



May 3, 2023

Alexander Lintner
2040 Ocean Way
Laguna Beach, CA 92651

Dear Alexander Lintner,

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 black ink, appearing to read "J. DeLoach".

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. 949.497.0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-0422**

Visit Date: **3/24/2023**

Applicant: **Alexander Lintner**
View Address: **2040 Ocean Way**

Visit Conducted by: **Garrett Wank, Assistant Planner**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room
Upper level: Bedroom

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 Island and 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: 5/3/23 By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0422



2040 Ocean Way

The photograph above was taken from upstairs level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/23/23 Photographed by: *Garrett Wank* Submitted to property file: 5/3/2023

Document
1 of 12



RECORD OF VIEW

VPP 23-0422



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The photograph above was taken from the upstairs level of the primary residential structure.

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2 of 12



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7 of 12



RECORD OF VIEW

VPP 23-0422



2040 Ocean Way

The photograph above was taken from the primary residential structure.

Visual scene description: Ocean horizon.

Date of photograph: 3/23/23 Photographed by: *Garrett Wank* Submitted to property file: 5/3/2023

Document
8 of 12



RECORD OF VIEW

VPP 23-0422



2040 Ocean Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/23/23 Photographed by: *Garrett Wank* Submitted to property file: 5/3/2023

Document
9 of 12



RECORD OF VIEW

VPP 23-0422



2040 Ocean Way

The panoramic photograph above was taken from the living room on the main level of the primary residential structure.
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Date of photograph: 3/23/23 Photographed by: *Garrett Wank* Submitted to property file: 5/3/2023

Document
11 of 12



RECORD OF VIEW

VPP 23-0422



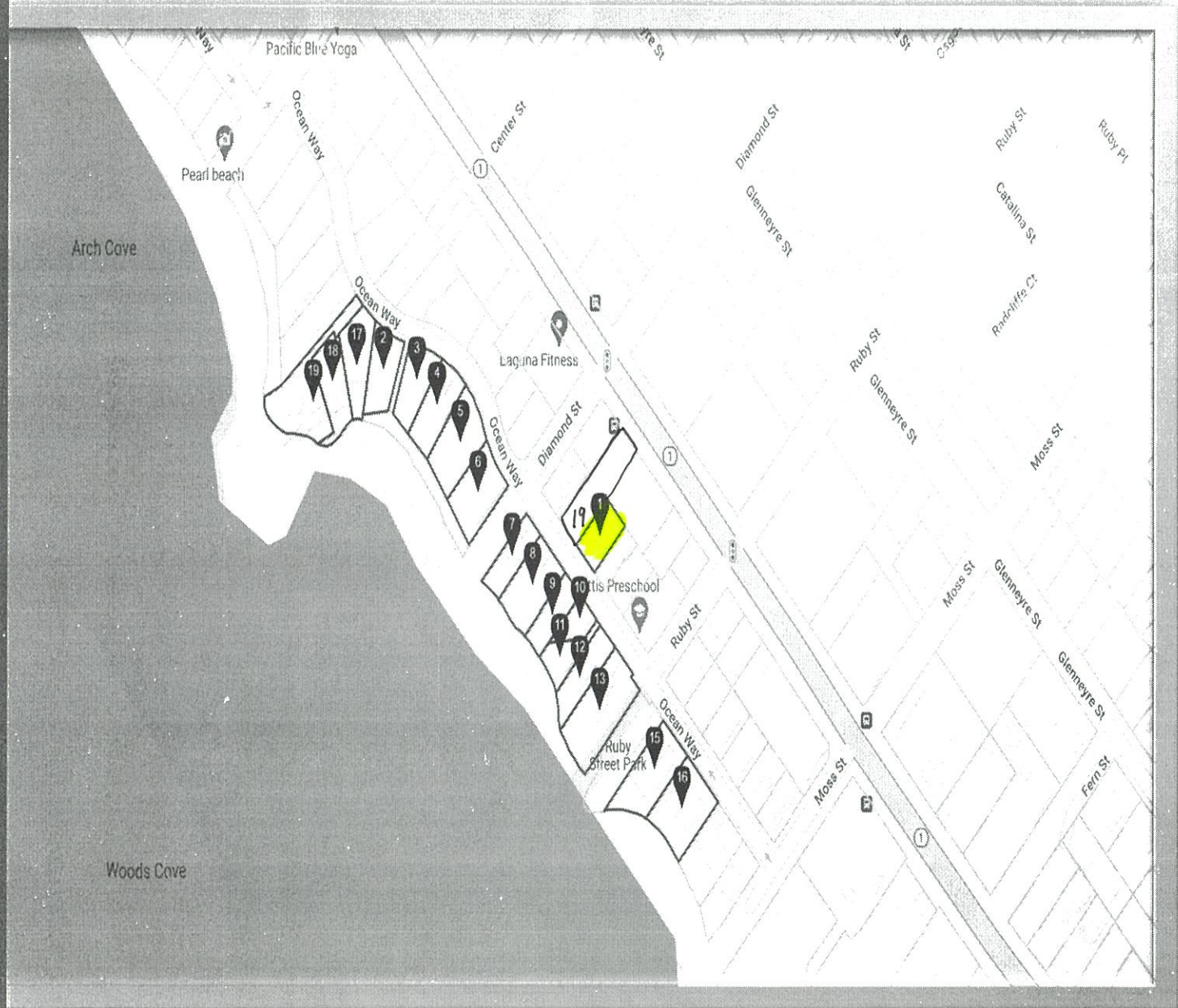
2040 Ocean Way

The panoramic photograph above was taken from the living room on the main level of the primary residential structure.
Visual scene description: Ocean horizon.

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Document
12 of 12

FILE# 239205
2040 OCEAN WAY
LAGUNA BEACH CA
VIEW PRESERVATION OWNERS
PREPARED ON 4/27/2023
SUBJECT KEY NUMBER 1



Susan Case Inc
4000 Barranca Pkwy #250
Irvine CA 92604
orders@susancaseinc.com

4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com

RECEIVED

MAY 01 2023

PLANNING DIVISION
CITY OF LAGUNA BEACH



Susan W Case Inc
RADIUS MAPS & LISTS

FILE # 239205
2040 OCEAN WAY
LAGUNA BEACH CA
VIEW PRESERVATION
APRIL 27 2023

644-278-09 1
Alexander M Lintner
2040 Ocean Way
Laguna Beach CA 92651

644-277-09 2
Arnold Stevens
3500 Lakeside Ct 140
Reno NV 89509

644-277-10 3
One Seascape
1941 Ocean Way
Laguna Beach CA 92651

644-277-11 4
Ana O & Ronald C Johns
12005 Hurst Park Dr
Bakersfield CA 93311

644-277-12 5
Cove Woods
Po Box 657
Des Moines IA 50306

644-278-11 6
Vibes Laguna Good
1965 Riverside Ave
Boulder CO 80304

644-278-14 7
Robert Mangel
2057 Ocean Way
Laguna Beach CA 92651

644-278-17 8
Raymond Diradoorian
1942 Lower Lake Dr
Santa Ana CA 90705

644-281-02 9
Marcia F Cannel
1880 Century Park East 950
Los Angeles CA 90067

644-277-07 10
Jerome T Abbott
5904 Steuben Ct
Dallas TX 75248

644-277-06 11
Binjiang Holdings West
17 Needle Grass
Irvine CA 92603

644-277-13 12
Sonia Kaur Singla
281 S San Rafael Ave
Pasadena CA 91105

644-278-12 13
William D Shedd
2017 Ocean Way
Laguna Beach CA 92651

644-278-13 14
Feliciano A Serrano
739 Hillcrest Ave
La Canada Flintri CA 92651

644-278-15 15
Gordon Wade
2065 Ocean Way
Laguna Beach CA 92651

644-278-16 16
Ann S Melvin
1616 Sydney St
Sn Luis Obisp CA 93401

644-281-03 17
Gilbert A Salinas
2149 Ocean Way
Laguna Beach CA 92651

644-277-08 18
Peter G Anderson
Po Box 293
Moran WY 83013