



December 10, 2020

Ramsey Gregg  
2847 Alta Laguna Blvd.  
Laguna Beach, CA 92651

Dear Mr. Gregg,

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 via the link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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 20-7701**

Visit Date: **December 1, 2020**  
Applicant: **Ramsey Gregg**  
View Address: **2847 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/upper level: Kitchen/adjacent eating area, formal dining room  
Lower level: Master bedroom, rec room

***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, hillside terrain, city lights 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: 12/10/2020 By: *mfarr*

End of Checklist



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: Maar Submitted to property file: 12/10/20

Document  
1 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *W. J. [Signature]* Submitted to property file: 12/10/20

Document  
2 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *M. J. [Signature]* Submitted to property file: 12/10/20

Document  
3 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: 12/10/20

Document  
4 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: 12/10/20

Document  
5 of 16



## RECORD OF VIEW

VPP 20-7701



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *myan* Submitted to property file: *12/10/20*

Document  
6 of 16





**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: 12/10/20



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: ryan Submitted to property file: 12/10/20



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: 12/10/20

Document  
9 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: 12/10/20

Document  
10 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *W. J. Jarr* Submitted to property file: *12/10/20*

Document  
11 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *M. J. [Signature]* Submitted to property file: *12/10/20*

Document  
12 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *M. [Signature]* Submitted to property file: *10/10/20*

Document  
13 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

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

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *[Signature]* Submitted to property file: 12/01/20

Document  
14 of 16





**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

The photograph above was taken from the rec room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *M. J. [Signature]* Submitted to property file: *12/10/20*

Document  
15 of 16



**RECORD OF VIEW**

**VPP 20-7701**



**2847 Alta Laguna Blvd.**

The photograph above was taken from the rec room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, city lights, hillside terrain and the ocean horizon.

Date of photograph: 12/1/20 Photographed by: *Mason* Submitted to property file: *12/10/20*

Document  
16 of 16



December 10, 2020

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 20-7701**  
**2847 Alta Laguna Blvd., Laguna Beach, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **2847 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 an affected 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 link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). 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](mailto:tfarr@lagunabeachcity.net)



500' View Preservation  
 2847 Alta Vista Blvd  
 Laguna Beach CA  
 APN(s) 641-134-28  
 Prepared 12/8/2020  
 by Susan Case Inc  
 1 inch = 200 feet



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

---

File#308152  
2847 Alta Laguna Blvd  
Laguna Beach CA  
APN 641 143 28  
500' View Preservation  
December 8 2020

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

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

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

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

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

641 132 02  
Michael Farley  
2808 Chateau Way  
Laguna Beach CA 92651

641 132 03  
Pensco Cdn Fbo  
2808 Chateau Way  
Laguna Beach CA 92651

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 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 Miller Buchanan  
2805 Chillon Way  
Laguna Beach CA 92651

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

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 08  
Dion Strombotne  
2885 Bernard Ct  
Laguna Beach CA 92651

641 134 09  
Urvi Sheth  
2875 Bernard Ct  
Laguna Beach CA 92651

641 134 10  
Jeffrey Bolwell  
2865 Bernard Ct  
Laguna Beach CA 92651

641 134 11  
J & B Donoho  
2845 Bernard Ct  
Laguna Beach CA 92651

641 134 12  
Jerome Doidge  
2835 Bernard Ct  
Laguna Beach CA 92651

641 134 13  
Alice Nadine Suess  
2825 Bernard Ct  
Laguna Beach CA 92651

641 134 14  
John Francis Coyne  
2805 Bernard Ct  
Laguna Beach CA 92651

641 134 15  
Ronald James Holecek  
2804 Bernard Ct  
Laguna Beach CA 92651

641 134 16  
Ronald James 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  
6143 Lawrence St  
Cypress CA 90630

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

641 134 29  
Kazbek Soobzokov  
2817 Alta Laguna Blvd  
Laguna Beach CA 92651

641 134 30  
Kazbek Soobzokov  
2817 Alta Laguna Blvd  
Laguna Beach CA 92651

641 134 31  
Casey Frey  
2807 Alta Laguna Blvd  
Laguna Beach CA 92651

641 152 07  
City Of Laguna Beach  
Po Box 4895  
Laguna Beach CA 92652

641 431 13  
Nathan & Emily Smith  
10 Top Of The World  
Laguna Beach CA 92651