



August 16, 2024

Ryan Blahnik  
515 Poplar Street  
Laguna Beach, CA 92651  
VPP 24-0253

Dear Applicant,

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 may be located on the city's website via the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on the green box to the right "Record of Views by Address". Please allow 5-7 days for the record to be uploaded to the website.

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.

Warm Regards,

*Garrett Wank*

Garrett Wank  
Community Development  
Tel. (949) 464-6626  
gwank@lagunabeachcity.net



**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Hotel Laguna, Whitewater, Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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## RECORD OF VIEW

VPP 24-0253



### 515 Poplar Street

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

Visual scene description: Hotel Laguna, Whitewater, Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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## RECORD OF VIEW

VPP 24-0253



### 515 Poplar Street

The photograph above was taken from bedroom 2 on the lower level of the primary residential structure.

Visual scene description: Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

The photograph above was taken from bedroom 3 on the lower level of the primary residential structure.

Visual scene description: Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

The photograph above was taken from bedroom 4 on the lower level of the primary residential structure.

Visual scene description: Hillside Terrain.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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## RECORD OF VIEW

VPP 24-0253



### 515 Poplar Street

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

Visual scene description: Hillside Terrain.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Hillside Terrain and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Hotel Laguna, Whitewater, Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Hillside Terrain.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Whitewater, Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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Visual scene description: Hotel Laguna, Whitewater, Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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Visual scene description: Hotel Laguna, Whitewater, Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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## RECORD OF VIEW

VPP 24-0253



### 515 Poplar Street

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

Visual scene description: Hotel Laguna, Whitewater, Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Hillside Terrain, Hotel Laguna, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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## RECORD OF VIEW

VPP 24-0253



### 515 Poplar Street

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

Visual scene description: Hillside Terrain.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Hillside Terrain, Hotel Laguna, Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Main Beach, Sand, and Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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**RECORD OF VIEW**

**VPP 24-0253**



**515 Poplar Street**

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

Visual scene description: Ocean Horizon.

Date of photograph: 03/14/24 Photographed by: *Garrett Wank* Submitted to property file: 08/16/24

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