



August 21, 2023

Hsian Yi Chen
2808 Zell Rd
Laguna Beach, CA 92651
VPP 23-0791

Dear Applicant,

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 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". **Please allow 5-7 days for the record to be uploaded to the website.**

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.

Warm 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 23-0791**

Visit Date: **6/23/2023**

Applicant: **Hsian Yi Chen**
View Address: **2808 Zell Rd**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

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

Main level:	Living room, primary bedroom
Lower level:	Guest bedroom 1, sunroom/atrium, Guest Bedroom 2, Guest bedroom 3

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 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: *8/1/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0791



555 ADDRESS HERE

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

Visual scene description: Ocean horizon.

Date of photograph: 6/23/23 Photographed by: *Joshua DeLoach* Submitted to property file: 8/1/2023

Document
1 of 31



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2 of 31



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Document
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10 of 31



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Document
12 of 31



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13 of 31



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Document
14 of 31



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Document
16 of 31



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Document
17 of 31



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Document
18 of 31



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Document
19 of 31



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20 of 31**



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21 of 31**



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Document
22 of 31



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Document
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Document
24 of 31



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Document
25 of 31



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Document
26 of 31



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Document
27 of 31



RECORD OF VIEW

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The photograph above was taken from the guest bedroom on the lower level of the primary residential structure.

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Date of photograph: 6/23/23 Photographed by: *Joshua DeLoach* Submitted to property file: 8/1/2023

Document
28 of 31



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Document
29 of 31



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Document
30 of 31



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Document
31 of 31



**Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651**



NOTICE OF RECORD OF VIEW
Community Development / Views and Trees

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at 2808 Zell Drive.

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

TO:

There is no action required from you at this time.

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.

LAGUNA BEACH CA 92651

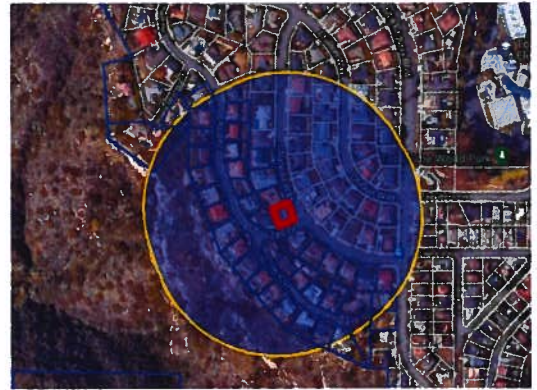
Date, 2023, August 15

**View Preservation VPP Number: VPP 23-0791
Address: 2808 Zell Drive | APN: 644-122-39**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2808 Zell Drive**.

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.



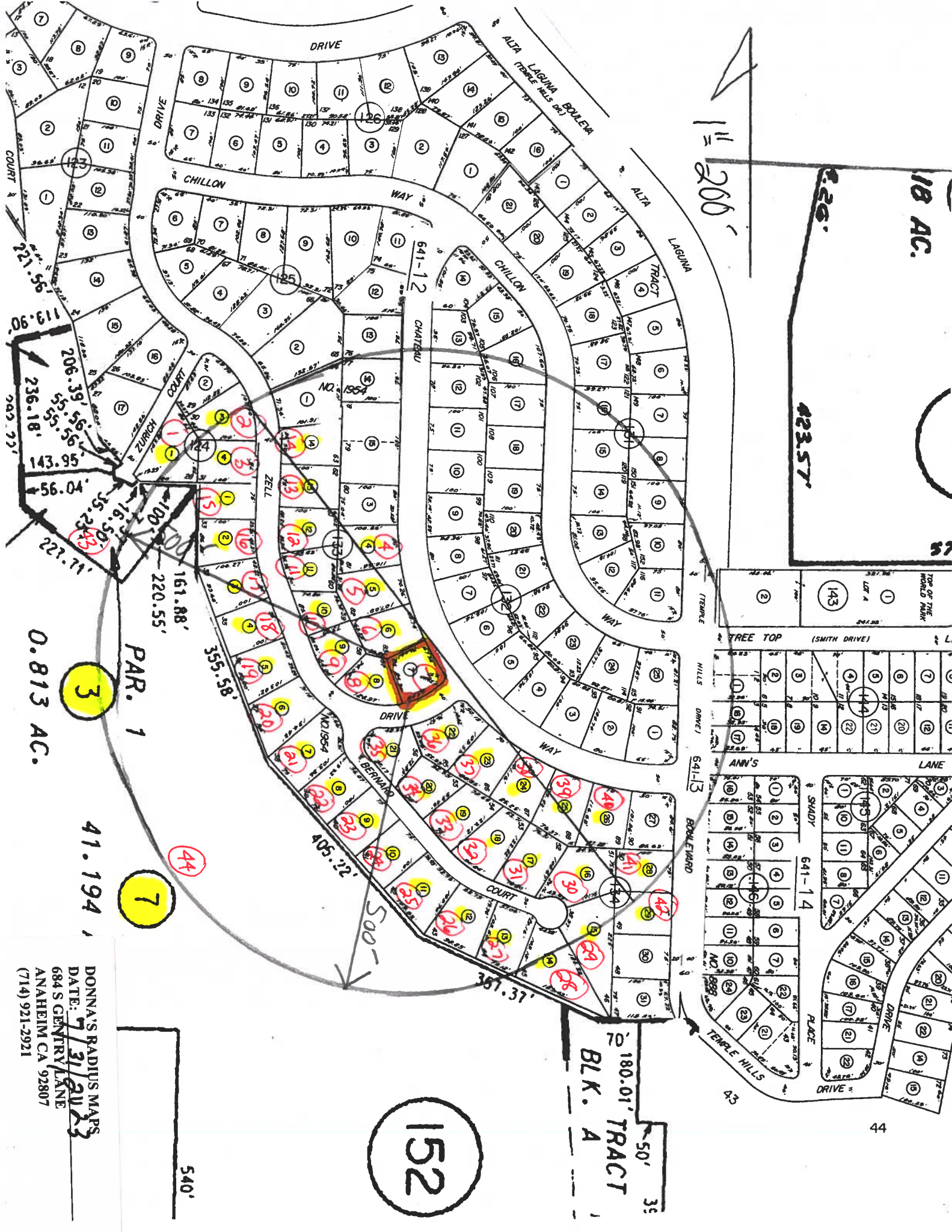
The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on green box to the right "Record of Views by Address". From the webpage, click on the address to view the recorded view from 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 staff directly at (949) 497-0322 or at the email address listed below.

**VPP 23-0791
2808 Zell Drive**

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.

Warm Regards,

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

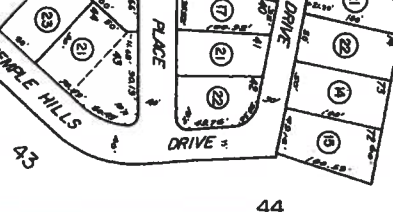
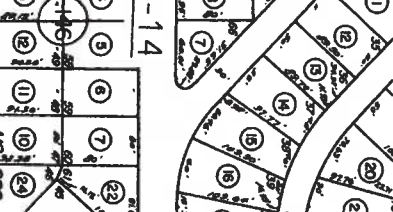
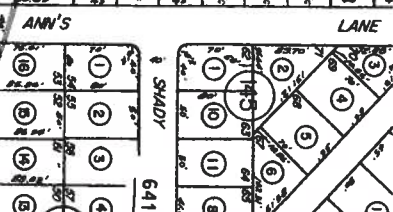
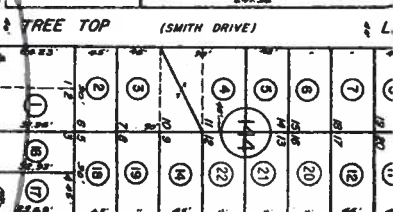
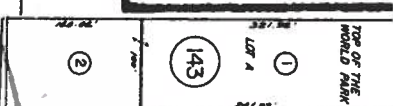


1" = 200'

18 AC.

423.57'

57



152

180.01' TRACT
BLK. A

PAR. 1

0.813 AC.

3

7

41.194

DONNA'S RADIUS MAPS
DATE: 7/31/2023
684 S GENTRY LANE
ANAHEIM CA 92807
(714) 921-2921

540'

**OWNERSHIP LIST
CERTIFICATION FORM**

Attached to this certification form is a list of owners within a 500'-foot radius of the subject property as obtained from the latest Orange County Assessment Rolls.

This list is certified to be true and correct to the best of my knowledge and belief.

Property Located at:

2808 Zelle Drive

Laguna Beach CA 92651

Apn #641-133-07

Signed:

 Dated 7/20/2023

Dana Molino-Othind
Donna's Radius Maps
684 S Gentry Lane
Anaheim CA 92807
(714) 921-2921

641-124-01 1
GORDON GARY GLOBUS
2990 ZURICH CT
LAGUNA BEACH CA 92651

641-124-03 2
LORRAINE R MAKS
2885 ZELL DR
LAGUNA BEACH CA 92651

641-124-04 3
GOPA S & BIBHAS R DE
2869 ZELL DR
LAGUNA BEACH CA 92651

641-125-01 4
STEVEN MICHAEL WALKER
2880 ZELL DR
LAGUNA BEACH CA 92651

641-125-13 5
SHAWN XIAOBO YANG
2885 CHATEAU WAY
LAGUNA BEACH CA 92651

641-125-14 6
RICHARD A JACKSON
2879 CHATEAU WAY
LAGUNA BEACH CA 92651

641-131-08 7
JAMES STEPHENSON
2921 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-09 8
MARIELLA SIMON
630 AGATE ST
LAGUNA BEACH CA 92651

641-131-10 9
JOHANNES C NIETSCH
2909 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-11 10
MATTHEW WILLIAM ROMIG
2903 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-131-12 11
CATHEY CURTIS
2808 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-13 12
YAPING LIU
2820 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-14 13
TIM & ANNETTE C TEMPLETON
2828 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-15 14
JOHN G DARBY
2834 CHILLON WAY
LAGUNA BEACH CA 92651

641-131-16 15
PETER G WEISBROD
1620 THURSTON DR
LAGUNA BEACH CA 92651

641-132-01 16
ANDREW C BLANTON
2804 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-02 17
MICHAEL K FARLEY
2808 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-03 18
WEI & MICHELLE JING MAO WANG
228 W WOODRUFF AVE
ARCADIA CA 91007

641-132-04 19
WILLIAM & KRISTINE FLYNN
2826 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-05 20
ARI J NOVICK
2830 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-06 21
GEOFFREY M & KRISTY M DUNNING
2838 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-07 22
SHIRLEY J GOLDENBERG
34300 LANTER BAY DR
DANA POINT CA 92629

641-132-08 23
JOAN E MOUNTEER
2854 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-09 24
DAVID J KATZ
2860 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-10 25
CHRISTOPHER E CAMPBELL
2866 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-11 26
JOHN ROOTLIEB
2876 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-12 27
MARVIN J GORDON
1635 ELEANOR LN
LAGUNA BEACH CA 92651

641-132-13 28
ALEKSANDRA ELZBIETA KORFANTY
2886 CHATEAU WAY
LAGUNA BEACH CA 92651

641-132-16 29
CRAIG R WILLIAMSON
2855 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-17 30
CHRIS HOSSEIN MOBASSER
2845 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-18 31
MARJAN TAVAKKOLIAN
2835 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-19 32
THOMAS JOSEPH BROWN
2829 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-20 33
MATTHEW BALAKER
2825 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-21 34
HUBBELL F ALLAN
2819 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-22 35
STEPHEN W DEXTER
1278 GLENNEYRE ST 287
LAGUNA BEACH CA 92651

641-132-23 36
AARON KOSINS
2809 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-24 37
STEVEN M BUCHANAN
2805 CHILLON WAY
LAGUNA BEACH CA 92651

641-132-25 38
GREGORY & CHELSEA KENNEDY
2801 CHILLON WAY
LAGUNA BEACH CA 92651

641-133-03 39
ROBERT A COOK
2861 CHATEAU WAY
LAGUNA BEACH CA 92651

641-133-04 40
CHATEAU WAY LLC 2855
2855 CHATEAU WAY
LAGUNA BEACH CA 92651

641-133-05 41
EVAN DALE LINDSAY
2849 CHATEAU WAY
LAGUNA BEACH CA 92651

641-133-06 42
CHATEAU LAGUNA
2843 CHATEAU WAY
LAGUNA BEACH CA 92651

641-133-07 43
W Y CHEN
3710 AVALON BLVD
LOS ANGELES CA 90011

641-133-08 44
DAFYDD RHODRI WILLIAMS
2820 ZELL DR
LAGUNA BEACH CA 92651

641-133-09 45
MELINDA M MORGAN
775 LEKSAND TRL
WHITEFISH MT 59937

641-133-10 46
BUVAN CORP INC
1820 E GARRY AVE 201
SANTA ANA CA 92705

641-133-11 47
LA INVESTING LLC GLOBAL
18 ELISSA LN
LADERA RANCH CA 92694

641-133-12 48
DAVID & BONNIE KOCH
2860 ZELL DR
LAGUAN BEACH CA 92651

641-133-13 49
CAROLYN DELINO
2864 ZELL DR
LAGUNA BEACH CA 92651

641-133-14 50
HAIWEI WU
2870 ZELL DR
LAGUNA BEACH CA 92651

641-133-15 51
ACTION INVESTMENTS FINANCIAL
2867 CHATEAU WAY
LAGUNA BEACH CA 92651

641-134-01 52
MAURIE EDELMAN
2865 ZELL DR
LAGUNA BEACH CA 92651

641-134-02 53
LEIGH ALESSA
2855 ZELL DR
LAGUNA BEACH CA 92651

641-134-03 54
JACQUELINE L GALLAGHER
2845 ZELL DR
LAGUNA BEACH CA 92651

641-134-04 55
DINA MARCIANO
2841 ZELL DR
LAGUNA BEACH CA 92651

641-134-05 56
CYNTHIA R DENNISON
256 BENNETT AVE
LONG BEACH CA 90803

641-134-06 57
TOM PERSKY
2829 ZELL DR
LAGUNA BEACH CA 92651

641-134-07 58
BETTE & DOUG HOLDINGS
2825 ZELL DR
LAGUNA BEACH CA 92651

641-134-08 59
DION D & CAREY B STROMBOTNE
2885 BERNARD CT
LAGUNA BEACH CA 92651

641-134-09 60
THOMAS & KELLY HOUDEK
2875 BERNARD CT
LAGUNA BEACH CA 92651

641-134-10 61
JEFFREY D BOLWELL
2865 BERNARD CT
LAGUNA BEACH CA 92651

641-134-11 62
BRUCE ALAN DONOHO
2845 BERNARD CT
LAGUNA BEACH CA 92651

641-134-12 63
JEROME G DOIDGE
2835 BERNARD CT
LAGUNA BEACH CA 92651

641-134-13 64
BARRY J AMSTER
2825 BERNARD CT
LAGUNA BEACH CA 92651

641-134-14 65
JOHN FRANCIS COYNE
2805 BERNARD CT
LAGUNA BEACH CA 92651

641-134-15 & 16 66-67
RONALD JAMES HOLECEK
2804 BERNARD CT
LAGUNA BEACH CA 92651

641-134-17 68
INTERNATIONAL OAKHURST
3230 E IMPERIAL HWY 208
BREA CA 92821

641-134-18 69
JAMES & KAREN CHRISTENSEN
2848 BERNARD CT
LAGUNA BEACH CA 92651

641-134-19 70
FRANK & BARBARA KENNEDY
2922 CONNE MARA DR
DAVIDSONVILLE MD 21035

641-134-20 71
ROBIN K HALL
2874 BERNARD CT
LAGUNA BEACH CA 92651

641-134-21 72
MATTHEW DAVID & BLYTHE
ELIZABETH WHEATON
2888 BERNARD CT
LAGUNA BEACH CA 92651

641-134-22 73
BRADLEY F & NANCY J ROBINSON
2809 ZELL DR
LAGUNA BEACH CA 92651

641-134-23 74
WILLIAM L & CYNTHIA M BOWLER
2825 CHATEAU WAY
LAGUNA BEACH CA 92651

641-134-24 75
ANGELA POPOWA
2819 CHATEAU WAY
LAGUNA BEACH CA 92651

641-134-25 76
ABBAS COTR KHOSHNIYATI
31061 COAST HWY
LAGUNA BEACH CA 92651

641-134-26 77
PERRY E DOUGLAS
2807 CHATEAU WAY
LAGUNA BEACH CA 92651

641-134-27 78
HANNAH GAY
6143 LAWRENCE ST
CYPRESS CA 90630

641-134-28 79
RAMSEY & MELISSA GREGG
2847 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-134-29 80
KAZBEK & BOUCHRA SOOBZOKOV
2817 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-143-02 81
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

641-144-01 82
MARY ANN MILLS
2456 GERDA ST
SAN LUIS OBISPO CA 93401

641-144-16 83
PRESTON FETROW
28772 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-144-17 84
DAVID RUBEL
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