



March 2, 2022

Thomas J. & Gayle E. Brown
2829 Chillon Way
Laguna Beach, CA 92651

Dear Mr. & Mrs. Brown,

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 > click on the green box to the right "Record of Views by Address".

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-11036**

Visit Date: **February 16, 2022**

Applicant: **Thomas J. & Gayle E Brown**
View Address: **2829 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: Kitchen, dining room, family room, office

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, San Clemente Island, Palos Verdes Peninsula and 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: 3/8/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 21-11036



2829 Chillon Way

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

Visual scene description: Catalina Island, San Clemente Island, Palos Verde Peninsula and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: 3/5/22

Document

1 of 6



RECORD OF VIEW

VPP 21-11036



2829 Chillon Way

The photograph above was taken from the dining room, kitchen, family room on the main level of the primary residential structure.
Visual scene description: Catalina Island, San Clemente Island, Palos Verde Peninsula and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: 3/2/22

Document
2 of 6



RECORD OF VIEW

VPP 21-11036



2829 Chillon Way

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

Visual scene description: Catalina Island, San Clemente Island, Palos Verde Peninsula and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: 3/2/22

Document
3 of 6



RECORD OF VIEW

VPP 21-11036



2829 Chillon Way

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

Visual scene description: Catalina Island, San Clemente Island, Palos Verde Peninsula and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: 3/2/22

Document
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RECORD OF VIEW

VPP 21-11036



2829 Chillon Way

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

Visual scene description: Catalina Island, San Clemente Island, Palos Verde Peninsula and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: 3/2/22

Document

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RECORD OF VIEW

VPP 21-11036



2829 Chillon Way

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

Visual scene description: Catalina Island, San Clemente Island, Palos Verde Peninsula and the ocean horizon.

Date of photograph: 2/16/22 Photographed by: *Tony Farr* Submitted to property file: 3/2/22

Document
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March 3, 2022

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-11036
2829 Chillon Way, Laguna Beach, CA

Dear Property Owner:

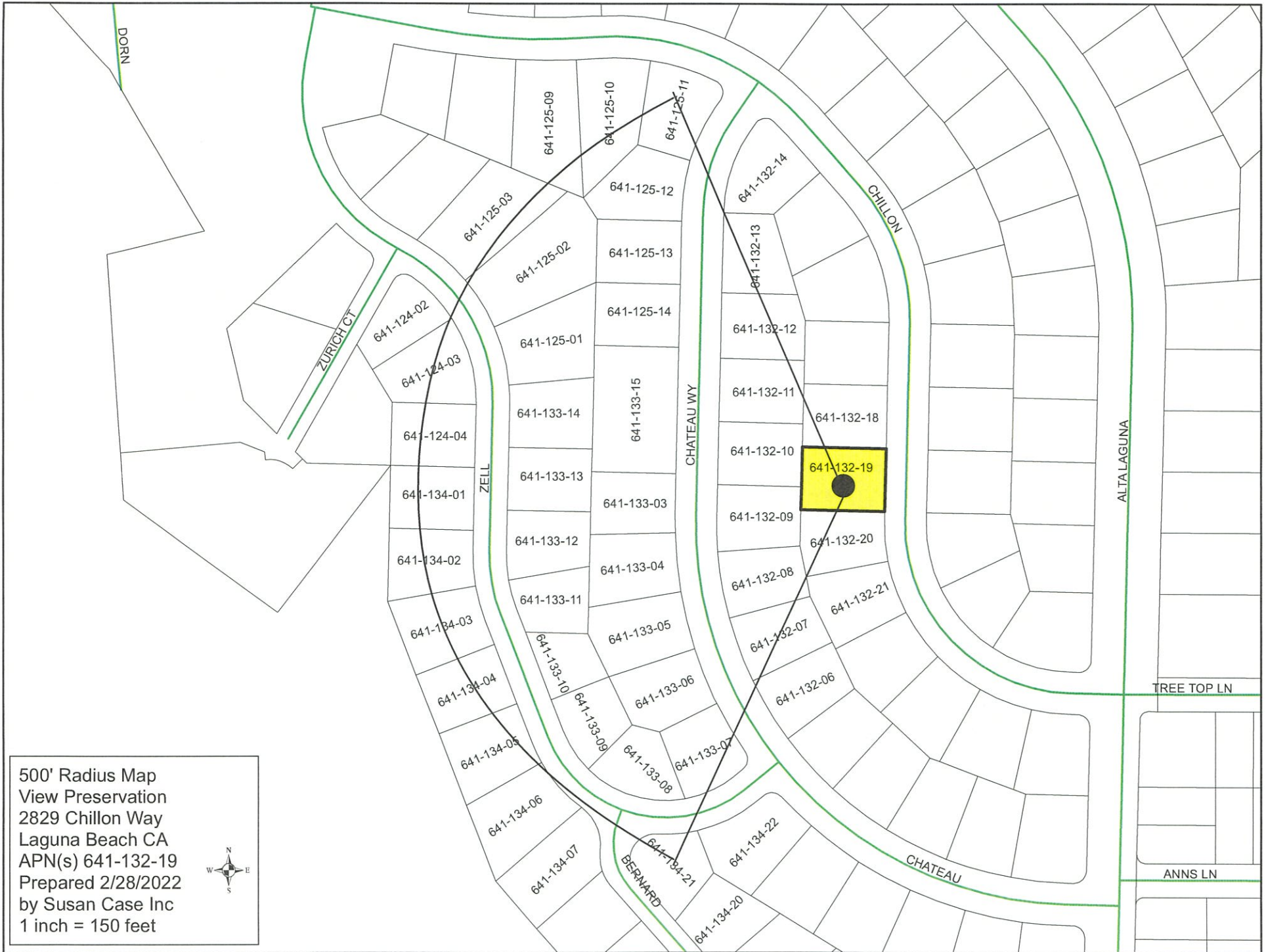
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2829 Chillon Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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 > click on green box to the right "Record of Views by Address". 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
Community Development
tfarr@lagunabeachcity.net



500' Radius Map
View Preservation
2829 Chillon Way
Laguna Beach CA
APN(s) 641-132-19
Prepared 2/28/2022
by Susan Case Inc
1 inch = 150 feet



641 124 02
Judith Jameson-Trulock
2996 Zurich Ct
Laguna Beach CA 92651

641 124 03
Lorraine Maks
2885 Zell Dr
Laguna Beach CA 92651

641 124 04
S DeGopa
2869 Zell Dr
Laguna Beach CA 92651

641 125 01
Steven Walker
1035 La Mirada St
Laguna Beach CA 92651

641 125 02
Judith Frances Lomax
2890 Zell Dr
Laguna Beach CA 92651

641 125 03
Nicholas Duncan
2894 Zell Dr
Laguna Beach CA 92651

641 125 09
Robert Mott Jacob
2935 Chillon Way
Laguna Beach CA 92651

641 125 10
Maria StJohn
2925 Chillon Way
Laguna Beach CA 92651

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

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

641 125 13
Shawn Xiaobo Yang
2885 Chateau Way
Laguna Beach CA 92651

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

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

641 132 07
Survivors Goldenberg
2844 Chateau Way
Laguna Beach CA 92651

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

641 132 09
Realty 2860
2860 Chateau Way
Laguna Beach CA 92651

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

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

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

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

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

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

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

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

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

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

641 133 04
Farzaneh Abravani
2855 Chateau Way
Laguna Beach CA 92651

641 133 05
Evan Dale Lindsay
2849 Chateau Way
Laguna Beach CA 92651

641 133 06
Laguna Chateau LLC
Po Box 1585
Tustin CA 92781

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

641 133 10
Buvan Corp Inc
11820 E Garry Avenue # 201 #201
Santa Ana CA 92705

641 133 11
Global La Investing LLC
18 Elissa Ln
Ladera Ranch CA 92694

641 133 12
David Koch
2860 Zell Dr
Laguna Beach CA 92651

641 133 13
Carolyn Delino
2864 Zell Dr
Laguna Beach CA 92651

641 133 14
Haiwei Wu
2870 Zell Dr
Laguna Beach CA 92651

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

641 134 01
Maurie Edelman
2865 Zell Dr
Laguna Beach CA 92651

641 134 02
Damien & N McDonald
2560 Bowdoin St
La Verne CA 91750

641 134 03
John Gallagher Jr.
2845 Zell Dr
Laguna Beach CA 92651

641 134 04
Dina Marciano
2841 Zell Dr
Laguna Beach CA 92651

641 134 05
Cynthia Dennison
256 Bennett Ave
Long Beach CA 90803

641 134 06
Tom Persky
2829 Zell Dr
Laguna Beach CA 92651

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

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

MATERIALS TO SUBMIT TO THE CITY

2829 Chillon Way, Laguna Beach

APNs 357-425-02

INCLUDES:

500' OWNER LIST

500' RADIUS MAP

(1) SET OF STAMPED ENVELOPES

PREPARED 02/28/2022

FILE #328890