



August 25, 2022

Andrew Totten and Kelly Lawrence
745 Buena Vista Way
Laguna Beach, CA 92651

Dear Mr. Totten and Ms. Lawrence,

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 > click on the green box to the right "Record of Views by Address".

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,

Tony Farr, Associate Planner
View Preservation and Restoration
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 22-1506**

Visit Date: **08/10/22**

Applicant: **Andrew Totten and Kelly Lawrence**
View Address: **745 Buena Vista Way**

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: Office
Main level: Living Room, dining room, kitchen, primary bedroom
Lower level: Family room, guest bedroom 1, guest bedroom 2

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, Main Beach, Hotel Laguna, Heisler Park, Emerald Bay Peninsula 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: 8/25/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document

1 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
2 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

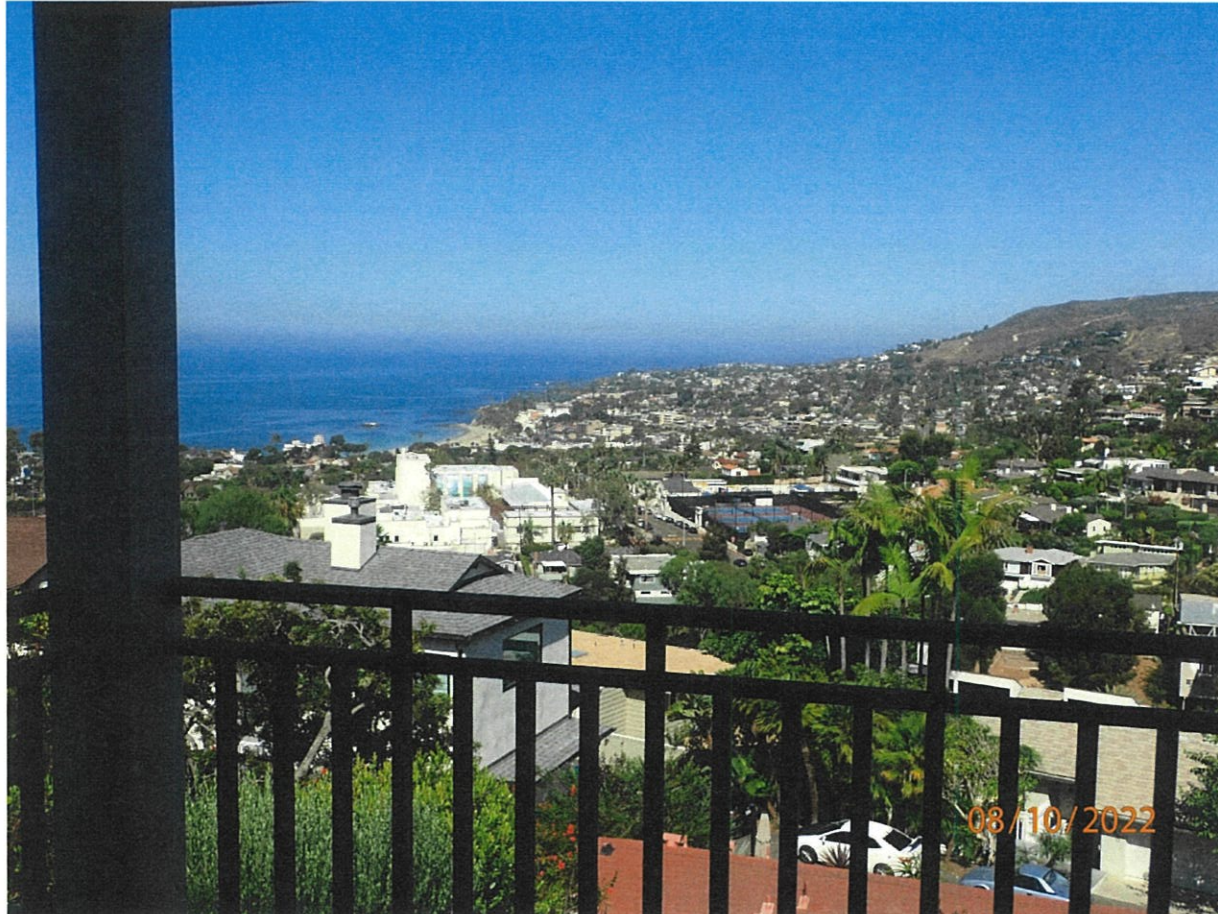
Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
3 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
4 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
5 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
6 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: *8/25/22*

Document
7 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: *8/25/22*

Document
8 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
9 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
10 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
11 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
12 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: *8/25/22*

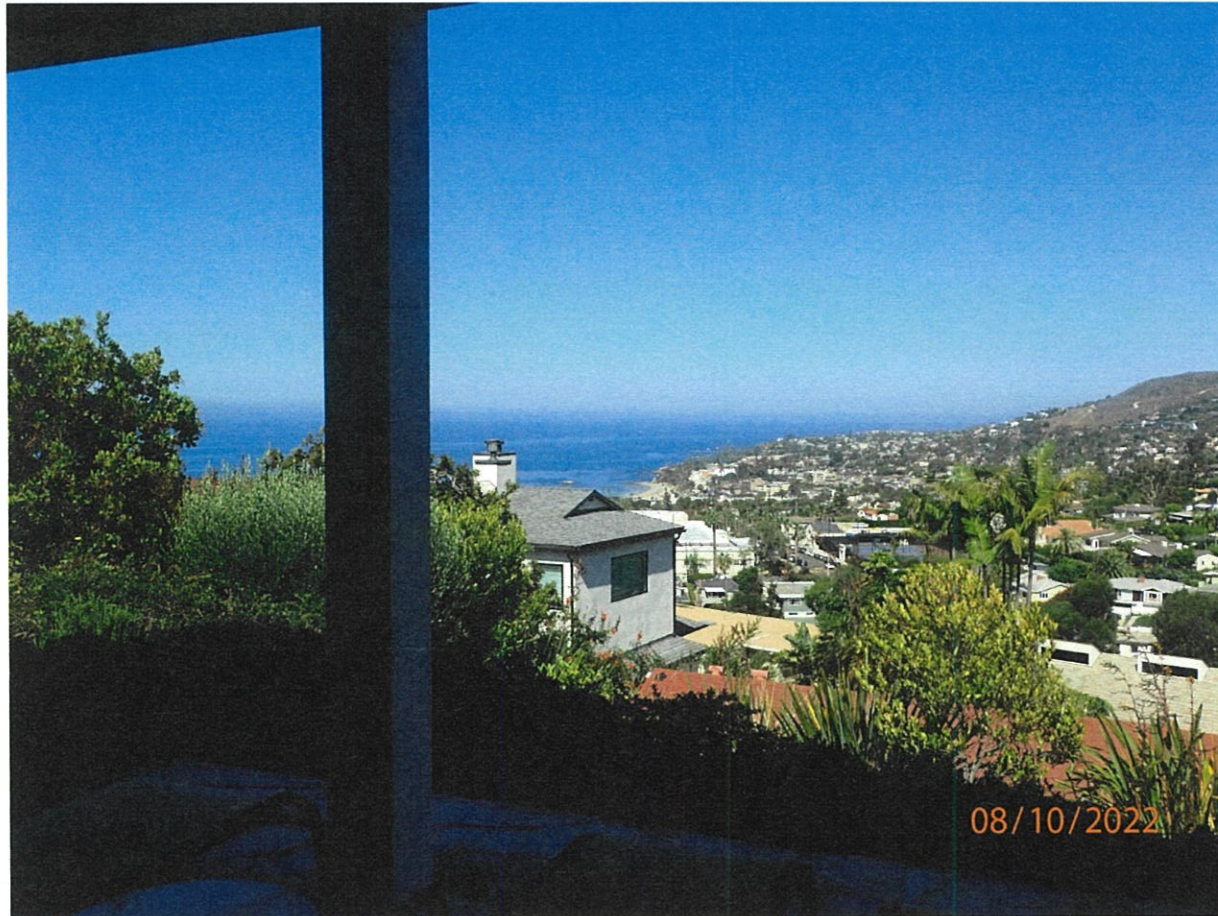
Document

13 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
14 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

The photograph above was taken from the guest bedroom 1 on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
15 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

The photograph above was taken from the guest bedroom 1 on the lower level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
16 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
17 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
18 of 19



RECORD OF VIEW

VPP 22-1506



745 Buena Vista Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park Emerald Bay Peninsula and the ocean horizon.

Date of photograph: 08/10/2022 Photographed by: *Tony Farr* Submitted to property file: 8/25/22

Document
19 of 19



August 25, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1506
745 Buena Vista Way, Laguna Beach, CA

Dear Property Owner:

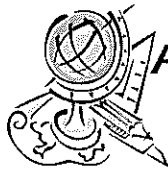
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **745 Buena Vista Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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 > click on green box to the right "Record of Views by Address". 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
Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

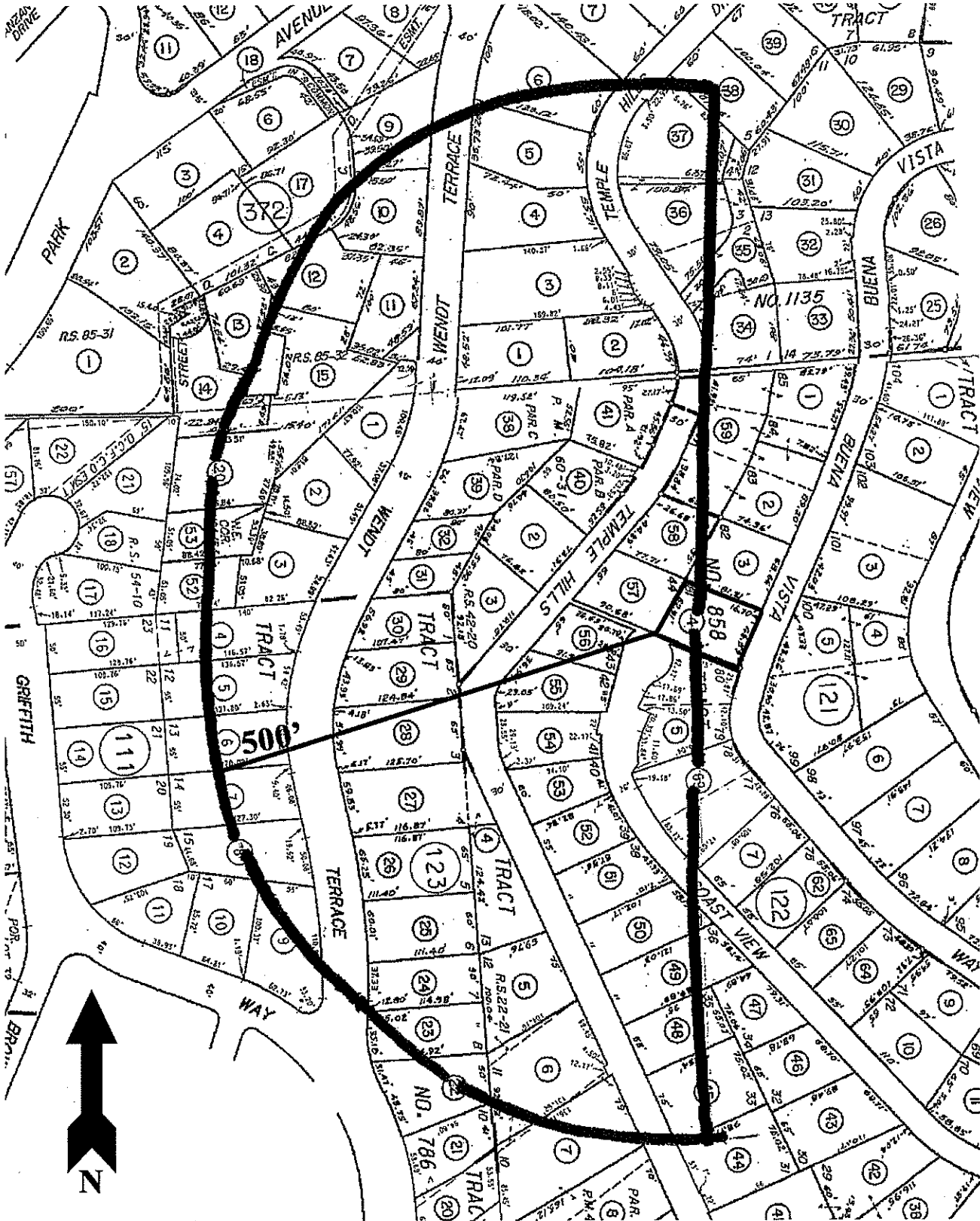
Ownership Listings & Radius Maps

P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-122-04
500' RADIUS

Address: 745 BUENA VISTA
LAGUNA BEACH CA 92651



#11385
8/23/2022



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 Denise@Advancedlisting.com

RECEIVED

AUG 25 2022

CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT

500' Ownership Listing

Prepared for:

644-122-04

ANDREW TOTTEN
745 BUENA VISTA WAY
LAGUNA BEACH CA 92651

641-372-09
ROSEMARY A MCDONALD
611 WENDT TER
LAGUNA BEACH CA 92651

641-372-12
JOHN T & CLAIRE PARDUN
620 WILCOX WAY
LAGUNA BEACH CA 92651

641-372-15
SAMUEL SUNSHINE
670 GLOMSTAD LN A-C
LAGUNA BEACH CA 92651

641-373-01
ARDEN COMPANIES
17595 HARVARD AVE C511
IRVINE CA 92614

641-373-04
JIANPING SUN
3009 N MOUNTAIN VIEW AVE
RENTON WA 98056

641-373-07
W STAUFFER AND LYNN M
STAUFFER LIVING JAMES
935 LIBERTY RD
PETALUMA CA 94952

641-373-37
PATRICK M STANTON
1278 GLENNEYRE ST
LAGUNA BEACH CA 92651

644-111-02
PRIYA BHATIA & JACK EDWARD
MONAHAN
677 WENDT TER
LAGUNA BEACH CA 92651

641-372-10
JOSEF CHAZAN
637 WENDT TER
LAGUNA BEACH CA 92651

641-372-13
RICHARD IRA FRANK
646 GLOMSTAD LN
LAGUNA BEACH CA 92651

641-372-16
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

641-373-02
THOMAS JAMES RIBARICH
591 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-05
T J PAUL
569 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-34, 35
ROBYN SUE RAKOV
590 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-38
YUN-CHEN WANG
552 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-111-03
DONN B TRAGNITZ
683 WENDT TERRACE
LAGUNA BEACH CA 92651

641-372-11
LINDA LEE HUGHES
685 GLOMSTAD LN
LAGUNA BEACH CA 92651

641-372-14
DAVE LEE FERGUSON
635 GLOMSTAD LN
LAGUNA BEACH CA 92651

641-372-17
LAUREN SIMON
611 WILCOX WAY
LAGUNA BEACH CA 92651

641-373-03
JOHN D MANGUS
575 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-06
TREVOR JAMES & CHIEN HU PAUL
563 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

641-373-36
STEVEN KELLENBERG
576 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-111-01
MICHAEL PAGE DAVIS
674 WENDT TERRACE
LAGUNA BEACH CA 92651

644-111-04
GARY L PATTENGILL
691 WENDT TER
LAGUNA BEACH CA 92651

644-111-05
LAURIE KICKERT
PO BOX 600051
DALLAS TX 75360

644-111-06
NORMAN M MARSHALL
666 GRIFFITH WAY
LAGUNA BEACH CA 92651

644-111-07
CARL A WINEFORDNER
711 WENDT TER
LAGUNA BEACH CA 92651

644-111-08
NICOLAS P THIERY
727 WENDT TER
LAGUNA BEACH CA 92651

644-111-09
MARILYN B JOHNSON
790 GRIFFITH WAY
LAGUNA BEACH CA 92651

644-111-10
CHERISE L GORDON
820 PARK AVE
LAGUNA BEACH CA 92651

644-111-20
RICHARD IRA FRANK
625 GLOMSTAD LN
LAGUNA BEACH CA 92651

644-111-52
QUEEN BEE VENTURES
668 N COAST HWY 1256
LAGUNA BEACH CA 92651

644-111-53
CHRISTIAN C & MELODI A
KREYMANN
605 GLOMSTAD LN
LAGUNA BEACH CA 92651

644-122-03
LAURA A MORIN
711 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-04
ANDREW TOTTEN
745 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-05
SUSAN SANDLER
718 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-44
RICHARD L LINTING
830 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-45
CHRISTOPHER LEE TOPIK
2423 WINCHESTER CIR
VIENNA VA 22180

644-122-48
DAVID S WALKER
806 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-49
MICHAEL G BRUMBAUGH
795 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-50
DOUGLAS F & KRISTINE J LANDRUM
777 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-51
ALICIA CARRILLO ROWE
7324 WHITEGATE AVE
RIVERSIDE CA 92506

644-122-52
AMBERWICK LLC SMOLDERING
20351 IRVINE AVE #C6
NEWPORT BEACH CA 92660

644-122-53
VIJAY G & MANJULA V MISTRY
10 LAUREL CT
MORELAND HILLS OH 44022

644-122-54
STEVEN R TITUS
740 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-55
SHIRLEY A BOWEN
700 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-56
RONALD JON & JESIKA REJEAN
AARDEMA
PO BOX 6202
KETCHUM ID 83340

644-122-57
VASKEN K GOURDIKIAN
625 CAMILLO RD
SIERRA MADRE CA 91024

644-122-58
INVINCIBLE INC
4029 HENDERSON BLVD
TAMPA FL 33629

644-122-59
NATHAN OWEN ROSENBERG
675 BUENA VIS
LAGUNA BEACH CA 92651

644-122-69
DANIEL LEE ROBINSON
750 COAST VIEW DR
LAGUNA BEACH CA 92651

644-123-02, 40
TERRY CRANDALL ROBINSON
665 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-03
MARY DELORES SHERMAN
695 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-04
WILLIAM N CALLAS
23227 ROBERT RD
TORRANCE CA 90505

644-123-05
RUTH ELAINE ROBERTSON
799 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-06
PETER C NITOGLIA
805 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-07
ESLEY E COWMAN
821 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-08
CAROL SEELIG EASTMAN
835 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-21
WAYNE J BAGLIN
790 WENDT TER
LAGUNA BEACH CA 92651

644-123-22
PAUL & KATHLEEN PICKETT
WILLMAN
770 WENDT TER
LAGUNA BEACH CA 92651

644-123-23
LESLIE D DAVIS
750 WENDT TER
LAGUNA BEACH CA 92651

644-123-24
DIANNE S CARD
744 WENDT TER
LAGUNA BEACH CA 92651

644-123-25
BRAZIL F KEVIN
12643 PANORAMA VW
SANTA ANA CA 92705

644-123-26
WAYNE W CLEVINGER
720 WENDT TERR
LAGUNA BEACH CA 92651

644-123-27
CECILE D SCOTT
711 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-28
CHARLES HAWKINS
1278 GLENNEYRE ST 185
LAGUNA BEACH CA 92651

644-123-29
JOHN A ZRAICK
699 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-123-30
CANYON VIEW ENTERPRISES
1380 ENTERPRISE PKWY
ASHLAND OH 44805

644-123-31
JOHN HAYNE SHADDUCK
41 HALLMARK CIR
MENLO PARK CA 94025

644-123-32
ELLIOT QUINT
672 WENDT TER
LAGUNA BEACH CA 92651

644-123-38
JILL COOPER
664 WENDT TER
LAGUNA BEACH CA 92651

644-123-39
DENNIS K HALL
668 WENDT TERR
LAGUNA BEACH CA 92651

644-123-41
KENT P PLANK
625 TEMPLE HILLS DR
LAGUNA BEACH CA 92651