



December 2, 2021

Craig & Ladan Williamson  
2855 Chillon Way  
Laguna Beach, CA 92651

Dear Mr. & Mrs. Williamson,

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 21-10581**

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Visit Date: **November 22, 2021**

Applicant: **Craig and Ladan Williamson**  
View Address: **2855 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: Living room, kitchen and 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.

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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: 12/2/21 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 21-10581**



**2855 Chillon Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: *Megan* Submitted to property file: *10/20/21*





**RECORD OF VIEW**

**VPP 21-10581**



**2855 Chillon Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: *MJAN* Submitted to property file: *10/6/21*





**RECORD OF VIEW**

**VPP 21-10581**



**2855 Chillon Way**

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

Visual scene description: Catalina Island and ocean horizon.

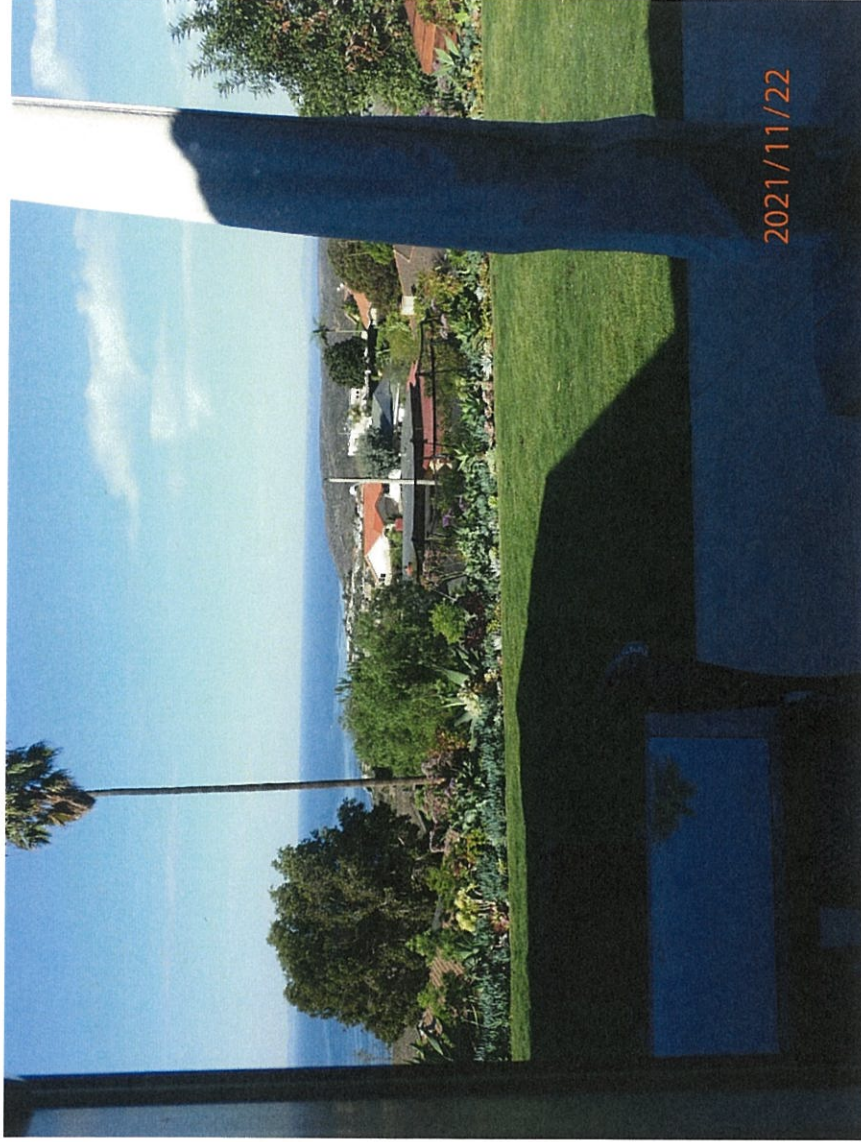
Date of photograph: 11/22/21 Photographed by: *mfj* Submitted to property file: 10/0101





**RECORD OF VIEW**

**VPP 21-10581**



**2855 Chillon Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: *[Signature]* Submitted to property file: 10/2/21



**RECORD OF VIEW**

**VPP 21-10581**



**2855 Chillon Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: [Signature] Submitted to property file: 12/2/21





**RECORD OF VIEW**

**VPP 21-10581**



**2855 Chillon Way**

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

Visual scene description: Catalina Island and ocean horizon.

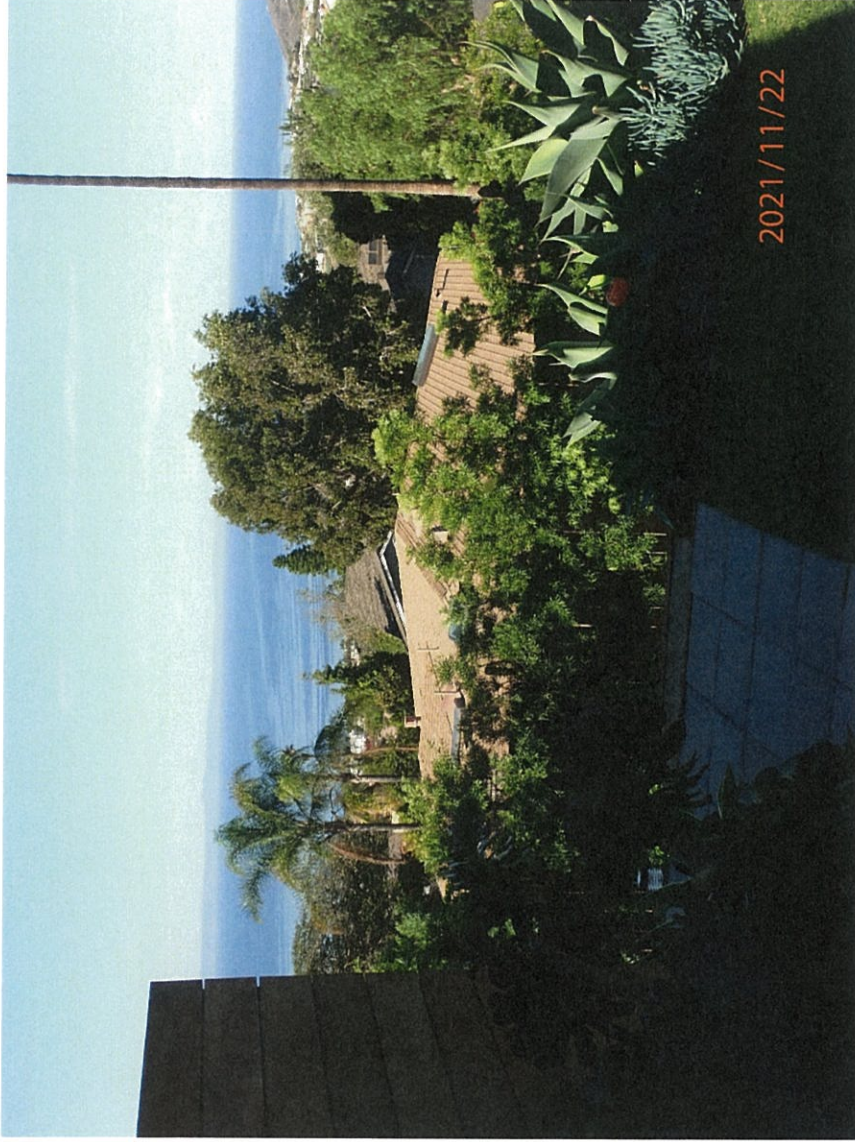
Date of photograph: 11/22/21 Photographed by: *[Signature]* Submitted to property file: *10/2/21*





**RECORD OF VIEW**

**VPP 21-10581**



**2855 Chillon Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/22/21 Photographed by: MPA Submitted to property file: 12/2/21



December 2, 2021

SUBJECT:    **NOTICE - RECORD OF VIEW**  
              **View Preservation VPP 21-10581**  
              **2855 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 **2855 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 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.**

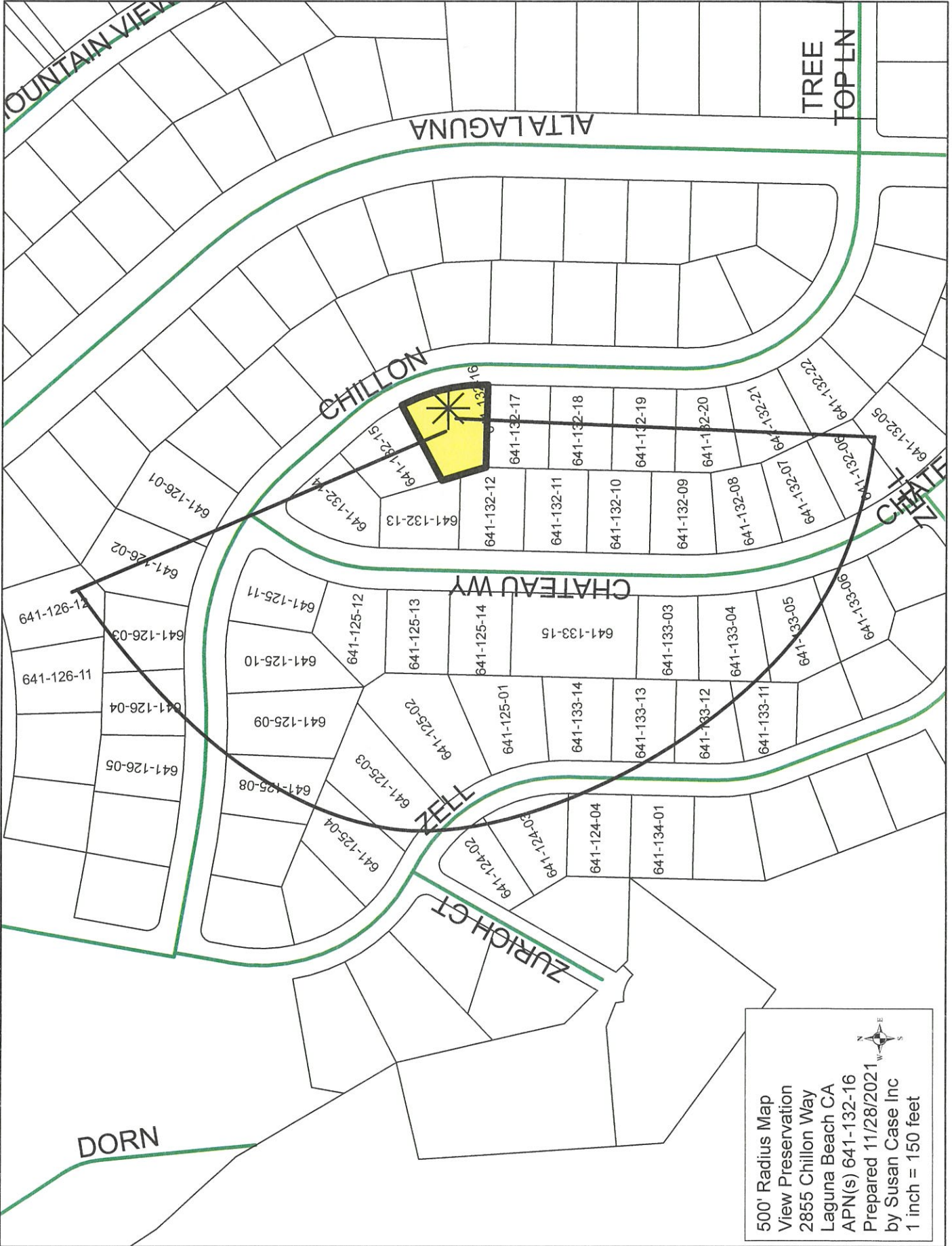
The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees. From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 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 "T. Farr".

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





500' Radius Map  
 View Preservation  
 2855 Chillon Way  
 Laguna Beach CA  
 APN(s) 641-132-16  
 Prepared 11/28/2021  
 by Susan Case Inc  
 1 inch = 150 feet

641 124 02  
Judith Jameson-Trulock  
2996 Zurich Ct  
Laguna Beach CA 92651

641 124 03  
Lorraine Maks  
2885 Zell Dr  
Laguna Beach CA 92651

641 124 04  
S DeGopa  
2869 Zell Dr  
Laguna Beach CA 92651

641 125 01  
Kaye Arlene Marseilles  
2880 Zell Dr  
Laguna Beach CA 92651

641 125 02  
Judith Frances Lomax  
2890 Zell Dr  
Laguna Beach CA 92651

641 125 03  
William Steven Joachim  
2894 Zell Dr  
Laguna Beach CA 92651

641 125 04  
Roger Zrimec  
2904 Zell Dr  
Laguna Beach CA 92651

641 125 08  
Douglas Franz  
2955 Chillon Way  
Laguna Beach CA 92651

641 125 09  
Robert Mott Jacob  
2935 Chillon Way  
Laguna Beach CA 92651

641 125 10  
Maria StJohn  
2925 Chillon Way  
Laguna Beach CA 92651

641 125 11  
Robin The Shanahan  
66 Twilight Blf  
Newport Coast CA 92657

641 125 12  
Christopher Brazelton  
2891 Chateau Way  
Laguna Beach CA 92651

641 125 13  
Shawn Xiaobo Yang  
2885 Chateau Way  
Laguna Beach CA 92651

641 125 14  
Richard Jackson  
2879 Chateau Way  
Laguna Beach CA 92651

641 126 01  
Baron Trust  
2898 Chillon Way  
Laguna Beach CA 92651

641 126 02  
Anne Jessica Harlow  
2908 Chillon Way  
Laguna Beach CA 92651

641 126 03  
Tyler Spring  
2928 Chillon Way  
Laguna Beach CA 92651

641 126 04  
Lucille Begin  
2938 Chillon Way  
Laguna Beach CA 92651

641 126 05  
Mmm Trust  
2958 Chillon Way  
Laguna Beach CA 92651

641 126 11  
A & C Wood  
2755 Temple Hills Dr  
Laguna Beach CA 92651

641 126 12  
James Sweeney  
2775 Temple Hills Dr  
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 07  
Goldenberg Trust  
2844 Chateau Way  
Laguna Beach CA 92651

641 132 08  
Joan E J E Mounteer  
2854 Chateau Way  
Laguna Beach CA 92651

641 132 09  
Realty 2860  
2860 Chateau Way  
Laguna Beach CA 92651

641 132 10  
Christopher Campbell  
2866 Chateau Way  
Laguna Beach CA 92651

641 132 11  
John Rootlieb  
2876 Chateau Way  
Laguna Beach CA 92651

641 132 12  
Marvin J M & M Gordon  
1635 Eleanor Ln  
Laguna Beach CA 92651

641 132 13  
Aleksandra Korfanty  
2886 Chateau Way  
Laguna Beach CA 92651



641 132 14  
Roger Kempler  
2885 Chillon Way  
Laguna Beach CA 92651

641 132 15  
Anita Sands  
2875 Chillon Way  
Laguna Beach CA 92651

641 132 16  
Craig Williamson  
2855 Chillon Way  
Laguna Beach 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  
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

641 133 03  
Robert Cook  
2861 Chateau Way  
Laguna Beach CA 92651

641 133 04  
Farzaneh Abravani  
2855 Chateau Way  
Laguna Beach CA 92651

641 133 05  
Evan Dale Lindsay  
2849 Chateau Way  
Laguna Beach CA 92651

641 133 06  
Laguna Chateau LLC  
Po Box 1585  
Tustin CA 92781

641 133 11  
Walter Fong  
2850 Zell Dr  
Laguna Beach CA 92651

641 133 12  
David 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  
2867 Chateau Way  
Laguna Beach CA 92651

641 134 01  
Maurie Edelman  
2865 Zell Dr  
Laguna Beach CA 92651