



August 11, 2021

Stein Property Holdings, LLC
25 Brookline
Aliso Viejo, CA 92656

Re: 2595 Altamar Drive, Laguna Beach, CA

Dear Property Owner,

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 "tfarr".

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 21-9544**

Visit Date: **8/3/21**

Applicant: **Stein Property Holdings, LLC**
View Address: **2595 Altamar Dr.**

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, kitchen, dining 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, whitewater 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: 8/11/21 By: *mfarr*

End of Checklist



RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *[Signature]* Submitted to property file: 8/11/21

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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: M. J. [Signature] Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *M. J. [Signature]* Submitted to property file: *8/11/21*

Document
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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *mfar* Submitted to property file: *8/11/21*

Document
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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *Myan* Submitted to property file: *8/11/21*

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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *M. J. [Signature]* Submitted to property file: 8/11/21

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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *[Signature]* Submitted to property file: 8/11/21

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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *M. J. [Signature]* Submitted to property file: 8/11/21

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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *M. J. [Signature]* Submitted to property file: *8/16/21*

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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *[Signature]* Submitted to property file: 8/4/21

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RECORD OF VIEW

VPP 21-9544



2595 Altamar Dr.

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

Visual scene description: Catalina Island, Emerald Bay bluff, whitewater and ocean horizon.

Date of photograph: 8/3/21 Photographed by: *[Signature]* Submitted to property file: *8/w/21*

Document
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August 11, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9544
2595 Altamar Dr., Laguna Beach, CA

Dear Property Owner:

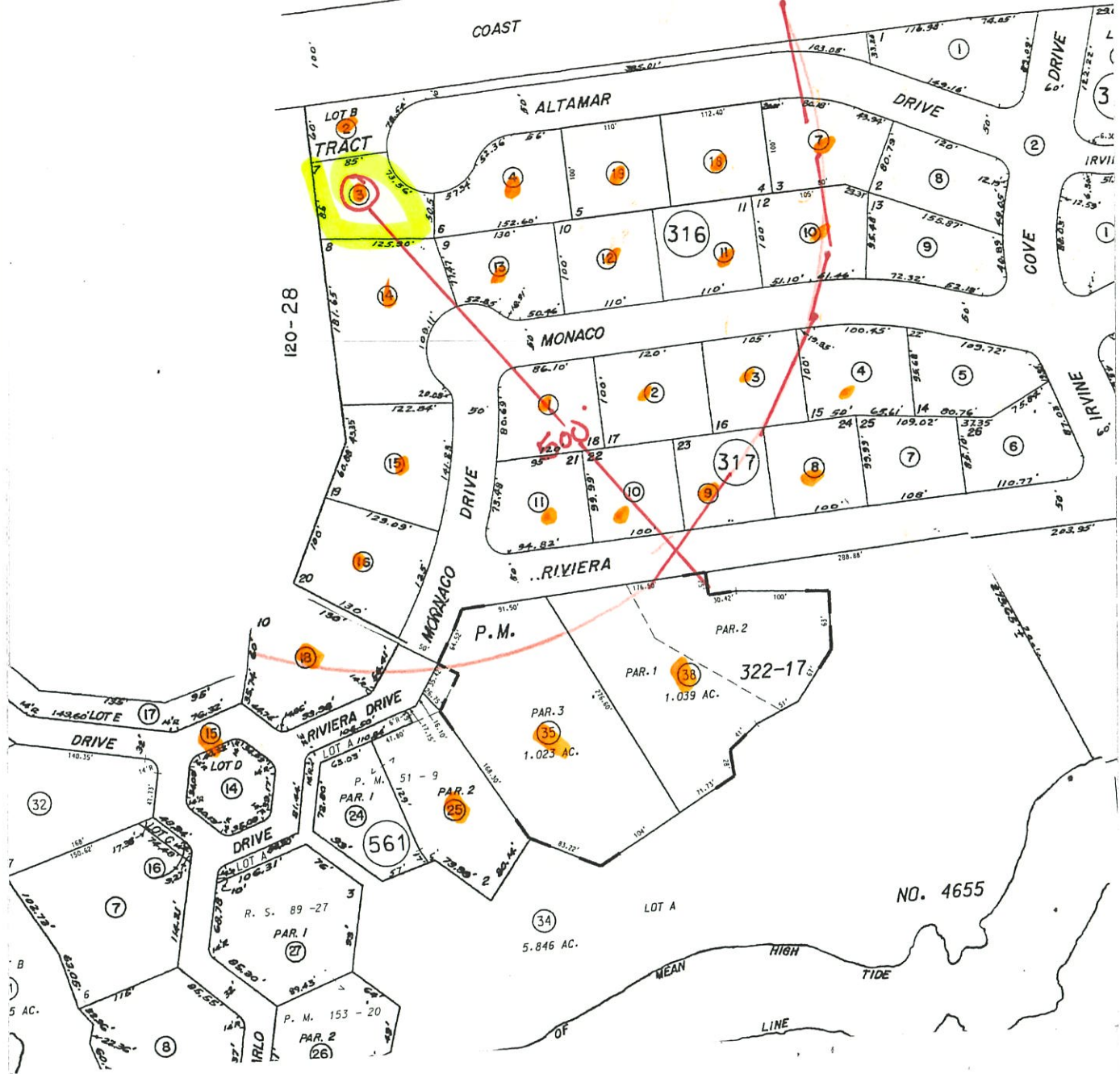
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2595 Altamar Dr.** Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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



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

FILE # 218686
 2595 ALTAMAR
 LAGUNA BEACH CA
 VIEW PRESERVATION
 AUGUST 9 2021
 053 316 03

SUSAN W. CASE, INC.

SUSAN W. CASE, INC.

orders@susancaseinc.com

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

RECEIVED

AUG 10 2021

ZONING DIVISION
CITY OF LAGUNA BEACH

FILE # 218686
2595 ALTAMAR
LAGUNA BEACH CA
VIEW PRESERVATION
AUGUST 9 2021
053 316 03

053 317 08
James Muzzy
2546 Riviera Dr
Laguna Beach CA 92651

053-316-02
Irvine Cove Community Assn
3551 Camino Mira Costa
San Clemente CA 92672

053-316-03
David William Hanna
2455 Monaco Dr
Laguna Beach CA 92651

053-316-04
Nial Morgan
2575 Altamar Dr
Laguna Beach CA 92651

053-316-07
Paul Walker
2523 Altamar Dr
Laguna Beach CA 92651

053-316-10
Sib-monaco Llc
2465 Campus Dr
Irvine CA 92612

053-316-11
Ronald & Cindy McMackin
2538 Monaco
Laguna Beach CA 92651

053-316-12
Ted R Carpenter
2546 Monaco Dr
Laguna Beach CA 92651

053-316-13
Stefan Manolakas
2560 Monaco Dr
Laguna Beach CA 92651

053-316-14
Brighton Road Investments
Po Box 1065
Corona Del Mar CA 92625

053-316-15
James V Mazzo
2576 Monaco Dr
Laguna Beach CA 92651

053-316-16
Daniel T Day
2590 Monaco Dr
Laguna Beach CA 92651

053-316-18
Lenny Esmond
23901 Calabasas Rd #1010
Calabasas CA 91302

053-316-19
Charles A Brewer
2565 Altamar Dr
Laguna Beach CA 92651

053-317-01
Toni Alexander
2553 Monaco Dr
Laguna Beach CA 92651

053-317-02
Rosalba M Burtin
2543 Monaco Dr
Laguna Beach CA 92651

053-317-03
Donald A Kaul
189 E Lake Shore Dr #19
Chicago IL 60611

053-317-04
Joe E Cotr Kiani
1 Point Catalina
Laguna Niguel CA 92677

053-317-09
Irvine Cove Dld
17712 Mitchell North
Irvine CA 92614

053-317-10
David Wojtaszek
2580 Riviera Dr
Laguna Beach CA 92651

053-317-11
John L Ginger
3410 La Sierra Ave #f
Riverside CA 92503

120-561-15
Abalone Point Assn
647 Camino De Los Mares #221
San Clemente CA 92673

120-561-18
R E Shephard
11601 Wilshire Blvd #1960
Los Angeles CA 90025

120-561-25
Gary J Daichendt
2633 Riviera Dr
Laguna Beach CA 92651

120-561-35
Point Abalone
Po Box 925
Corona Del Mar CA 92625

120-561-38
Gregory J Burden
2465 Campus Dr
Irvine CA 92612