



March 2, 2022

Pasquale Clemente
2977 Alta Laguna Blvd.
Laguna Beach, CA 92651

Dear Mr. Clemente,

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,

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 22-0296**

Visit Date: **February 24, 2022**
Applicant: **Pasquale Clemente**
View Address: **2977 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 floor: Kitchen/dining room, living room, 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 San Clemente Island and Catalina Island 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: 3/2/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: *3/8/22*

Document
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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: *3/2/22*

Document
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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: 3/2/22

Document
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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: *3/2/22*

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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: *3/2/22*

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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: *3/2/22*

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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: 3/2/22

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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: *3/2/22*

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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: *3/2/22*

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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: *3/2/22*

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RECORD OF VIEW

VPP 22-0296



2977 Alta Laguna Blvd.

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

Visual scene description: San Clemente Island and Catalina Island and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: 3/2/22

Document
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March 2, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0296
2977 Alta Laguna Blvd., 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 **2977 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 > 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,

A handwritten signature in blue ink that reads "Tony Farr".

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

641 063 08
Erica Kremer
1969 Temple Hills Dr
Laguna Beach CA 92651

641 063 09
Robert Hedden
2905 Zell Dr
Laguna Beach CA 92651

641 063 10
William Hoffman
2768 Temple Hills Dr
Laguna Beach CA 92651

641 063 11
Scott Woodard
2798 Temple Hills Dr
Laguna Beach CA 92651

641 063 12
Ronald Whitelock
3025 Alta Laguna Blvd
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 08
Douglas Franz
2955 Chillon Way
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

641 126 01
Baron Trust
2898 Chillon Way
Laguna Beach CA 92651

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

641 126 03
Tyler Spring
2928 Chillon Way
Laguna Beach CA 92651

641 126 04
Lucille Begin
2938 Chillon Way
Laguna Beach CA 92651

641 126 05
Mmm Trust
2958 Chillon Way
Laguna Beach CA 92651

641 126 06
Karen Jones
2978 Chillon Way
Laguna Beach CA 92651

641 126 09
Mark Tinkess
2725 Temple Hills Dr
Laguna Beach CA 92651

641 126 10
Jonathan Howard Wheeler
2745 Temple Hills Dr
Laguna Beach CA 92651

641 126 11
A & C Wood
2755 Temple Hills Dr
Laguna Beach CA 92651

641 126 12
James Sweeney
2775 Temple Hills Dr
Laguna Beach CA 92651

641 126 13
Sylvia Horne
1220 Anacapa Way
Laguna Beach CA 92651

641 126 14
Claude Gourdal
2989 Alta Laguna Blvd
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
Lei Wang
2967 Alta Laguna Blvd
Laguna Beach CA 92651

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

641 131 03
Adair Trust
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
Todd Henderson
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 15
John Darby
2834 Chillon Way
Laguna Beach CA 92651

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

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

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

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

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

641 131 21
Cristine Hamilton
2888 Chillon 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

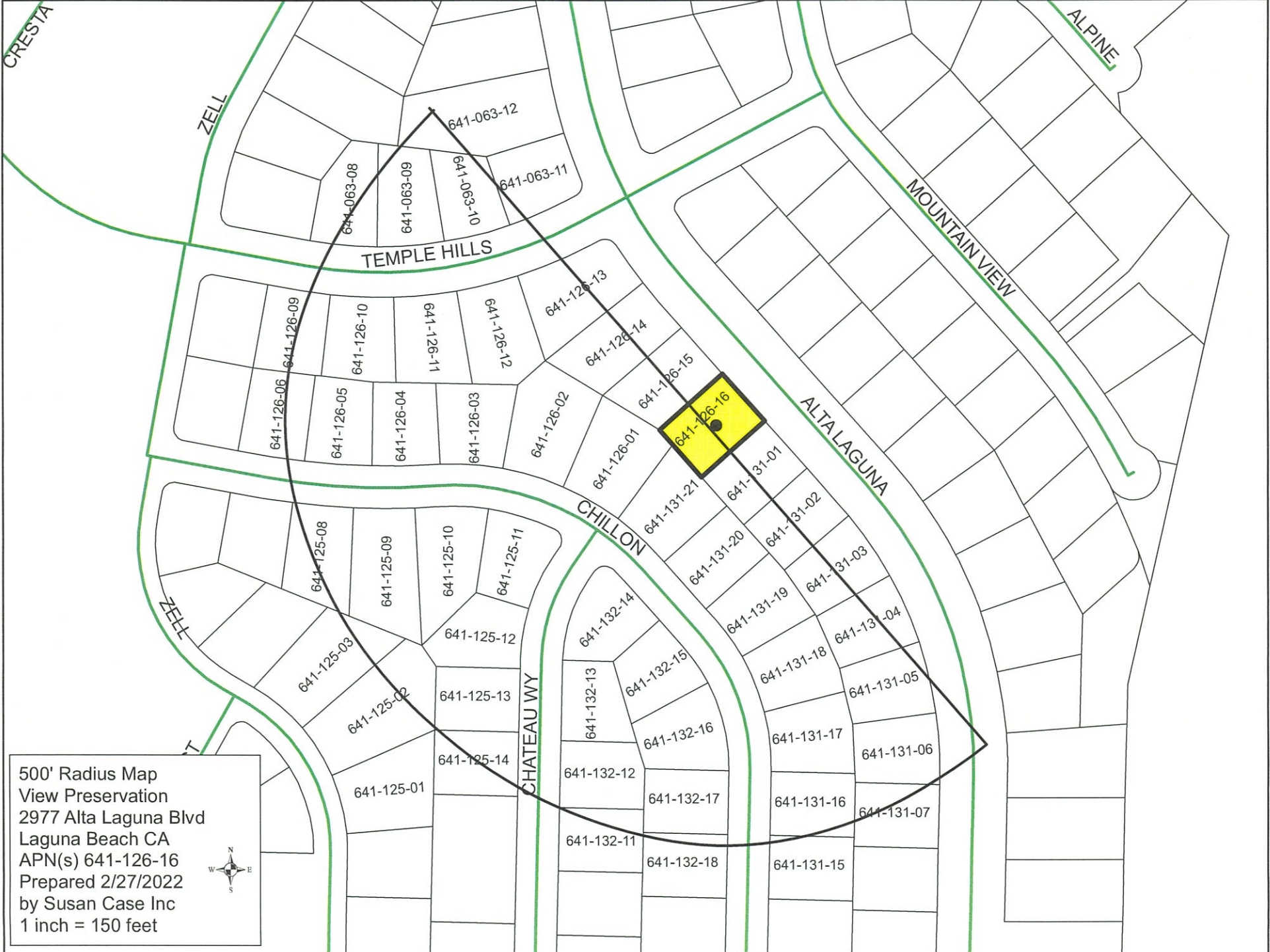
641 132 14
Roger Kempler
2885 Chillon Way
Laguna Beach CA 92651

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

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

641 132 17
Chris Hossein Mobasser
2845 Chillon Way
Laguna Beach CA 92651

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



500' Radius Map
View Preservation
2977 Alta Laguna Blvd
Laguna Beach CA
APN(s) 641-126-16
Prepared 2/27/2022
by Susan Case Inc
1 inch = 150 feet



MATERIALS TO SUBMIT TO THE CITY

2977 Alta Laguna Blvd, Laguna Beach

APNs 641-126-16

INCLUDES:

500' VIEW PRESERVATION LIST

500' RADIUS MAP

(1) SET OF STAMPED ENVELOPES

PREPARED 02/27/2022

FILE #328886