



March 22, 2022

CSC Residential, LLC
Christopher Moore
2742 S. Coast Hwy.
Laguna Beach, CA 92651

Dear Mr. Moore,

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 22-0426**

Visit Date: **March 14, 2022**
Applicant: **CSC Residential, LLC/Christopher Moore**
View Address: **2742 S. Coast Hy. & 2744 S. Coast Hy.**

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

VIEW LOCATION / VISUAL SCENE

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

2742 S. Coast Hwy.

Main level: Living Room, dining area, kitchen
Upper level: Primary bedroom

2744 S. Coast Hwy.

Lower level: Living room/kitchen
Primary 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 Goff Point, whitewater 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: 3/22/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the main level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/20/22

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the main level of the primary residential structure at 2742 SChy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/28/22



RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the main level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/22/22*

Document
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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the main level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/20/22*

Document
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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the main level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/20/22*

Document
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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the main level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/20/22*

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the main level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/22/22*

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/22/22*

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/15/22*

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/28/22

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/22/22*

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure at 2742 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/22/22

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the lower level of the primary residential structure at 2744 SChy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/22/22

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the lower level of the primary residential structure at 2744 SChy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/20/22

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the lower level of the primary residential structure at 2744 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/02/22

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RECORD OF VIEW

VPP 22-0426



2742 S. Coast Hwy. & 2744 S. Coast Hwy.

The photograph above was taken from the living room/kitchen on the lower level of the primary residential structure at 2744 SCHy.

Visual scene description: Goff Point, whitewater and ocean horizon.

Date of photograph: 03/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/22/22*

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March 22, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0426
2742 S. Coast Hwy. & 2744 S. Coast Hwy., 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 the subject properties above. 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.

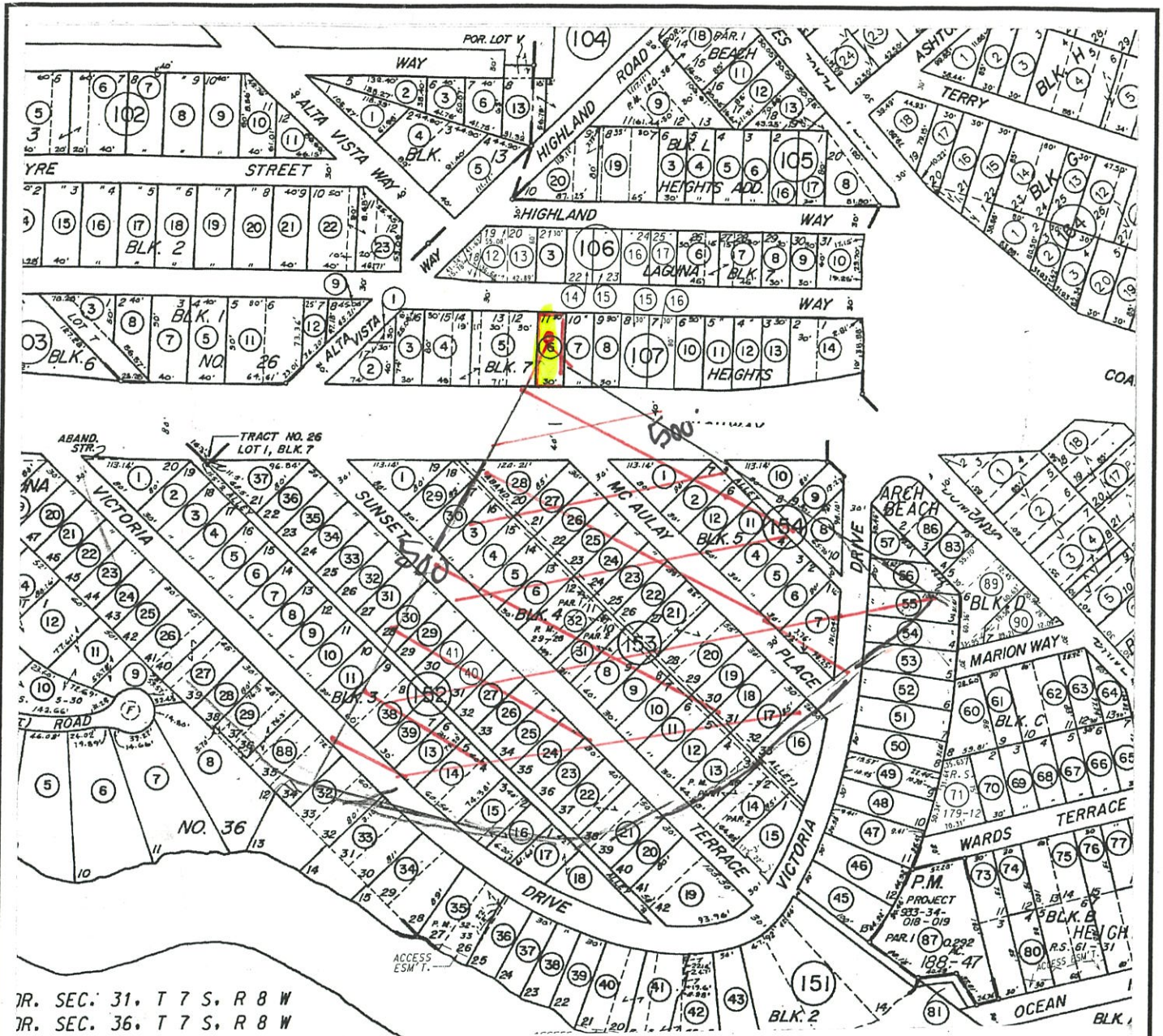
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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



Map Preparer:
SUSAN W. CASE, INC.
 4000 BARRANCA PKWY #250
 IRVINE CA 92604
 949 494 6105
susan@susancaseinc.com

FILE # 228884
 2742-2744 S COAST HWY
 LAGUNA BEACH CA
 VIEW PRESERVATION
 MARCH 19 2022
 656 107 06



SUSAN W. CASE, INC.

OWNERSHIP MAP

FILE # 228884
2742-2744 S COAST HWY
LAGUNA BEACH CA
VIEW PRESERVATION
MARCH 19 2022
656 107 06

RECEIVED

MAR 22 2022

CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT


Susan W Case Inc
RADIUS MAPS & LISTS

656 151 32
Richard Bracamonte Jr.
23330 Mill Creek Dr #100
Laguna Hills CA 92653

656 151 33
Steven The Fowlkes
11661 San Vicente Blvd #510
Los Angeles CA 90049

656 151 53
Bros Williams
2757 Victoria Dr
Laguna Beach CA 92651

656 151 54
Grable Ronning
Po Box 7804
Incline Village NV 89450

656 151 55
Fitzgerald
4250 Arguello St
San Diego CA 92103

656 151 56
Mary Katheryn Neil
Po Box 510
Laguna Beach CA 92652

656 151 57
Kevin cordano
1904 Monterey Rd
South Pasadena CA 91030

656 151 88
Eric Hankinson
2645 Victoria Dr
Laguna Beach CA 92651

656 152 11
Bws Ocean View LLC
200 Hoover Ave #2111
Las Vegas NV 89101

656 152 13
Carol & Benjamin Levin
2645 Victoria Dr
Laguna Beach CA 92651

656 152 14
Kerry Vandell
2658 Victoria Dr
Laguna Beach CA 92651

656 152 15
Grace's Door LLC
65 N Catalina Ave
Pasadena CA 91106

656 152 16
Millenacker
33 Wray Ave
Sausalito CA 94965

656 152 21
James Swanson
4500 E Crystal Ln
Paradise Valley AZ 85253

656 152 22
401 Commonwealth LLC
471 Prospect Cir
South Pasadena CA 91030

656 152 23
Tsunekazu Kagawa
138 Sunset Ter
Laguna Beach CA 92651

656 152 24
142 Sunset LLC
43537 Ridge Park Dr
Temecula CA 92590

656 152 25
Andrew Alan Cohen
146 Sunset Ter
Laguna Beach CA 92651

656 152 26
James Hogrebe
152 Sunset Ter
Laguna Beach CA 92651

656 152 27
Randall Lyn Watkins
2117 E Cameo Vista Dr
West Covina CA 91791

656 152 29
Eric Kirkland
166 Sunset Ter
Laguna Beach CA 92651

656 152 30
Geffner-Brown
16829 Weddington St
Encino CA 91436

656 152 31
Marilyn Diamond Suey
5448 Blackhawk Dr
Danville CA 94506

656 152 38
Brent Liljestrom
2646 Victoria Dr
Laguna Beach CA 92651

656 152 39
Carol & Benjamin Levin
2645 Victoria Dr
Laguna Beach CA 92651

656 152 40
Liljestrom
2646 Victoria Dr
Laguna Beach CA 92651

656 152 41
John Liljestrom
Po Box 6362
Jackson WY 83002

656 153 01
Leon Alexander
415 Hill St
Laguna Beach CA 92651

656 153 03
Tracy Cole
175 Sunset Ter
Laguna Beach CA 92651

656 153 04
Cancellieri Childrens II
171 Sunset Ter
Laguna Beach CA 92651

656 153 05
L L S Personal Qualified
165 Sunset Ter
Laguna Beach CA 92651

656 153 06
Tracy Tennant
5758 Eugene St
Riverside CA 92506

656 153 08
Jason Pastore
143 Sunset Ter
Laguna Beach CA 92651

656 153 09
Darrell A D Opp
139 Sunset Ter
Laguna Beach CA 92651

656 153 10
Jamie Fay Alper
440 S Mohler Dr
Anaheim CA 92808

656 153 11
Eric Papa
129 Sunset Ter
Laguna Beach CA 92651

656 153 12
Nicolas Steverlynck
4901 E Arroyo Verde Dr
Paradise Valley AZ 85253

656 153 13
Howard Jelinek
119 Sunset Ter
Laguna Beach CA 92651

656 153 16
John Rowland
16414 Blue Grass Ln
Chino Hills CA 91709

656 153 17
Vartkess Ara Apkarian
8 Locke Ct
Irvine CA 92617

656 153 18
Tina Veatch Lambert
124 Mcaulay Pl
Laguna Beach CA 92651

656 153 19
John Suveges
128 Mcaulay Pl
Laguna Beach CA 92651

656 153 20
138 Mcauley Place LLC
138 Mcaulay Pl
Laguna Beach CA 92651

656 153 21
Lukie Luke Realty LLC
60 E 8th St #31A
New York NY 10003

656 153 22
McAulay Place LLC
550 Alta Vista Way
Laguna Beach CA 92651

656 153 23
Koh Management LLC
515 Ocean Ave #S307
Santa Monica CA 90402

656 153 24
J & S McKee
176 Mcaulay Pl
Laguna Beach CA 92651

656 153 25
Glenn Bianchi
30 Emerald Bay
Laguna Beach CA 92651

656 153 26
Michael Roy
190 Mcaulay Pl
Laguna Beach CA 92651

656 153 27
Roger Scholten
4106 John Lynde Rd
Des Moines IA 50312

656 153 28
Loren Ehlers
Po Box 2089
Newport Beach CA 92659

656 153 29
Sean Ellis
2124 Leeward Ln
Newport Beach CA 92660

656 153 30
William Vigneault
181 Sunset Ter
Laguna Beach CA 92651

656 153 31
Arianna Noppenberger
149 Sunset Ter
Laguna Beach CA 92651

656 153 32
Michael Doran
155 Sunset Ter
Laguna Beach CA 92651

656 154 01
Liliana Pienzi-Joseau
4837 Indianola Way
La Canada Flintridge CA 91011

656 154 02
Dan Sugg
173 Mcaulay Pl
Laguna Beach CA 92651

656 154 04
Charles Roselli
145 Mcaulay Pl
Laguna Beach CA 92651

656 154 05
Kenneth Sherwood Jr.
6666 Dakota Ave
Alta Loma CA 91737

656 154 06
Paul Layton
4001 Stansbury Ave
Sherman Oaks CA 91423

656 154 07
Zoromski
119 Mcaulay Pl
Laguna Beach CA 92651

656 154 08
Sylvana Caridi
2780 Victoria Dr
Laguna Beach CA 92651

656 154 09
Alabaster
871 Van Dyke Dr
Laguna Beach CA 92651

656 154 10
Nichoals M N Kormeluk
2787 S Coast Hwy #A
Laguna Beach CA 92651

656 154 11
Fred Karger
2745 Woodstock Rd
Los Angeles CA 90046

656 154 12
Jeffrey Kaplan
Po Box 9576
Laguna Beach CA 92652