



March 9, 2021

Greg and Ramona Furness
678 Alta Vista Way
Laguna Beach, CA 92651

Dear Mr. and Mrs. Furness,

Attached are the documents for the View Preservation/Record of Views claim 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 using 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 21-8361**

Visit Date: **February 23, 2021**
Applicant: **Greg and Ramona Furness**
View Address: **678 Alta Vista Way**

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
Lower level: Master bedroom, guest bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of San Clemente and Catalina Islands, whitewater 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: 3/3/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the living room on the upper floor of the primary residential structure.

Visual scene description: Catalina Island, northerly coastline and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *Man* Submitted to property file: *3/5/21*



RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the living room on the upper floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *msm* Submitted to property file: *3/9/21*

Document

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the living room on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *myan* Submitted to property file: *3/9/21*

Document
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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the living room on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island, southerly coastline and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *[Signature]* Submitted to property file: 3/9/21



RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the dining room on the upper floor of the primary residential structure.

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

Date of photograph: 2/23/21 Photographed by: *[Signature]* Submitted to property file: 3/9/21

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the dining room on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *M. J. [Signature]* Submitted to property file: *3/3/21*

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the dining room on the upper floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: Mark Submitted to property file: 3/3/21

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the dining room on the upper floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *[Signature]* Submitted to property file: 3/9/21



RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the dining room on the upper floor of the primary residential structure.

Visual scene description: Catalina Island, northerly coastline and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *[Signature]* Submitted to property file: 3/9/21



RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the master bedroom on the lower floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *[Signature]* Submitted to property file: 3/5/21

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the master bedroom on the lower floor of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *myan* Submitted to property file: *3/9/21*

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

The photograph above was taken from the master bedroom on the lower floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 2/23/21 Photographed by: *mfarr* Submitted to property file: *3/3/21*



RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

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

Visual scene description: ocean horizon.

Date of photograph: 2/23/21 Photographed by: *myan* Submitted to property file: *3/8/21*

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

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

Visual scene description: San Clement Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *[Signature]* Submitted to property file: *3/2/21*

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *myan* Submitted to property file: *3/9/21*

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RECORD OF VIEW

VPP 21-8361



678 Alta Vista Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/23/21 Photographed by: *[Signature]* Submitted to property file: *3/2/21*

Document
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March 9, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8361
678 Alta Vista Way, Laguna Beach

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **678 Alta Vista Way**. 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,

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



500' Radius Map
 View Preservation
 678 Alta Vista Way
 Laguna Beach CA
 APN(s) 656-131-22
 Prepared 2/26/2021
 by Susan Case Inc
 1 inch = 200 feet



SUSAN W. CASE, INC.
orders@susancaseinc.com

File #318272
678 Alta Vista Way
Laguna Beach CA
APN 656 132 22
500' View Preservation
February 26 2021

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105

RECEIVED

MAR 02 2021

ZONING DIVISION
CITY OF LAGUNA BEACH

656 012 04
Steven Retter
480 Nyes Pl
Laguna Beach CA 92651

656 024 01
Mark Blakley
474 Nyes Pl
Laguna Beach CA 92651

656 024 02
Mark Razin
468 Nyes Pl
Laguna Beach CA 92651

656 024 03
William Kelley
Po Box 636
Laguna Beach CA 92652

656 024 04
Rudolph Berteaux
40755 La Colima Rd
Temecula CA 92591

656 131 06
Valerie Helene Sinkus
2491 Iris Way
Laguna Beach CA 92651

656 131 07
Jeffrey Reimer
Po Box 3459
Reno NV 89505

656 131 08
Christopher Cureton
2505 Iris Way
Laguna Beach CA 92651

656 131 09
Stoic Hikers LLC
5019 Seneca Dr
Dallas TX 75209

656 131 10
Michael Gerrard
2535 Iris Way
Laguna Beach CA 92651

656 131 11
Brad Fox
2545 Iris Way
Laguna Beach CA 92651

656 131 12
Michael Fitzpatrick
2555 Iris Way
Laguna Beach CA 92651

656 131 13
Svbd LLC
71 Princeville Ln
Las Vegas NV 89113

656 131 14
Craig Cardon
1958 Outpost Cir
Los Angeles CA 90068

656 131 15
James Frederick Wantz
2590 Juanita Way
Laguna Beach CA 92651

656 131 16
Ali Homayouni
1750 E Ocean Blvd #D
Long Beach CA 90802

656 131 17
V & N Bezdikian
1924 Erin Way
Glendale CA 91206

656 131 18
James Kirner
620 Alta Vista Way
Laguna Beach CA 92651

656 131 19
Steven Harris
Po Box 27325
Anaheim CA 92809

656 131 20
Finny Zaky
5 Laketrail
Irvine CA 92604

656 131 21
Daniel Narens
668 Alta Vista Way
Laguna Beach CA 92651

656 131 22
G Furness
3 Corsica
Irvine CA 92614

656 131 23
Dewey The Cressman
2715 Carina Ct
Walnut Creek CA 94598

656 131 24
Gary Daglian
2200 Winona Blvd
Los Angeles CA 90027

656 131 25
William Pike
2581 Iris Way
Laguna Beach CA 92651

656 138 06
Neil Jamron
1332 Prospect Dr
Redlands CA 92373

656 138 16
Frederick Hohwart
637 Alta Vista Way
Laguna Beach CA 92651

656 141 04
Vahi Urun
2495 Juanita Way
Laguna Beach CA 92651

656 141 07
Madhu Juanita John
2525 Juanita Way
Laguna Beach CA 92651

656 141 10
Tzau Jin Chung
195 S Suffolk Ln
Lake Forest IL 60045

656 141 14
Donald Clarfeld
2595 Juanita Way
Laguna Beach CA 92651

656 142 05
Fiona Prynne
2505 Kilo Way
Laguna Beach CA 92651

656 142 08
Leslie Smith
2535 Kilo Way
Laguna Beach CA 92651

656 142 11
Robert W Z Zielinski
1316 Drake Ridge Cres
Redlands CA 92373

656 131 26
Gregory The Boucher
2567 Iris Way
Laguna Beach CA 92651

656 138 07
Warren Haines
657 Alta Vista Way
Laguna Beach CA 92651

656 138 19
Lisa Walton Bruns
635 Alta Vista Way
Laguna Beach CA 92651

656 141 05
Mark Rocco
2505 Juanita Way
Laguna Beach CA 92651

656 141 08
Hu-Lee
12010 Cortona Pl
Riverside CA 92503

656 141 11
Judith Wittenstein
2565 Juanita Way
Laguna Beach CA 92651

656 141 15
Yoshihiro Maruyama
2585 Juanita Way
Laguna Beach CA 92651

656 142 06
Carroll The Dawson
2515 Kilo Way
Laguna Beach CA 92651

656 142 09
Dennis Napier
2545 Kilo Way
Laguna Beach CA 92651

656 142 12
Erik Van Buren
20152 Big Bend Ln
Huntington Beach CA 92646

656 131 28
Jeffrey Ajer
2480 Juanita Way
Laguna Beach CA 92651

656 138 15
Barman Trust
647 Alta Vista Way
Laguna Beach CA 92651

656 141 03
Rino Peruzzi
2485 Juanita Way
Laguna Beach CA 92651

656 141 06
Robert J R J Fleisher
11 Riverhills Ln
Toledo OH 43623

656 141 09
Fiona Prynne
2545 Juanita Way
Laguna Beach CA 92651

656 141 12
D S & K L Phillips
2575 Juanita Way
Laguna Beach CA 92651

656 142 04
Weinar Trust
2448 Lomita Way
Laguna Beach CA 92651

656 142 07
Leslie Smith
2535 Kilo Way
Laguna Beach CA 92651

656 142 10
Roger Owens
2555 Kilo Way
Laguna Beach CA 92651

656 142 13
Robert Linn Bush
2585 Kilo Way
Laguna Beach CA 92651

656 142 14
John Harvey Roney
2595 Kilo Way
Laguna Beach CA 92651

656 142 15
Devere Trust
2597 Kilo Way
Laguna Beach CA 92651

656 142 17
Michael Marsh
2515 S 154th St
Walton NE 68461

656 142 18
Kathleen Kelly Smith
554 Alta Vista Way
Laguna Beach CA 92651

656 142 19
Chris Odonnell
550 Alta Vista Way
Laguna Beach CA 92651

656 142 22
Alan Panovich
520 Alta Vista Way
Laguna Beach CA 92651

656 142 24
Gary Sanders
572 Alta Vista Way
Laguna Beach CA 92651

656 142 27
Calpac Mortgage Fund LLC
3857 Birch St #180
Newport Beach CA 92660

656 142 28
Jeffrey S J S Tontini
6408 Merlin Dr
Carlsbad CA 92011

656 143 07
Pdq Investments LLC
32392 Coast Hwy #150
Laguna Beach CA 92651

656 143 10
Jerry Butto
200 Slocum St
Trenton MI 48183

656 143 11
Barbara Clarence
481 Alta Vista Way
Laguna Beach CA 92651

656 143 12
Jerry Castleton
489 Alta Vista Way
Laguna Beach CA 92651

656 143 13
Joseph Napoli
495 Alta Vista Way
Laguna Beach CA 92651

656 143 15
Damon Austin
515 Alta Vista Way
Laguna Beach CA 92651

656 143 16
Todd Smith
21163 Newport Coast Dr #481
Newport Coast CA 92657

656 143 17
Barbara Sasenick
525 Alta Vista Way
Laguna Beach CA 92651

656 143 18
Matthew Gerson
4546 E Foothill Dr
Paradise Valley AZ 85253

656 143 19
Michael Trevin Reid
537 Alta Vista Way
Laguna Beach CA 92651

656 143 20
Mark McCormick
928 Silver Valley Trl
Walnut CA 91789

656 143 25
Abdi Trust
547 Alta Vista Way
Laguna Beach CA 92651

656 143 26
Emily Rafferty
559 Alta Vista Way
Laguna Beach CA 92651

656 143 27
Mary Ellen Rourke
633 Alta Vista Way
Laguna Beach CA 92651

656 143 28
Mary Ellen Rourke
633 Alta Vista Way
Laguna Beach CA 92651

656 143 30
Keith Irwin
2389 E Ruby Dr
Pleasanton CA 94566

656 143 31
Mary Ellen Rourke
633 Alta Vista Way
Laguna Beach CA 92651

656 143 32
John Stenger
571 Alta Vista Way
Laguna Beach CA 92651

656 143 33
David Albeanu
561 Alta Vista Way
Laguna Beach CA 92651

656 143 38
Raul Romero
1600 Colonial Hills Dr
McLean VA 22102

656 143 39
Barry Siskind
3 Moss Springs Ct
Henderson NV 89052

656 143 40
Grasso Trust
2684 Nido Way
Laguna Beach CA 92651

656 143 45
Kaj Lea
629 Alta Vista Way
Laguna Beach CA 92651

656 143 46
Mary Ellen Rourke
633 Alta Vista Way
Laguna Beach CA 92651

656 143 47
Darin Moore
2658 Nido Way
Laguna Beach CA 92651

656 143 51
Jeffrey Hlifka
2646 Nido Way
Laguna Beach CA 92651