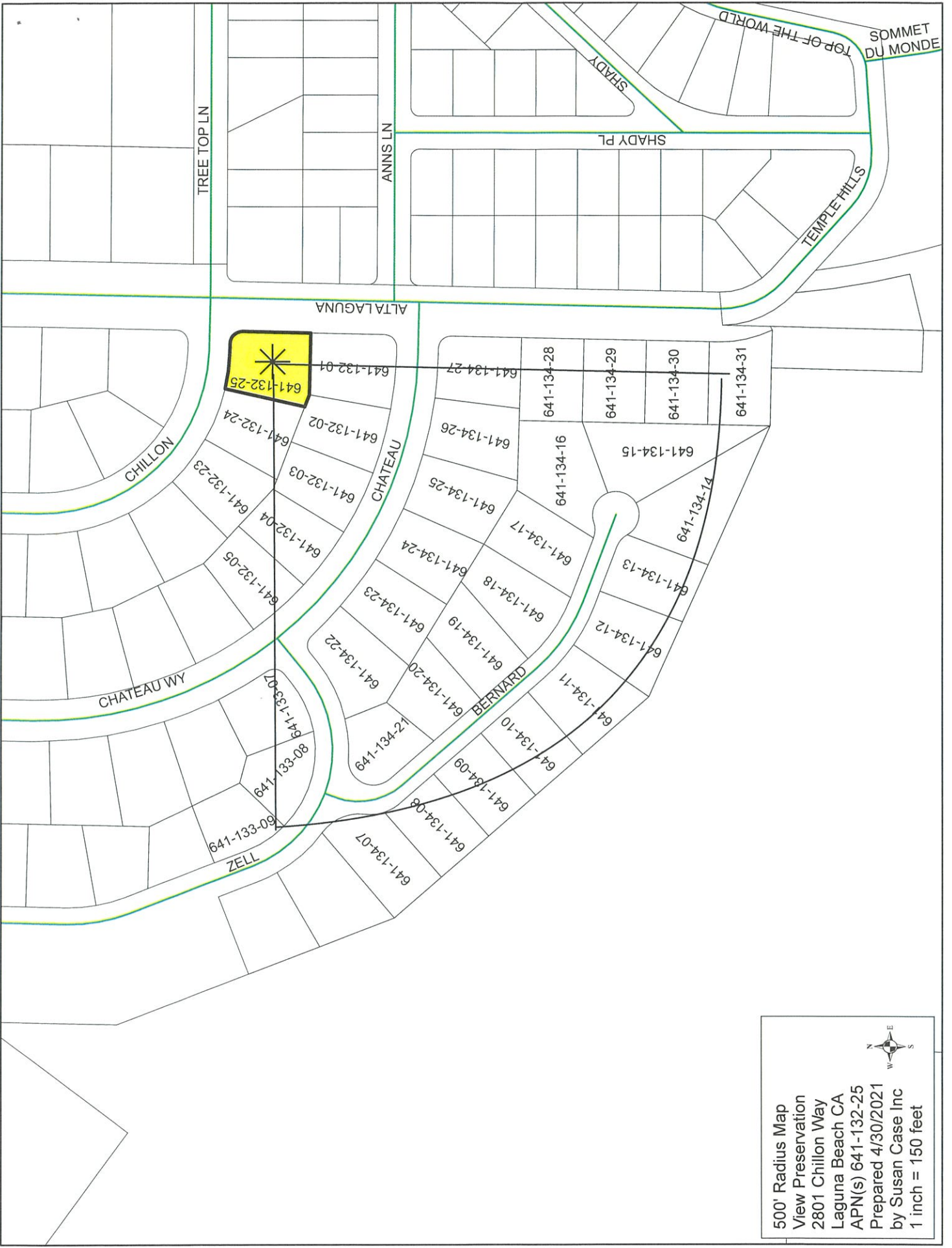
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2801 Chillon Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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,

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



500' Radius Map
 View Preservation
 2801 Chillon Way
 Laguna Beach CA
 APN(s) 641-132-25
 Prepared 4/30/2021
 by Susan Case Inc
 1 inch = 150 feet

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

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

File# 318401
2801 Chillon Way
Laguna Beach CA
APNs 641 132 25
500' View Preservation
May 1 2021

641 132 01
Andrew Blanton
2804 Chateau Way
Laguna Beach CA 92651

641 132 02
Michael Farley
2808 Chateau Way
Laguna Beach CA 92651

641 132 03
Wei Wang
228 W Woodruff Ave
Arcadia CA 91007

641 132 04
William Flynn
2826 Chateau Way
Laguna Beach CA 92651

641 132 05
Ari Novick
2830 Chateau Way
Laguna Beach CA 92651

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

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

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

641 133 07
W Y Temple Hills Chen
3710 Avalon Blvd
Los Angeles CA 90011

641 133 08
Dafydd Rhodri Williams
2820 Zell Dr
Laguna Beach CA 92651

641 133 09
Melinda Morgan
2832 Zell Dr
Laguna Beach CA 92651

641 134 07
Bette & Doug Holdings LLC
1000 Atkinson Ln
Menlo Park CA 94025

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
Bolwell Trust
2865 Bernard Ct
Laguna Beach CA 92651

641 134 11
J & B Donoho
2845 Bernard Ct
Laguna Beach CA 92651

641 134 12
Jerome Doidge
2835 Bernard Ct
Laguna Beach CA 92651

641 134 13
Reinecke Trust
1685 Louise St
Laguna Beach CA 92651

641 134 14
John Francis Coyne
2805 Bernard Ct
Laguna Beach CA 92651

641 134 15
Ronald James Holecek
2804 Bernard Ct
Laguna Beach CA 92651

641 134 16
Ronald James Holecek
2804 Bernard Ct
Laguna Beach CA 92651

641 134 17
International Oakhurst
3230 E Imperial Hwy #208
Brea CA 92821

641 134 18
James Christensen
2848 Bernard Ct
Laguna Beach CA 92651

641 134 19
Kennedy Frank 3rd
2922 Conne Mara Dr
Davidsonville MD 21035

641 134 20
Robin K R K Hall
2874 Bernard Ct
Laguna Beach CA 92651

641 134 21
Matthew David Wheaton
2888 Bernard Ct
Laguna Beach CA 92651

641 134 22
Bradley Robinson
2809 Zell Dr
Laguna Beach CA 92651

641 134 23
William Bowler
2825 Chateau Way
Laguna Beach CA 92651

641 134 24
Angela Popowa
2819 Chateau Way
Laguna Beach CA 92651

641 134 25
Abbas Khoshniyati
31061 Coast Hwy
Laguna Beach CA 92651

641 134 26
E Douglas The Perry
2807 Chateau Way
Laguna Beach CA 92651

641 134 27
Gay Hannah LLC
2857 Alta Laguna Blvd
Laguna Beach CA 92651

641 134 28
Ramsey & Melissa Gregg
2847 Alta Laguna Blvd
Laguna Beach CA 92651

641 134 29
Kazbek Soobzokov
2817 Alta Laguna Blvd
Laguna Beach CA 92651

641 134 30
Kazbek Soobzokov
2817 Alta Laguna Blvd
Laguna Beach CA 92651

641 134 31
Casey Frey
2807 Alta Laguna Blvd
Laguna Beach CA 92651