



September 29, 2021

Chris & Julie Roberts
31911 Crestwood Place
Laguna Beach, CA 92651

Dear Mr. and Mrs. Roberts,

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 21-10095**

Visit Date: **date**

Applicant: **Chris and Julie Roberts**

View Address: **31911 Crestwood Pl.**

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.

Upper level: Master bedroom

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 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: 9/29/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-10095



31911 Crestwood Place

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

Visual scene description: ocean horizon.

Date of photograph: 9/21/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/29/21*

Document
1 of 3



RECORD OF VIEW

VPP 21-10095



31911 Crestwood Place

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

Visual scene description: ocean horizon.

Date of photograph: 9/21/21 Photographed by: *M. Carr* Submitted to property file: *9/29/21*



RECORD OF VIEW

VPP 21-10095



31911 Crestwood Place

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

Visual scene description: ocean horizon.

Date of photograph: 9/21/21 Photographed by: *[signature]* Submitted to property file: *9/21/21*



September 29, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10095
31911 Crestwood Pl., 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 **31911 Crestwood Pl.** 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.

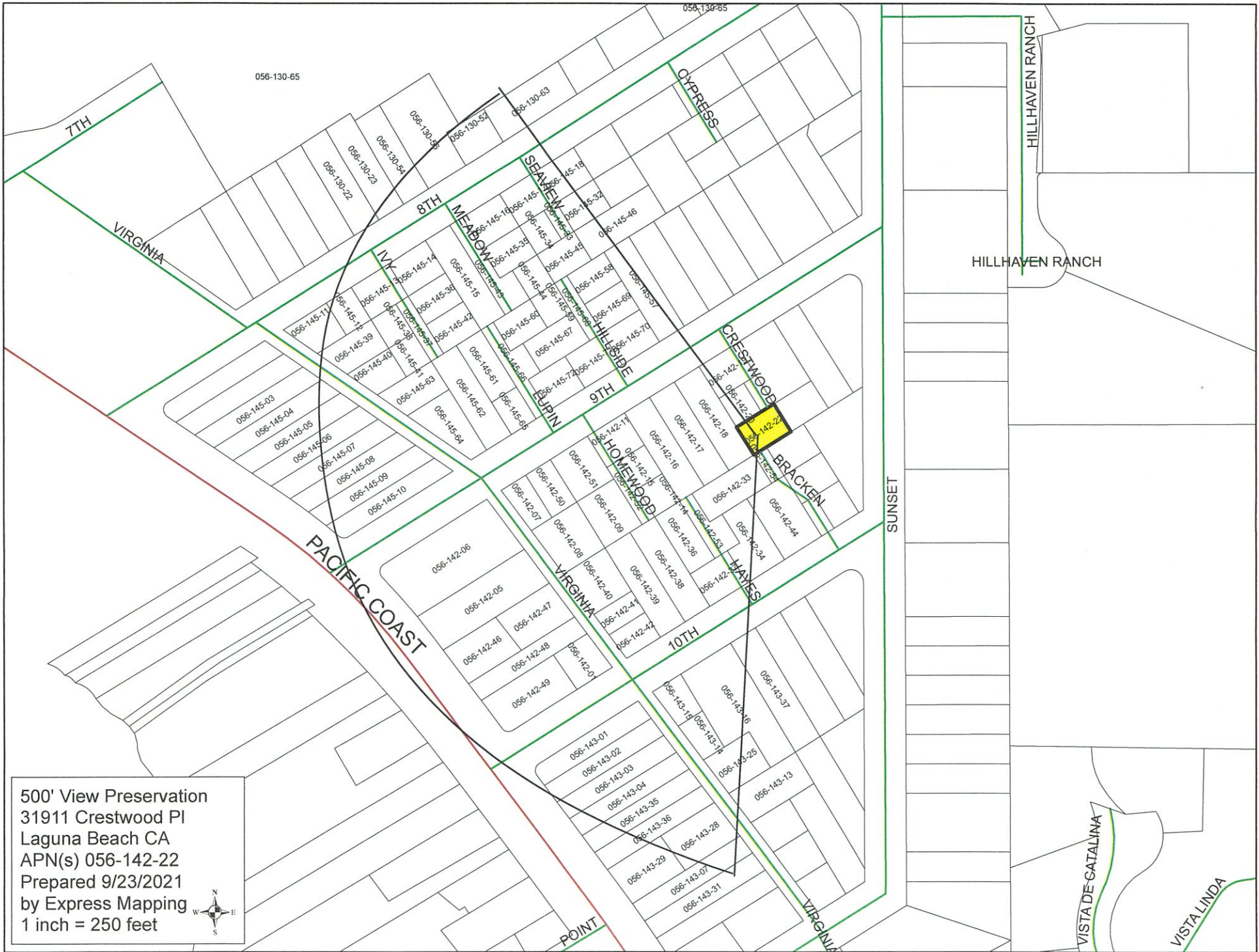
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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



500' View Preservation
 31911 Crestwood Pl
 Laguna Beach CA
 APN(s) 056-142-22
 Prepared 9/23/2021
 by Express Mapping
 1 inch = 250 feet



056 130 22
James & Lisa Kretschmar
31869 8th Ave
Laguna Beach CA 92651

056 130 54
Sarah Rolfig
2940 Claremont Ave #4
Berkeley CA 94705

056 130 65
Mission Hospital Regional
Po Box 25666
Anaheim CA 92825

056 142 06
Zuei-Hwa Chen
5 Turnberry Dr
Newport Beach CA 92660

056 142 09
Brent Allen Spangenberg
31935 Homewood Pl
Laguna Beach CA 92651

056 142 15
Joshua Moran
665 Edgeview Dr
Sierra Madre CA 91024

056 142 18
Diane Grady
5 Charity
Irvine CA 92612

056 142 22
Christopher Roberts
31911 Crestwood Pl
Laguna Beach CA 92651

056 142 36
Mary Jane M J Yohe
31927 Hayes Pl
Laguna Beach CA 92651

056 142 39
Jonathan Foss Stokesbary
31963 10th Ave
Laguna Beach CA 92651

056 130 23
Marc Acosta
620 1/2 Begonia Ave
Corona Del Mar CA 92625

056 130 56
Michael Jennings
31863 8th Ave
Laguna Beach CA 92651

056 142 01
Mark Morcos
20667 Calle De La Ladera
Yorba Linda CA 92887

056 142 07
Christopher John Arroyo
31914 9th Ave
Laguna Beach CA 92651

056 142 11
Rahul Sharma
31906 9th Ave
Laguna Beach CA 92651

056 142 16
Melody Torbati
14320 Ventura Blvd #711
Sherman Oaks CA 91423

056 142 19
Kelly Mommas The
31898 9th Ave
Laguna Beach CA 92651

056 142 33
Craig Tr Merryman
31928 Hayes Pl
Laguna Beach CA 92651

056 142 37
Robert Gonzalez
67 Headland Dr
Rancho Palos Verdes CA 90275

056 142 40
Christopher Witte
31982 Virginia Way
Laguna Beach CA 92651

056 130 52
Russell Shapley
31859 8th Ave
Laguna Beach CA 92651

056 130 63
Ogg Trust
4405 Cerritos Ave
Long Beach CA 90807

056 142 05
Kristina Alvarez
21114 Paseo Vereda
Lake Forest CA 92630

056 142 08
Dustin Huber
3910 N 28th St #529
Tacoma WA 98407

056 142 14
Rebecca & Michael Richman
31922 Homewood Pl
Laguna Beach CA 92651

056 142 17
Steven Dixon
31902 9th Ave
Laguna Beach CA 92651

056 142 20
Tricia F T Buenvenida
15000 Whitegate Rd
Silver Spring MD 20905

056 142 34
Barry Stephens
31955 10th Ave
Laguna Beach CA 92651

056 142 38
Nancy E N E Chaparro
31961 10th Ave
Laguna Beach CA 92651

056 142 41
Virginia Trujillo
974 Coast View Dr
Laguna Beach CA 92651

056 142 42
Judith Posnikoff
324 Lindo Ave
Newport Beach CA 92661

056 142 44
Wayne Phelps
31953 10th Ave
Laguna Beach CA 92651

056 142 46
M D & S L Saylor
31984 Coast Hwy
Laguna Beach CA 92651

056 142 47
W David Armstrong
31981 Virginia Way
Laguna Beach CA 92651

056 142 48
Janice Gerilyn Little
31985 Virginia Way
Laguna Beach CA 92651

056 142 49
Bryan T S Menne
31988 10th Ave
Laguna Beach CA 92651

056 142 50
Scott Atkinson
131 S Sycamore Ave
Los Angeles CA 90036

056 142 51
Brian Mark Solo
31910 9th Ave
Laguna Beach CA 92651

056 142 52
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 142 53
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 142 54
Bruce Miller
5031 Duncannon Ave
Westminster CA 92683

056 143 01
John Cameron Hamil
32002 Coast Hwy
Laguna Beach CA 92651

056 143 02
Kenneth Berger
32006 Coast Hwy
Laguna Beach CA 92651

056 143 03
Richard Brown Sr.
32012 Coast Hwy
Laguna Beach CA 92651

056 143 04
Craig Timmins
32016 Coast Hwy
Laguna Beach CA 92651

056 143 07
Ghassan Kazmouz
700 W Stevens Rd
Palm Springs CA 92262

056 143 13
Caroline Hamner-Mercado
Po Box 220038
Newhall CA 91322

056 143 14
James Collin Goddard
32012 Virginia Way
Laguna Beach CA 92651

056 143 15
David James Newbro
32621 Adriatic Dr
Dana Point CA 92629

056 143 16
Marc Blythe
545 Redlands Ave
Newport Beach CA 92663

056 143 25
Kevin Clark
32022 Virginia Way
Laguna Beach CA 92651

056 143 28
Michael Hicks
32035 Virginia Way
Laguna Beach CA 92651

056 143 29
Privette-Kelly
141 S El Dorado Ln
Anaheim CA 92807

056 143 31
Eileen Baca
32041 Virginia Way
Laguna Beach CA 92651

056 143 35
Dina Nagy
32021 Virginia Way
Laguna Beach CA 92651

056 143 36
Pramira Holdings LLC
32025 Virginia Way
Laguna Beach CA 92651

056 143 37
Fogel-Serrurier
8010 Fareholm Dr
Los Angeles CA 90046

056 145 03
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 04
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 05
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 06
Chaopu Wang
1995 E Coalton Rd #57-301
Superior CO 80027

056 145 07
Daryoush Yamtoobian
2510 Vista Baya
Newport Beach CA 92660

056 145 08
Manoucher Yomitoubian
2510 Vista Baya
Newport Beach CA 92660

056 145 09
Helen Yamtoobian
21 Rue Grand Ducal
Newport Beach CA 92660

056 145 10
Jack Yomtoubian
2510 Vista Baya
Newport Beach CA 92660

056 145 11
Marco Mohajer
26382 Houston Trl
Laguna Hills CA 92653

056 145 12
Jordan Gerberg
31874 8th Ave
Laguna Beach CA 92651

056 145 13
David Sobolewski
31872 8th Ave
Laguna Beach CA 92651

056 145 14
Mark Jeffrie Lyon
23872 Taranto Bay
Dana Point CA 92629

056 145 15
Walter The Knoff
31866 8th Ave
Laguna Beach CA 92651

056 145 16
Jacinthe Marie Paquette
2531 Bayshore Dr
Newport Beach CA 92663

056 145 17
Karin Paglierani
31860 8th Ave
Laguna Beach CA 92651

056 145 18
Eric Ronning
Po Box 9288
Incline Village NV 89450

056 145 32
Philip Abraham
Po Box 9677
Laguna Beach CA 92652

056 145 33
Philip Abraham
Po Box 9677
Laguna Beach CA 92652

056 145 34
MacSanjeet
5105 Sanchez Ct
Rancho Cucamonga CA 91739

056 145 35
Steven Richman
224 Conway Ave
Los Angeles CA 90024

056 145 36
Michael Freedman
1278 Glenneyre St #71
Laguna Beach CA 92651

056 145 37
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 38
B & E Williams
31881 Ivy Ln
Laguna Beach CA 92651

056 145 39
Bohon
4571 Birdie Cir
Corona CA 92883

056 145 40
Christopher & Jill Witte
31950 Virginia Way
Laguna Beach CA 92651

056 145 41
Christiane Relph
Po Box 1220
Westcliffe CO 81252

056 145 42
Katherine Steiner Reed
511 Los Altos Ave
Long Beach CA 90814

056 145 43
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 44
Howard Jacobson
31874 Seaview St
Laguna Beach CA 92651

056 145 45
Howard Jacobson
31874 Seaview St
Laguna Beach CA 92651

056 145 46
Howard Jacobson
31874 Seaview St
Laguna Beach CA 92651

056 145 57
Jill Gamble
31899 9th Ave
Laguna Beach CA 92651

056 145 58
Thomas Cantrell
31886 Hillside Ln
Laguna Beach CA 92651

056 145 59
Mark Allister
19215 Beckwith Ter
Irvine CA 92603

056 145 60
Debra Carrillo
31910 Lupin Pl
Laguna Beach CA 92651

056 145 61
Boggscom LLC
3941 Park Dr #20-613
El Dorado Hills CA 95762

056 145 62
Echo Beach LLC
5503 Seashore Dr
Newport Beach CA 92663

056 145 63
Marcus Iv Young
31956 Virginia Way
Laguna Beach CA 92651

056 145 64
John Howard
18 Sikwood
Aliso Viejo CA 92656

056 145 65
William & Patricia Kommel
319141 9th Ave
Laguna Beach CA 92651

056 145 66
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 67
Bradley Smith
31914 Lupin Pl
Laguna Beach CA 92651

056 145 68
Three Arch Investment Co
5 Bay Dr
Laguna Beach CA 92651

056 145 69
Anat Lyon
23872 Taranto Bay
Dana Point CA 92629

056 145 70
Sharon Davey
31901 9th Ave
Laguna Beach CA 92651

056 145 71
Jo Ann Holt Folsom
4024 Chapman Pl
Riverside CA 92506

056 145 72
Eric Trabert
31907 9th Ave
Laguna Beach CA 92651