



June 10, 2021

Annegret Weisbrod  
1620 Thurston  
Laguna Beach, CA 92651

RE: 2844 Chillon Way, View Preservation

Dear Mrs. Weisbrod,

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 can 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 should an obstruction occur from vegetation 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 21-8871**

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Visit Date: **April 27, 2021**  
Applicant: **Ann Weisbrod**  
View Address: **2844 Chillon Way**

Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Kitchen, dining room, living 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 ocean horizon.

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**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: 6/10/21 By: mfarr

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End of Checklist



RECORD OF VIEW

VPP 21-8871



2844 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/27/21 Photographed by: Moran Submitted to property file: 6/10/21

Document  
1 of 8



RECORD OF VIEW

VPP 21-8871



2844 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/27/21 Photographed by: [signature] Submitted to property file: 6/10/21

Document  
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RECORD OF VIEW

VPP 21-8871



2844 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/27/21 Photographed by: Mason Submitted to property file: 6/10/21

Document  
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RECORD OF VIEW

VPP 21-8871



2844 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/27/21 Photographed by: uparc Submitted to property file: 6/10/21

Document  
4 of 8



RECORD OF VIEW

VPP 21-8871



2844 Chillon Way

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

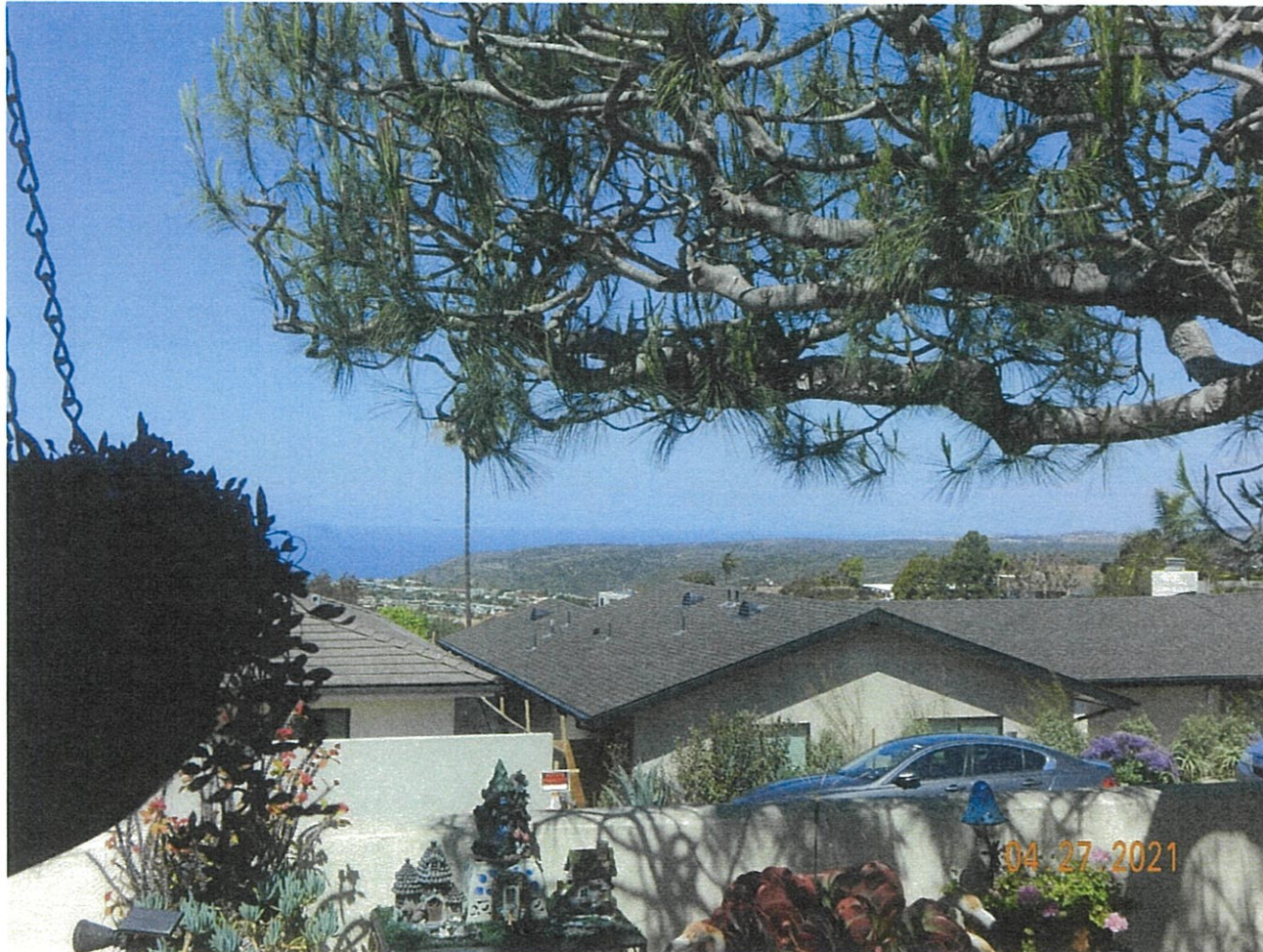
Visual scene description: ocean horizon.

Date of photograph: 04/27/21 Photographed by: Mason Submitted to property file: 6/10/21



RECORD OF VIEW

VPP 21-8871



2844 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/27/21 Photographed by: [signature] Submitted to property file: 6/10/21





RECORD OF VIEW

VPP 21-8871



2844 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/27/21 Photographed by: *[signature]* Submitted to property file: 6/10/21



RECORD OF VIEW

VPP 21-8871



2844 Chillon Way

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

Visual scene description: ocean horizon.

Date of photograph: 04/27/21 Photographed by: *M. J. [Signature]* Submitted to property file: 6/10/21

Document  
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June 10, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-8870**  
**2844 Chillon Way, Laguna Beach, CA**

Dear Property Owner:

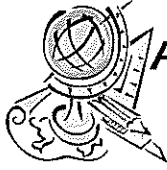
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2844 Chillon Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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 by vegetation 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



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

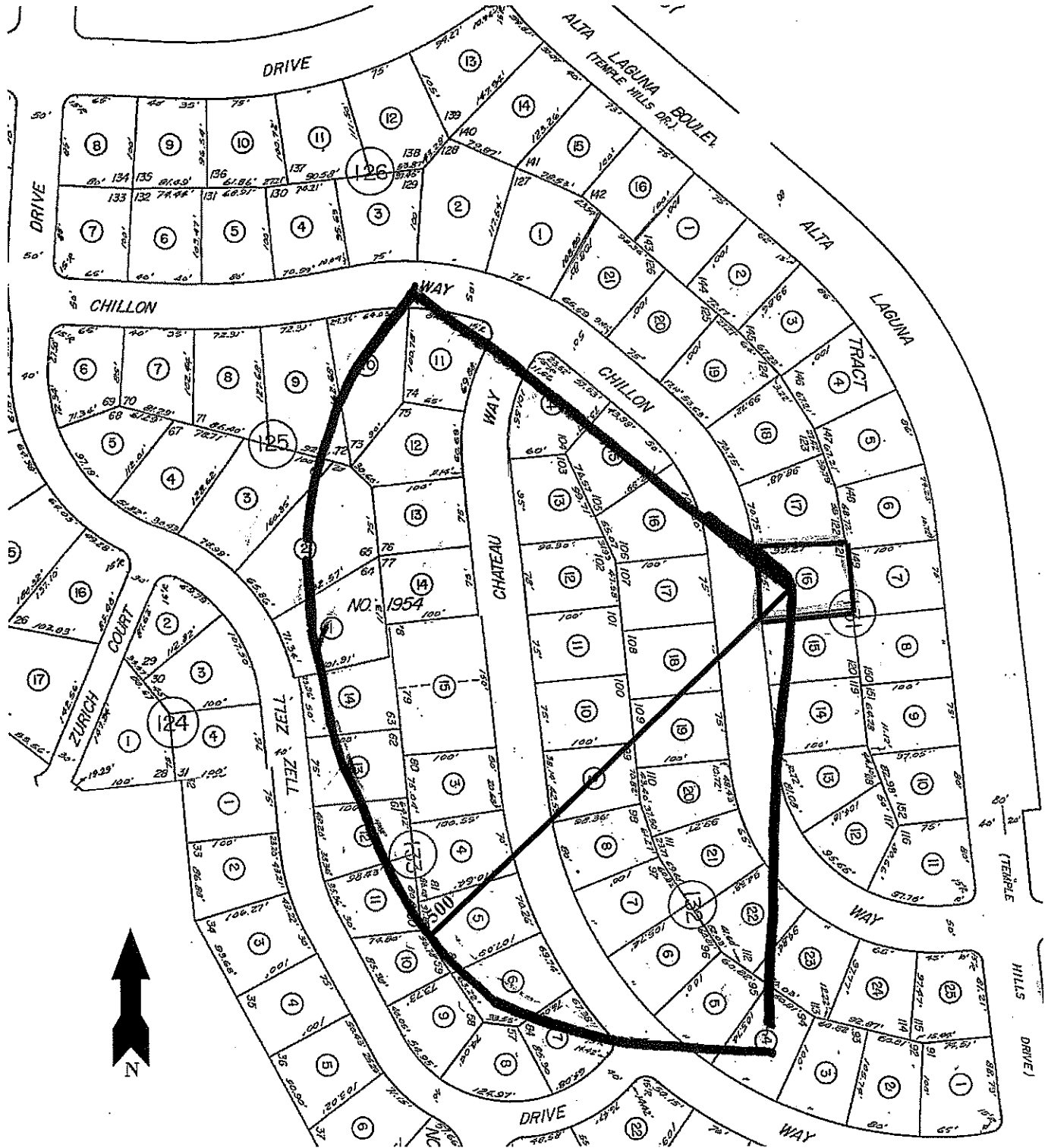
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 641-131-16  
500' RADIUS (for View Preservation)

Address: 2844 CHILLON WAY  
LAGUNA BEACH CA 92651





## Advanced Listing Services Inc

Ownership Listings & Radius Maps

P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

**RECEIVED**

JUN 01 2021

**ZONING DIVISION  
CITY OF LAGUNA BEACH**

#10652  
5/30/2021  
500' Ownership Listing  
(for View Preservation)

**Prepared for:**

641-131-16  
PETER G WEISBROD  
2844 CHILLON WAY  
LAGUNA BEACH CA 92651

641-125-01  
KAYE ARLENE MARSEILLES  
2880 ZELL DR  
LAGUNA BEACH CA 92651

641-125-09  
ROBERT MOTT JACOB  
2935 CHILLON WAY  
LAGUNA BEACH CA 92651

641-125-12  
CHRISTOPHER LEE BRAZELTON  
2891 CHATEAU WAY  
LAGUNA BEACH CA 92651

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

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

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

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

641-132-11  
JOHN ROOTLIEB  
2876 CHATEAU WAY  
LAGUNA BEACH CA 92653

641-125-02  
JUDITH FRANCES LOMAX  
2890 ZELL DR  
LAGUNA BEACH CA 92651

641-125-10  
ST JOHN MARIA & DEREK  
2925 CHILLON WAY  
LAGUNA BEACH CA 92651

641-125-13  
JENNIFER T STRICKLAND  
2885 CHATEAU WAY  
LAGUNA BEACH CA 92651

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

641-131-17  
JASON & TRACIE LYBBERT  
2848 CHILLON WAY  
LAGUNA BEACH CA 92651

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

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

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

641-125-03  
WILLIAM STEVEN & VASILIA  
NATASHA JOACHIM  
2894 ZELL DR  
LAGUNA BEACH CA 92651

641-125-11  
ROBIN NABORS  
2897 CHATEAU WAY  
LAGUNA BEACH CA 92651

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

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

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

641-132-07  
SHIRLEY GOLDENBERG  
34300 LANTERN BAY DR 74  
DANA POINT CA 92629

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

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

641-132-14  
ROGER KEMPLER  
2885 CHILLON WAY  
LAGUNA BEACH CA 92651

641-132-15  
ANITA H SANDS  
2875 CHILLON WAY  
LAGUNA BEACH CA 92651

641-132-16  
CRAIG R WILLIAMSON  
2855 CHILLON WAY  
DANA POINT 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  
HUBBELL F ALLAN  
2819 CHILLON WAY  
LAGUNA BEACH CA 92651

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

641-132-23  
RICHARD C VERNON  
6 MARITIME DR  
CORONA DEL MAR CA 92625

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

641-133-04  
ABRAVANI FARZANEH  
2855 CHATEAU WAY  
LAGUNA BEACH CA 92651

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

641-133-06  
MAUREEN ALLAN  
2843 CHATEAU WAY  
LAGUNA BEACH CA 92651

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

641-133-10  
BERNARD F WANER  
3207 SCOTT RD  
BURBANK CA 91504

641-133-11  
WALTER & CECILIA S M FONG  
2850 ZELL DR  
LAGUNA BEACH CA 92651

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

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

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

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