



September 27, 2021

David Nale  
785 Alta Vista Wy  
Laguna Beach, CA 92651

Dear Mr. Nale,

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,

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 21-9847**

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Visit Date: **9/15/21**  
Applicant: **David Nale**  
View Address: **785 Alta Vista Way**

Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

***Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.***

Main level: Living room  
Upper level: Bedroom 2, Bedroom 3, 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, Main Beach, Emerald Bay and the ocean horizon.

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**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: 9/27/21 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

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

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *M. Farr* Submitted to property file: *9/27/21*



**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

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

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: M. J. Farr Submitted to property file: 9/27/21

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**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

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

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *mfarr* Submitted to property file: *9/27/21*

Document  
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**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

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

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: *9/27/21*

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**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

The photograph above was taken from bedroom 2 on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

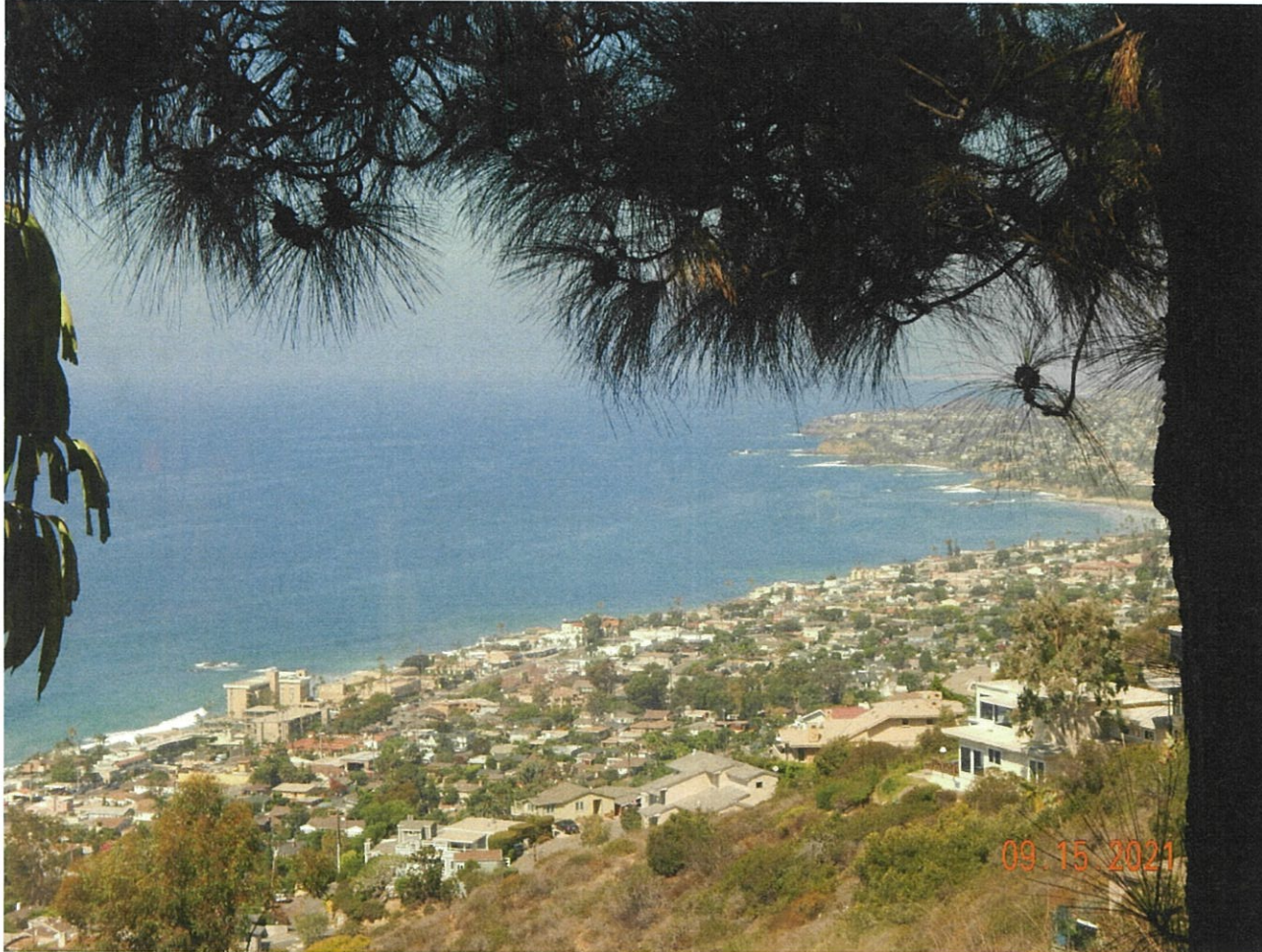
Date of photograph: 9/15/21 Photographed by: Mar Submitted to property file: 9/27/21

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**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

The photograph above was taken from bedroom 3 on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *mfarr* Submitted to property file: *8/27/21*

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**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

The photograph above was taken from bedroom 3 on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *M. J. [Signature]* Submitted to property file: 9/27/21

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**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

The photograph above was taken from bedroom 3 on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *M. Farr* Submitted to property file: *9/27/21*



**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

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

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *M. Farr* Submitted to property file: *9/27/21*

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**RECORD OF VIEW**

**VPP 21-9847**



**785 Alta Vista Way**

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

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/27/21*

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RECORD OF VIEW

VPP 21-9847



785 Alta Vista Way

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

Visual scene description: Catalina Island, Main Beach, Emerald Bay and ocean horizon.

Date of photograph: 9/15/21 Photographed by: M. Farr Submitted to property file: 9/27/21

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September 27, 2021

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-9847**  
**785 Alta Vista 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 **785 Alta Vista 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 "Tfarr".

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



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

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File #318626  
785 Alta Vista Way  
Laguna Beach CA  
APN 656-135-01  
500' View Preservation  
September 20 2021

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

644 426 01  
Nikolas Kolintzas  
895 Baja St  
Laguna Beach CA 92651

644 426 02  
Douglas Duplisea  
Po Box 707  
Saratoga WY 82331

644 426 03  
Douglas Duplisea  
Po Box 707  
Saratoga WY 82331

644 426 04  
Dallas Irwin  
12003 Los Reyes Ave  
La Mirada CA 90638

644 426 05  
Kumars Ghodrati  
Po Box 2995  
Palos Verdes Estates CA 90274

644 426 06  
Kumars Ghodrati  
Po Box 2995  
Palos Verdes Estates CA 90274

644 426 07  
George Loggins  
355 3rd St  
Laguna Beach CA 92651

644 426 08  
Estrada Karen  
Po Box 337  
Blue Jay CA 92317

644 426 09  
Flamingo Investments Inc  
18653 Ventura Blvd #750  
Tarzana CA 91356

644 433 09  
Gary Gauthier  
814 Katella St  
Laguna Beach CA 92651

644 433 11  
Karen Adams K A Smith  
22632 Auburn Dale Dr  
Lake Forest CA 92630

644 433 12  
Walter Pemper  
874 Katella St  
Laguna Beach CA 92651

644 433 13  
Phillip Daigle  
884 Katella St  
Laguna Beach CA 92651

644 433 14  
Nancy Caron  
894 Katella St  
Laguna Beach CA 92651

644 433 15  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 433 16  
Sherry Monahan  
242 E 19th St #9F  
New York NY 10003

644 434 16  
Mark Pugh  
1270 Temple Ter  
Laguna Beach CA 92651

644 434 17  
John Loftus  
924 Katella St  
Laguna Beach CA 92651

644 437 07  
Arline Walker  
9390 Copper Mountain Cir  
Reno NV 89523

644 437 08  
James Broersma  
1088 Cortez  
Laguna Beach CA 92651

644 437 18  
Powen Lu  
1522 Fergus Fls  
Claremont CA 91711

644 437 21  
Albert Joseph Rodriguez  
910 Baja St  
Laguna Beach CA 92651

644 438 01  
Christopher Mitchell  
1089 Cortez  
Laguna Beach CA 92651

644 438 02  
Diana Lynn Aston  
883 Katella St  
Laguna Beach CA 92651



644 438 03  
Ovens Childrens  
875 Katella St  
Laguna Beach CA 92651

644 438 06  
Christopher Stobie  
845 Katella St  
Laguna Beach CA 92651

644 438 10  
Farrokh Shokooh  
17 Goodyear #100  
Irvine CA 92618

644 438 13  
Donna Olsen Ballard  
870 Baja St  
Laguna Beach CA 92651

644 438 17  
Jonathan Mcbain Marble  
815 Katella St  
Laguna Beach CA 92651

656 131 07  
Jeffrey Reimer  
Po Box 3459  
Reno NV 89505

656 131 10  
Michael Gerrard  
2535 Iris Way  
Laguna Beach CA 92651

656 131 13  
Svbd LLC  
71 Princeville Ln  
Las Vegas NV 89113

656 131 26  
Gregory The Boucher  
2567 Iris Way  
Laguna Beach CA 92651

656 132 01  
Bonita General  
420 N Mckinley St #111-303  
Corona CA 92879

644 438 04  
Oswald Steward  
855 Katella St  
Laguna Beach CA 92651

644 438 07  
Anthony Carlson  
835 Katella St  
Laguna Beach CA 92651

644 438 11  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

644 438 15  
Richard Sprague  
1025 Cortez  
Laguna Beach CA 92651

656 131 04  
Patrick Lustig  
1535 Morningside Dr  
Laguna Beach CA 92651

656 131 08  
Christopher Cureton  
2505 Iris Way  
Laguna Beach CA 92651

656 131 11  
David Chang  
2545 Iris Way  
Laguna Beach CA 92651

656 131 14  
Craig Cardon  
1958 Outpost Cir  
Los Angeles CA 90068

656 131 27  
Malaspina & W Joint Li  
2470 Juanita Way  
Laguna Beach CA 92651

656 132 02  
Camille A C Krichmar  
790 Hermosa Way  
Laguna Beach CA 92651

644 438 05  
Oswald Steward  
855 Katella St  
Laguna Beach CA 92651

644 438 08  
Hassan Dairi  
825 Katella St  
Laguna Beach CA 92651

644 438 12  
Amir Reza Nasiri-Sarvi  
16596 China Berry Ct  
Chino Hills CA 91709

644 438 16  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

656 131 06  
Valerie Helene Sinkus  
2491 Iris Way  
Laguna Beach CA 92651

656 131 09  
Stoic Hikers LLC  
5019 Seneca Dr  
Dallas TX 75209

656 131 12  
Michael Fitzpatrick  
2555 Iris Way  
Laguna Beach CA 92651

656 131 25  
William Pike  
2581 Iris Way  
Laguna Beach CA 92651

656 131 28  
Jeffrey Ajer  
2480 Juanita Way  
Laguna Beach CA 92651

656 132 03  
Ross Conner  
2490 Iris Way  
Laguna Beach CA 92651

656 132 04  
Thomas & Bonnie Davis  
2480 Iris Way  
Laguna Beach CA 92651

656 133 01  
Laura Parisi  
780 Alta Vista Way  
Laguna Beach CA 92651

656 133 04  
Richard & Eliana Carrier  
750 Alta Vista Way  
Laguna Beach CA 92651

656 133 08  
Danforth  
2590 Iris Way  
Laguna Beach CA 92651

656 134 10  
Harry Brittenham  
10990 Wilshire Blvd #8  
Los Angeles CA 90024

656 135 02  
Linda Jean Jay Young  
2514 Corona Way  
Laguna Beach CA 92651

656 136 01  
Camille Krichmar  
790 Hermosa Way  
Laguna Beach CA 92651

656 136 11  
Jonathan Williams  
2540 Bonita Way  
Laguna Beach CA 92651

656 141 06  
Robert J R J Fleisher  
11 Riverhills Ln  
Toledo OH 43623

656 141 09  
Fiona Prynne  
2545 Juanita Way  
Laguna Beach CA 92651

656 132 05  
Thomas & Tania McKeown  
2480 Iris Way  
Laguna Beach CA 92651

656 133 02  
David Hannah  
1637 Torcida Dr  
La Canada Flintridge CA 91011

656 133 05  
C L & D C Metz  
730 Alta Vista Way  
Laguna Beach CA 92651

656 133 09  
Thomas Brennan  
2540 Iris Way  
Laguna Beach CA 92651

656 134 12  
Lynn Barclay  
2501 Duarte Way  
Laguna Beach CA 92651

656 135 08  
Ronald Duby  
2516 Duarte Way  
Laguna Beach CA 92651

656 136 02  
Anvari Assoc Corp  
Po Box 6935  
Laguna Niguel CA 92607

656 141 04  
Vahi Urun  
2495 Juanita Way  
Laguna Beach CA 92651

656 141 07  
Madhu Juanita John  
2525 Juanita Way  
Laguna Beach CA 92651

656 141 10  
Tzau Jin Chung  
195 S Suffolk Ln  
Lake Forest IL 60045

656 132 06  
Marwa Chinder Obeid  
725 Domingo Dr #10  
Newport Beach CA 92660

656 133 03  
Andrew Bailey  
760 Alta Vista Way  
Laguna Beach CA 92651

656 133 07  
Barry Michaels  
2560 Iris Way  
Laguna Beach CA 92651

656 133 10  
Ea Chang  
2520 Iris Way  
Laguna Beach CA 92651

656 135 01  
David Scott Nale  
124 Fillmore St  
San Francisco CA 94117

656 135 09  
Ahmad Yazdi  
2505 Duarte Way  
Laguna Beach CA 92651

656 136 03  
Laura Parisi  
780 Alta Vista Way  
Laguna Beach CA 92651

656 141 05  
Mark Rocco  
2505 Juanita Way  
Laguna Beach CA 92651

656 141 08  
Hu-Lee  
12010 Cortona Pl  
Riverside CA 92503

656 141 11  
Judith Wittenstein  
2565 Juanita Way  
Laguna Beach CA 92651

656 141 12  
D S & K L Phillips  
2575 Juanita Way  
Laguna Beach CA 92651

656 141 15  
Yoshihiro Maruyama  
2585 Juanita Way  
Laguna Beach CA 92651