



November 8, 2021

Nancy Magruder
2964 Mountain View Dr.
Laguna Beach, CA 92651

Dear Ms. Magruder,

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 "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 21-9727**

Visit Date: **9/22/21**
Applicant: **Nancy Magruder**
View Address: **2964 Mountain View Dr.**

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: Family room, kitchen, dining room, living room

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Saddlback Mountain, and Aliso Woods Canyon.

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: 11/8/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-9727



2964 Mountain View Dr.

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

Visual scene description: Saddleback Mountain and Aliso Woods Canyon.

Date of photograph: 9/22/21 Photographed by: Man Submitted to property file: 11/8/21

Document
1 of 6



RECORD OF VIEW

VPP 21-9727



2964 Mountain View Dr.

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

Visual scene description: Saddleback Mountain and Aliso Woods Canyon.

Date of photograph: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: 11/8/21

Document
2 of 6



RECORD OF VIEW

VPP 21-9727



2964 Mountain View Dr.

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

Visual scene description: Saddleback Mountain and Aliso Woods Canyon.

Date of photograph: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: *11/8/21*

Document
3 of 6



RECORD OF VIEW

VPP 21-9727



2964 Mountain View Dr.

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

Visual scene description: Saddleback Mountain and Aliso Woods Canyon.

Date of photograph: 9/22/21 Photographed by: *W. Farr* Submitted to property file: 11/8/21

Document
4 of 6



RECORD OF VIEW

VPP 21-9727



2964 Mountain View Dr.

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

Visual scene description: Saddleback Mountain and Aliso Woods Canyon.

Date of photograph: 9/22/21 Photographed by: *myarr* Submitted to property file: *11/8/21*

Document
5 of 6



RECORD OF VIEW

VPP 21-9727



2964 Mountain View Dr.

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

Visual scene description: Saddleback Mountain and Aliso Woods Canyon.

Date of photograph: 9/22/21 Photographed by: *[Signature]* Submitted to property file: 11/8/21



November 8, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9727
2964 Mountain View Dr., 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 **2964 Mountain View Dr.** 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.

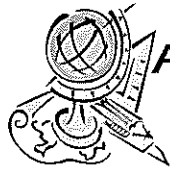
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

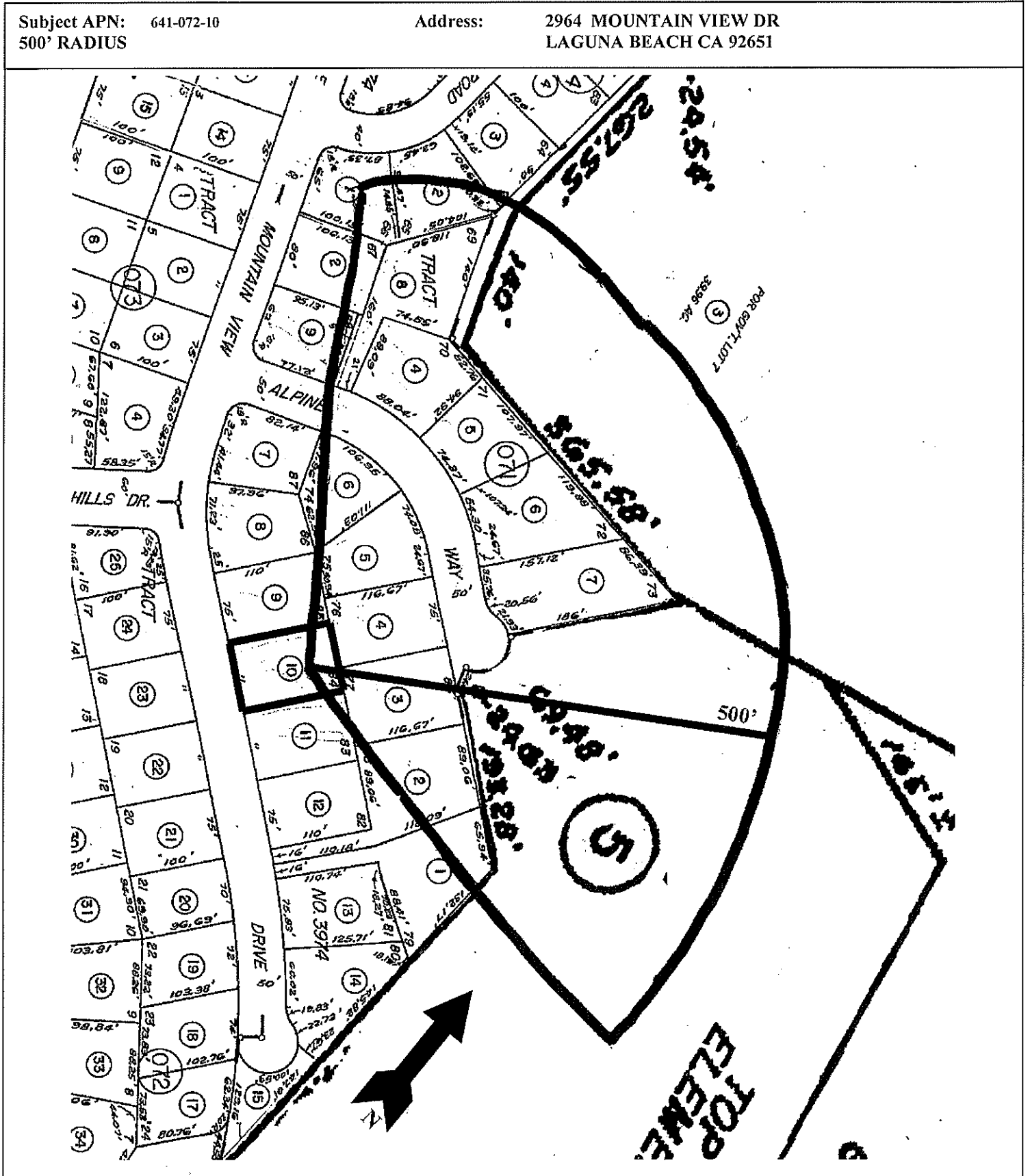
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-072-10
500' RADIUS

Address: 2964 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651



#10845
11/8/2021



Advanced Listing Services Inc

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

RECEIVED

NOV 8 2021

ZONING DIVISION
CITY OF LAGUNA BEACH

500' Ownership Listing
Prepared for:

641-072-10
NANCY MAGRUDER
2964 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-034-01
THOMAS ANDERSON STANDISH
3018 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-071-02
KIRTLAND BOULTINGHOUSE
3008 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-071-06
MICHAEL A MOHLER
2965 ALPINE WAY
LAGUNA BEACH CA 92651

641-071-09
JORDAN ANDREW NOBLE
2995 ALPINE WAY
LAGUNA BEACH CA 92651

641-072-03
RITA JEAN KNISELY
21215 CANCUN
MISSION VIEJO CA 92692

641-072-06
ALAN N ELIAS
2984 ALPINE WAY
LAGUNA BEACH CA 92651

641-072-09
LAWRENCE LANDIS
2974 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-151-03
ORANGE COUNTY HARBORS BEACHES &
PARKS
P O BOX 4048
SANTA ANA CA 92702

641-034-02
JOHN M YELLAND
3014 NESTALL RD
LAGUNA BEACH CA 92651

641-071-04
EDMUND L BOWEN
27781 RUISEHOR
MISSION VIEJO CA 92692

641-071-07
WEJPANICH SUPPACHAI
2955 ALPINE WAY
LAGUNA BEACH CA 92651

641-072-01
BRYAN MICHAEL FRIEDMAN
2924 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-04
MICHAEL GREGORY & ASHLEY ANN
BROWN
2954 ALPINE WAY
LAGUNA BEACH CA 92651

641-072-07
DAVID JAMES BERGERON
2994 ALPINE WAY
LAGUNA BEACH CA 92651

641-072-10
NANCY MAGRUDER
2964 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-151-05
SCHOOL, LAGUNA BEACH UNIFIED
670 PARK AVE
LAGUNA BEACH CA 92651

641-034-03
KAITLIN WILLHOIT
1278 GLENNEYRE ST 213
LAGUNA BEACH CA 92651

641-071-05
ALEXANDER B COHEN
495 3RD AVE 2
SAN FRANCISCO CA 94118

641-071-08
HARRY T SIMONS
943 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-072-02
ANTHONY LYTHGOE
2934 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-072-05
BRUCE J & TERESA M SPERA
2974 ALPINE WAY
LAGUNA BEACH CA 92651

641-072-08
FREDERICK THOMAS & JULIETTE D
HUME
2984 MOUNTAIN VIEW RD
LAGUNA BEACH CA 92651

641-072-11
CHARLES WILLIAMS
2954 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651