



March 29, 2022

Matthew Romig
2903 Alta Laguna Blvd.
Laguna Beach, CA 92651

Dear Mr. Romig,

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.

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
Planning Division, Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-10789**

Visit Date: **February 14, 2022**
Applicant: **Matthew Romig**
View Address: **2903 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 level: Dining room, master bedroom, kitchen, family room

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island and San Clemente 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: 3/22/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

Date of photograph: 02/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/29/22*

Document
1 of 10



RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

Date of photograph: 02/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/09/22*

Document
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RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

Date of photograph: 02/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/29/22*

Document
3 of 10



RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

Date of photograph: 02/14/22 Photographed by: *Tony Farr* Submitted to property file: *3/09/22*

Document
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RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

Date of photograph: 02/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/29/22



RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

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

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RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

Date of photograph: 02/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/09/22

Document
7 of 10



RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

Date of photograph: 02/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/25/22



RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

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

Document
9 of 10



RECORD OF VIEW

VPP 21-10789



2903 Alta Laguna Blvd.

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

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

Date of photograph: 02/14/22 Photographed by: *Tony Farr* Submitted to property file: 3/25/22



March 29, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10789
2903 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 **2903 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. 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".

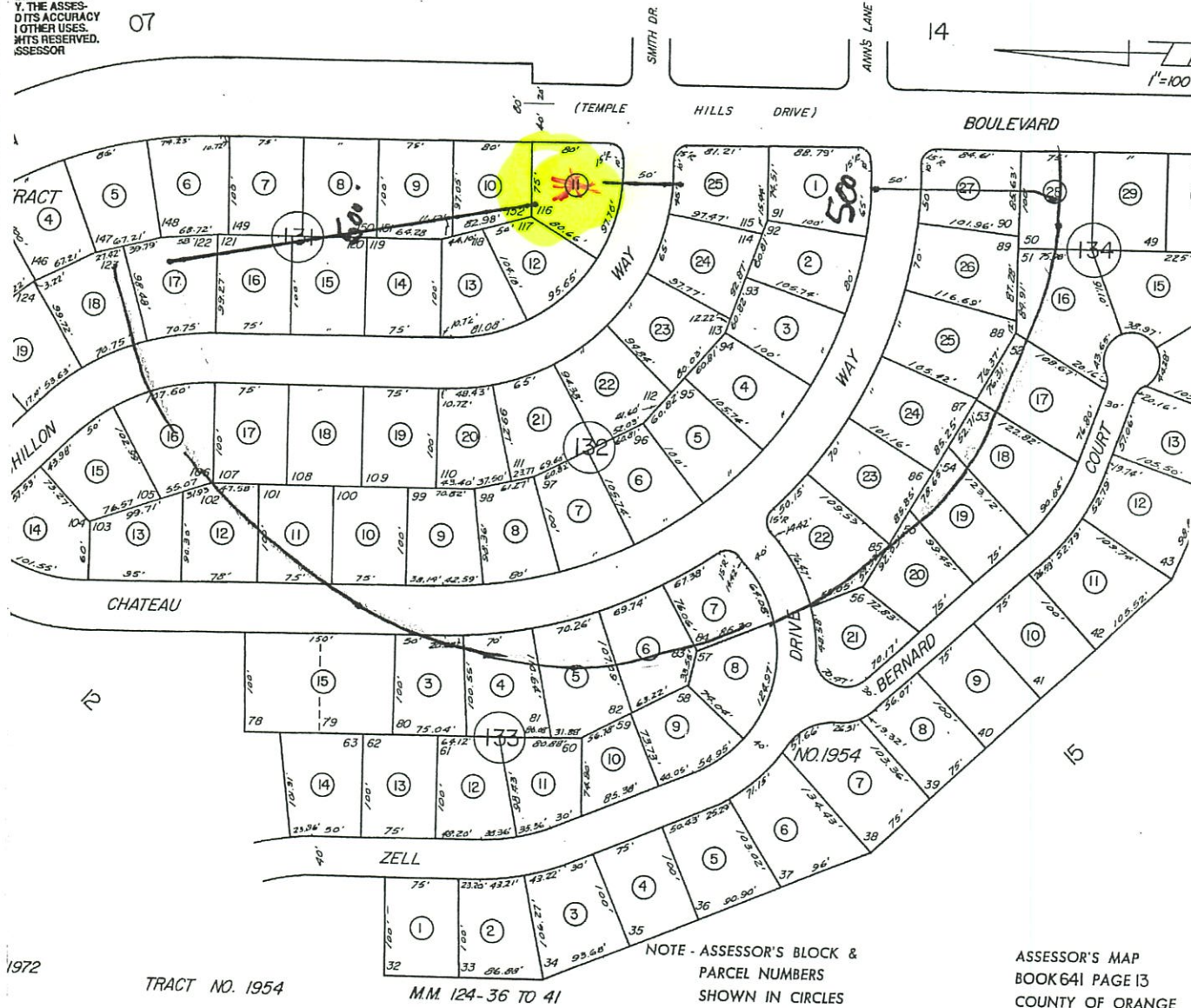
Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
tfarr@lagunabeachcity.net

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DITS ACCURACY
I OTHER USES.
MITS RESERVED.
ASSESSOR

07

14

1"=100'



1972

TRACT NO. 1954

M.M. 124-36 TO 41

FILE # 228891
 2903 ALTA VISTA WAY
 LAGUNA BEACH CA
 VIEW PRESERVATION
 MARCH 26 2022
 641 131 11

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

FILE # 228891
2903 ALTA VISTA WAY
LAGUNA BEACH CA
VIEW PRESERVATION
MARCH 26 2022
641 131 11



641 131 08
James Stephenson
2921 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 09
Mariella Samuel Simon
630 Agate St
Laguna Beach CA 92651

641 131 10
Johannes Nietsch
2909 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 11
Romig
2903 Alta Laguna Blvd
Laguna Beach CA 92651

641 131 12
Cathey Curtis
2808 Chillon Way
Laguna Beach CA 92651

641 131 13
Yaping Liu
2820 Chillon Way
Laguna Beach CA 92651

641 131 14
Tim Templeton
2828 Chillon Way
Laguna Beach CA 92651

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

641 132 01
Andrew Blanton
2804 Chateau Way
Laguna Beach CA 92651

641 132 02
Farley
2808 Chateau Way
Laguna Beach CA 92651

641 132 03
Wei Wang
228 W Woodruff Ave
Arcadia CA 91007

641 132 04
William Flynn
2826 Chateau Way
Laguna Beach CA 92651

641 132 05
Ari Novick
2830 Chateau Way
Laguna Beach CA 92651

641 132 06
Geoffrey Dunning
2838 Chateau Way
Laguna Beach CA 92651

641 132 07
Survivors Goldenberg
2844 Chateau Way
Laguna Beach CA 92651

641 132 08
Joan E J E Mounteer
2854 Chateau Way
Laguna Beach CA 92651

641 132 09
Realty 2860
2860 Chateau Way
Laguna Beach CA 92651

641 132 10
Christopher Campbell
2866 Chateau 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 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

641 132 19
Thomas Joseph Brown
2829 Chillon Way
Laguna Beach CA 92651

641 132 20
Matthew Balaker
2825 Chillon Way
Laguna Beach CA 92651

641 132 21
F Allan Hubbell
2819 Chillon Way
Laguna Beach CA 92651

641 132 22
Stephen W S W Dexter
1278 Glenneyre St #287
Laguna Beach CA 92651

641 132 23
Aaron Kosins
2809 Chillon Way
Laguna Beach CA 92651

641 132 24
Steven Buchanan
2805 Chillon Way
Laguna Beach CA 92651

641 132 25
Gregory Kennedy
2801 Chillon Way
Laguna Beach CA 92651

641 133 03
Cook Robert The
2861 Chateau Way
Laguna Beach CA 92651

641 133 04
Farzaneh Abravani
2855 Chateau Way
Laguna Beach CA 92651

641 133 05
Evan Dale Lindsay
2849 Chateau Way
Laguna Beach CA 92651

641 133 06
Laguna Chateau LLC
Po Box 1585
Tustin CA 92781

641 133 07
W Y Temple Hills Chen
3710 Avalon Blvd
Los Angeles CA 90011

641 133 08
Dafydd Rhodri Williams
2820 Zell Dr
Laguna Beach CA 92651

641 134 16
Holecek
2804 Bernard Ct
Laguna Beach CA 92651

641 134 17
International Oakhurst
3230 E Imperial Hwy #208
Brea CA 92821

641 134 18
James Christensen
2848 Bernard Ct
Laguna Beach CA 92651

641 134 19
Kennedy Frank 3rd
2922 Conne Mara Dr
Davidsonville MD 21035

641 134 20
Robin K R K Hall
2874 Bernard Ct
Laguna Beach CA 92651

641 134 21
Matthew David Wheaton
2888 Bernard Ct
Laguna Beach CA 92651

641 134 22
Bradley Robinson
2809 Zell Dr
Laguna Beach CA 92651

641 134 23
William Bowler
2825 Chateau Way
Laguna Beach CA 92651

641 134 24
Angela Popowa
2819 Chateau Way
Laguna Beach CA 92651

641 134 25
Abbas Khoshniyati
31061 Coast Hwy
Laguna Beach CA 92651

641 134 26
E Douglas The Perry
2807 Chateau Way
Laguna Beach CA 92651

641 134 27
Gay Hannah LLC
2857 Alta Laguna Blvd
Laguna Beach CA 92651

641 134 28
Ramsey Gregg
2847 Alta Laguna Blvd
Laguna Beach CA 92651