



September 13, 2022

Michael Klong & Brea Johnson
3164 Bern Drive
Laguna Beach, CA 92651

Dear Mr. Klong and Ms. Johnson,

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 22-1649**

Visit Date: **08/25/22**

Applicant: **Michael Klong & Brea Johnson**
View Address: **3164 Bern 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:	Living room, dining room, kitchen, office, primary bedroom
Upper level:	Bedroom 1 (north), bedroom 2 (middle), bedroom 3 (south)

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily Catalina and San Clemente Islands 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: 9/13/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: *9/13/22*

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: *8/13/22*

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 9/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: *2/13/22*

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: *8/13/22*

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 8/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: *8/13/22*

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.
Visual scene description: Catalina and San Clemente Islands and the ocean horizon.

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 9/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.
Visual scene description: Catalina and San Clemente Islands and the ocean horizon.

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 9/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.
Visual scene description: Catalina and San Clemente Islands and the ocean horizon.

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 9/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.
Visual scene description: Catalina and San Clemente Islands and the ocean horizon.

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 9/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

The photograph above was taken from the bedroom 1 on the upper level of the primary residential structure.

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 2/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

The photograph above was taken from the bedroom 1 on the upper level of the primary residential structure.

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 9/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

The photograph above was taken from the bedroom 1 on the upper level of the primary residential structure.

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: *2/13/22*

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 2/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 8/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 9/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 2/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Furr* Submitted to property file: 2/13/22

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RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Farr* Submitted to property file: 9/13/22



RECORD OF VIEW

VPP 22-1649



3164 Bern Dr.

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

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

Date of site visit: 08/25/22 Photographed by: *Tony Fari* Submitted to property file: 9/13/22

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September 13, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1649
3164 Bern 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 **3164 Bern Drive**. 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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

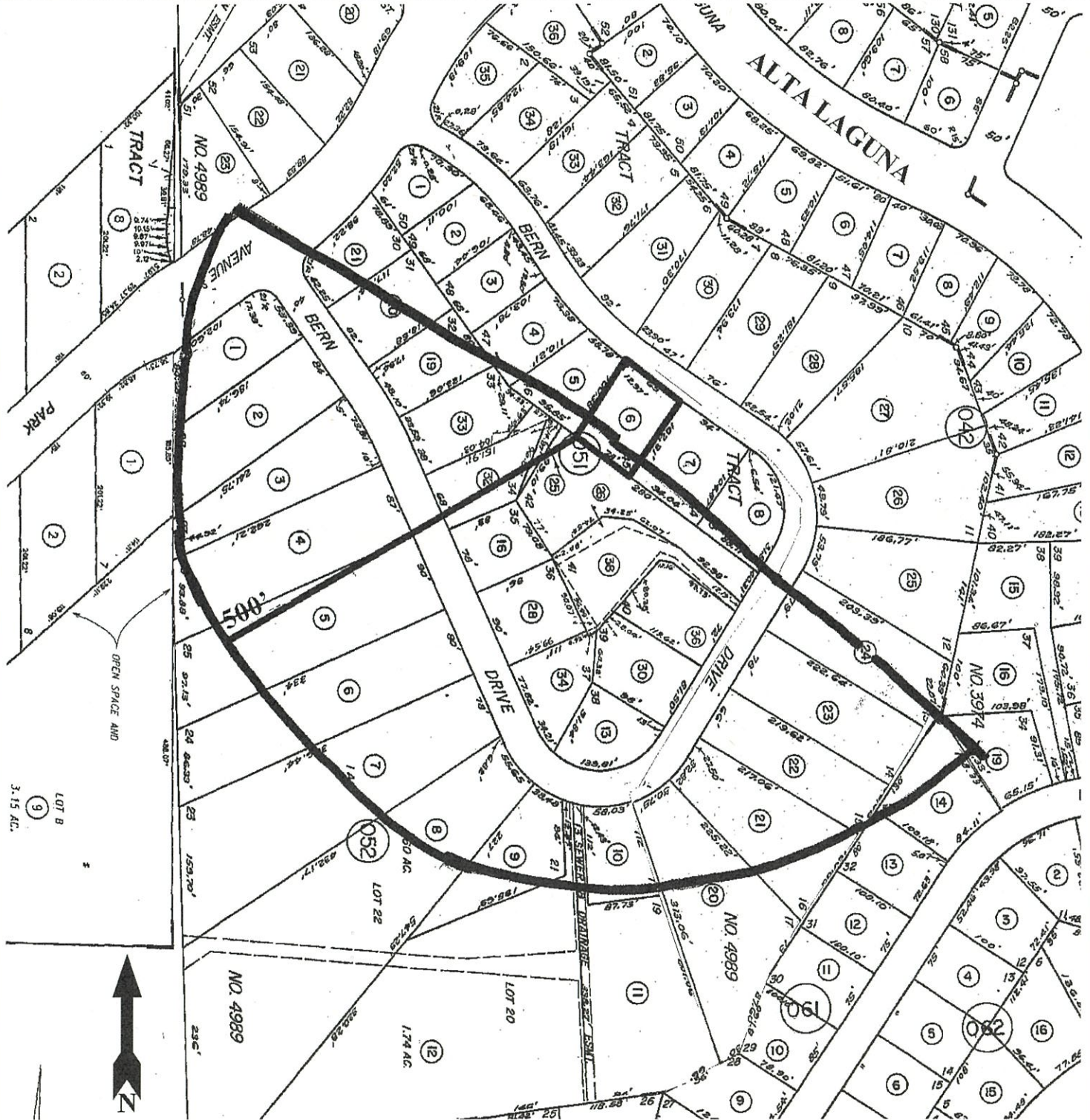
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-051-06
500' Radius for View Preservation

Address: 3164 BERN DR
LAGUNA BEACH CA 92651



#11392
8/29/2022



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

SEP 12 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

**500' Ownership Listing
For View Preservation
Prepared for:**

**641-051-06
BREEA C JOHNSON
3164 BERN DR
LAGUNA BEACH CA 92651**

641-012-23
RONALD THOMAS LABRIOLA
25491 PINATA CIR
MISSION VIEJO CA 92691

641-042-19
JAMES E HALL
3083 CRESTA WAY
LAGUNA BEACH CA 92651

641-042-20
HENRY DEL CASTILLO
3103 BERN DR
LAGUNA BEACH CA 92651

641-042-21
CHRISTOPHER TODD MADSEN
3109 BERN DR
LAGUNA BEACH CA 92651

641-042-22
DEBRA M & THOMAS S CLANCY
3115 BERN DR
LAGUNA BEACH CA 92651

641-042-23
JESSE JOHN & PATRICIA RAMONA
CANTLEY
3121 BERN DR
LAGUNA BEACH CA 92651

641-042-24
NANCY E BALMER-CSIRA
3131 BERN DR
LAGUNA BEACH CA 92651

641-051-04
PACIFIC MKJJ
3176 BERN DR
LAGUNA BEACH CA 92651

641-051-05
STEPHEN H REID
3170 BERN DR
LAGUNA BEACH CA 92651

641-051-06
BREEA C JOHNSON
1145 KATELLA ST
LAGUNA BEACH CA 92651

641-051-07
MARGOT C NORRIS
3158 BERN DR
LAGUNA BEACH CA 92651

641-051-08
CHRISTOPHER M ANDREZZE
14 FLORES
FOOTHILL RANCH CA 92610

641-051-13
STEPHEN MICHAEL UNTERBERGER
1417 EMERALD BAY
LAGUNA BEACH CA 92651

641-051-16
JUDY SHA
3034 BERN DR
LAGUNA BEACH CA 92651

641-051-19
RICHARD G LEE
3018 BERN DR
LAGUNA BEACH CA 92651

641-051-20
WILLIAM E LAWSON
3010 BERN DR
LAGUNA BEACH CA 92651

641-051-21
JOHN PAUL BOYD
3002 BERN DR
LAGUNA BEACH CA 92651

641-051-25
RAE ALLEE REVOCABLE ASSET
VIRGINIA
3130 BERN DR
LAGUNA BEACH CA 92651

641-051-26
PATRICIA L RIPLEY
3130 BERN DR
LAGUNA BEACH CA 92651

641-051-28
EUNNIE GDN AYDAN ROYAL
BEVACQUA HUR
3044 BERN DR
LAGUNA BEACH CA 92651

641-051-30
DAVID L KENNELLY
3112 BERN DR
LAGUNA BEACH CA 92651

641-051-32
RAE ALLEE REVOCABLE ASSET
VIRGINIA
3030 BERN DR
LAGUNA BEACH CA 92651

641-051-33
HODA ANTON-CULVER
3024 BERN DR
LAGUNA BEACH CA 92651

641-051-34
STEPHEN & SUSAN ZIAJA
3058 BERN DR
LAGUNA BEACH CA 92651

641-051-36
ANTHONY TEMESVARY
3120 BERN DR
LAGUNA BEACH CA 92651

641-051-38
WILLIAM J & ANDREA R HEINS
3124 BERN DR
LAGUNA BEACH CA 92651

641-052-01
URSULA V STAUBLI
2665 PARK AVE
LAGUNA BEACH CA 92651

641-052-02
DAVID R & RYUKO A FLORES
3009 BERN DR
LAGUNA BEACH CA 92651

641-052-03
CHRISTINA EDRALIN COLE
3021 BERN DR
LAGUNA BEACH CA 92651

641-052-04
SHARON L PLUMLEY
3029 BERN DR
LAGUNA BEACH CA 92651

641-052-05
RICHARD F RAMSEY
3035 BERN DR
LAGUNA BEACH CA 92651

641-052-06
CHARLES B HAYWOOD
3045 BERN DR
LAGUNA BEACH CA 92651

641-052-07
STEPHANIE WALDMAN
3051 BERN DR
LAGUNA BEACH CA 92651

641-052-08
JOHN J STROTKAMP
415 JASMINE ST
LAGUNA BEACH CA 92651

641-052-09
WILLIAM ROBERT BARTOK
3069 BERN DR
LAGUNA BEACH CA 92651

641-052-10
MARY C ANDERSON
3099 BERN DR
LAGUNA BEACH CA 92651

641-052-11
SHANA BETH RUSSELL
3089 BERN DR
LAGUNA BEACH CA 92651

641-052-12
KELLER, CHARLES E JR M D TR THE
KELLER
3079 BERN DR
LAGUNA BEACH CA 92651

641-061-13
ROBERT B JOHNSON
3069 CRESTA WAY
LAGUNA BEACH CA 92651

641-061-14
KASEY CHILDS-KONKEL
3079 CRESTA WY
LAGUNA BEACH CA 92651

641-452-01
CARL S & BARBARA T BROWN
2581 PARK AVE
LAGUNA BEACH CA 92651

641-452-09
PARKSIDE ESTATES ASSOCIATES
505 FOREST AVE
LAGUNA BEACH CA 92651