



January 12, 2021

Neal & Jennifer Reenan
677 Mystic Way
Laguna Beach, CA 92651

Dear Mr. and Mrs. Reenan,

Attached are the documents for the View Preservation/Record of Views claim 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 link www.lagunabeachcity.net/viewpreservation.

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 20-7262**

Visit Date: **December 29, 2020**
Applicant: **Neal & Jennifer Reenan**
View Address: **677 Mystic 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.

Main/Street level: Living room, kitchen, bedroom, office
Middle level: Den, bedroom, master bedroom
Lower level: Bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of San Clemente Island and 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: 1/10/21 By: [Signature]

End of Checklist



RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *[Signature]*



RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *M. J. [Signature]* Submitted to property file: *1/12/21*



RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *1/12/21*

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *1/12/21*



RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: [Signature] Submitted to property file: 1/12/21



RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: [signature] Submitted to property file: 1/12/21

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *1/12/21*

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

The photograph above was taken from the den on the middle level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *1/12/21*



RECORD OF VIEW

VPP 20-7262



677 Mystic Way

The photograph above was taken from the den on the middle level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: 1/12/21

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

The photograph above was taken from the den on the middle level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *1/12/21*

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *1/10/21*

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *M. Jarr* Submitted to property file: *1/12/21*

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *1/12/21*

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *[Signature]* Submitted to property file: *[Signature]*

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: [signature] Submitted to property file: 1/12/21

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: *M. J. [Signature]* Submitted to property file: *1/12/21*

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: W. J. [Signature] Submitted to property file: 1/12/21

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RECORD OF VIEW

VPP 20-7262



677 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/29/20 Photographed by: Mason Submitted to property file: 12/29/20



January 12, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation Claim VPP 20-7262
677 Mystic Way, Laguna Beach, CA

Dear Property Owner:

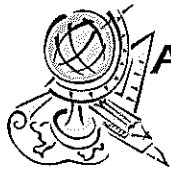
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **677 Mystic Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 an affected 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 link, www.lagunabeachcity.net/viewpreservation. 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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

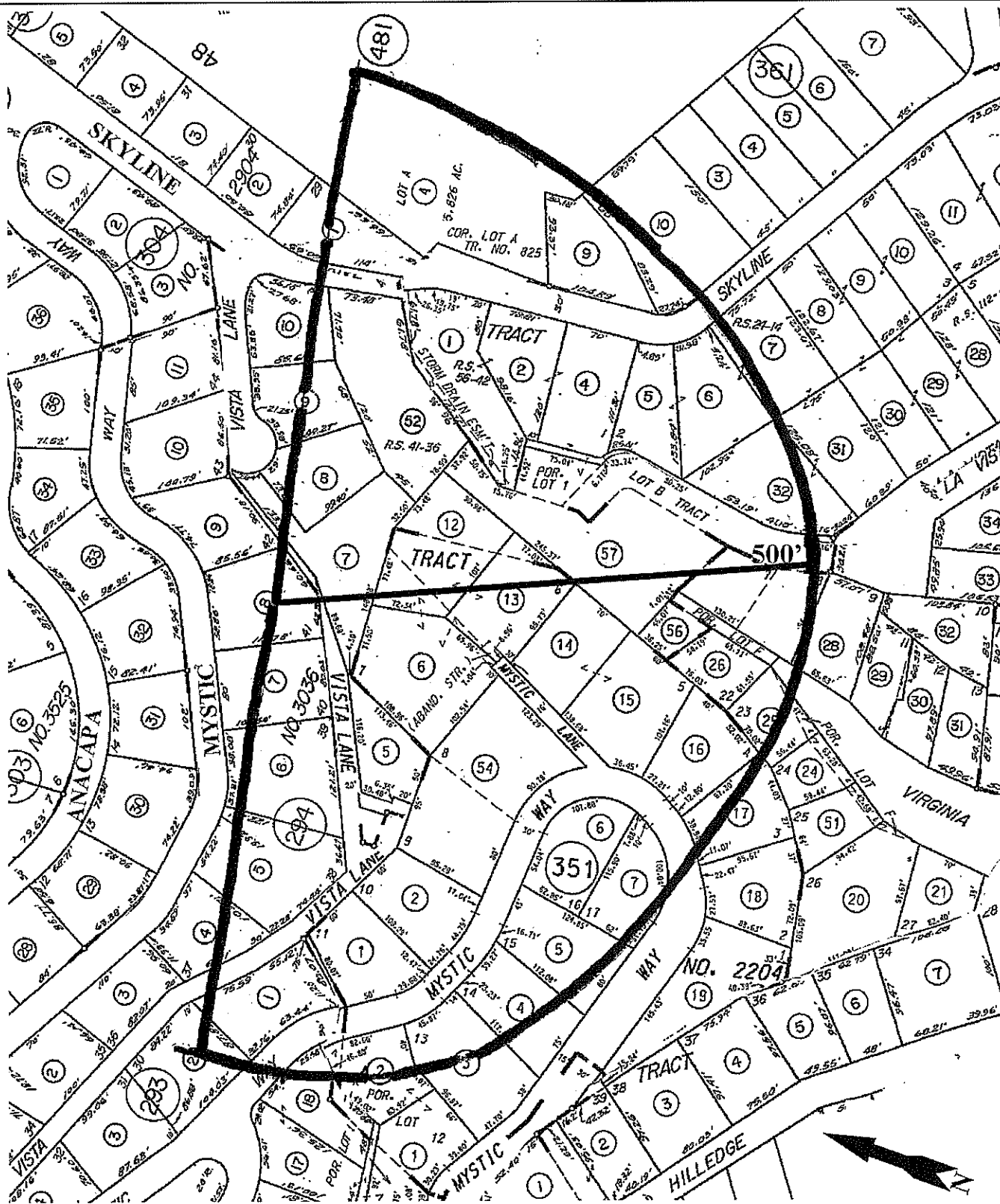
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-294-08
500' RADIUS for View Preservation

Address: 677 MYSTIC WAY
LAGUNA BEACH CA 92651





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

JAN 11 2021

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

#10429
1/11/2021

500' Ownership Listing
Prepared for:

641-294-08
REENAN NEAL J & JENNIFER A
677 MYSTIC WAY
LAGUNA BEACH CA 92651

641-291-18
CONNIE BURLIN
596 MYSTIC WAY
LAGUNA BEACH CA 92651

641-294-04
HONG M YANG
655 MYSTIC WAY
LAGUNA BEACH CA 92651

641-294-07
PARSA ROHANI
673 MYSTIC WAY
LAGUNA BEACH CA 92651

641-305-01
THOMAS J CUCCIA
1106 SKYLINE DR
LAGUNA BEACH CA 92651

641-351-04
580 MYSTIC WAY
580 MYSTIC WAY
LAGUNA BEACH CA 92651

641-351-07
STEVEN & LINDA SWIDLER
2405 N SHEFFIELD AVE 14120
CHICAGO IL 60614

641-352-05
SUSAN OBRIEN
600 VISTA LN
LAGUNA BEACH CA 92651

641-352-08
RITA P WILSON
564 VISTA LN
LAGUNA BEACH CA 92651

641-293-01
GARY P HUNT
644 17TH ST
MANHATTAN BEACH CA 90266

641-294-05
CRAIG E RICE
661 MYSTIC WAY
LAGUNA BEACH CA 92651

641-294-08
REENAN NEAL J & JENNIFER A
329 E 6TH ST
HINSDALE IL 60521

641-351-02
PAULETTE J AUSTER
592 MYSTIC WAY
LAGUNA BEACH CA 92651

641-351-05
ADRIAN PAUL FOLEY
572 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-01
TIM NICOL
604 VISTA LN
LAGUNA BEACH CA 92651

641-352-06
LMK REAL ESTATE
PO BOX 4302
EDWARDS CO 81632

641-352-09
SARKIS PETER & RANIA
1070 NORIA ST
LAGUNA BEACH CA 92651

641-293-02
SAM A BORNO
612 VISTA LN
LAGUNA BEACH CA 92651

641-294-06
ESMAIEL JASSIM
P O BOX 7136
LAGUNA NIGUEL CA 92607

641-294-09
JAMES RICHARD SHOEMAKER
SHOEMAKER
685 MYSTIC WY
LAGUNA BEACH CA 92651

641-351-03
HUIMIN WANG
586 MYSTIC WAY
LAGUNA BEACH CA 92651

641-351-06
LEBRUN J AL
560 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-02
JOHN SECRETAN
604 VISTA LN
LAGUNA BEACH CA 92651

641-352-07
SLT FINANCIAL LLC
17871 N 95TH ST
SCOTTSDALE AZ 85255

641-352-10
NATIONAL MORTGAGE RESOURCES
595 S BURLINGAME AVE
LOS ANGELES CA 90049

641-352-12
JAMES C ASHLEY
28241 CROWN VALLEY F-233
LAGUNA NIGUEL CA 92677

641-352-13
MICHAEL L SHAPIRO
555 MYSTIC LN
LAGUNA BEACH CA 92651

641-352-14
STEVEN L & COLLEEN G MARSHALL
553 MYSTIC LN
LAGUNA BEACH CA 92651

641-352-15
DALE R AUSLANDER
1005 COAST VIEW DR
LAGUNA BEACH CA 92651

641-352-16
JOHN CHRISTOPHER & DIANA
PATRICIA THERON
545 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-17
NANCY J THOMPSON
535 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-25
ROBIN DOUGLAS WILLIAMS
690 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

641-352-26
GREGORY C & KATHLEEN R ABEL
855 LA VISTA DR
LAGUNA BEACH CA 92651

641-352-28
ARJUNA MARTLIN
843 LA VISTA DR
LAGUNA BEACH CA 92651

641-352-52
CATHERINE E KUNZWEILER
1103 SKYLINE DR
LAGUNA BEACH CA 92651

641-352-54
HAFIZ TAREK
821 GAINSBOROUGH DR
LAGUNA BEACH CA 92651

641-352-56, 57
GREGORY C ABEL
855 LA VISTA
LAGUNA BEACH CA 92651

641-361-09
DANNY OGDEN
1082 SKYLINE DR
LAGUNA BEACH CA 92651

641-361-10
VINCENT LAM
1076 SKYLINE DR
LAGUNA BEACH CA 92651

641-362-01
DOUGLAS JOEL SIKORSKI
1101 SKYLINE DR
LAGUNA BEACH CA 92651

641-362-02
FLANDERS JAMES W & LISA S
1099 SKYLINE DR
LAGUNA BEACH CA 92651

641-362-04
CMR PARTNERS LP
4608 BYRON CIR
IRVING TX 75038

641-362-05
NORTHERN TRUST
1087 SKYLINE
LAGUNA BEACH CA 92651

641-362-06
TODD R MERKEL
1085 SKYLINE DR
LAGUNA BEACH CA 92651

641-362-07
STEPHEN A JANTZI
1081 SKYLINE DR
LAGUNA BEACH CA 92651

641-362-31
JON F SASSIN
4769 N GRAVENSTEIN HWY N
SEBASTOPOL CA 95472

641-362-32
ROSETTE KOORAJIAN
1 CANYON LN
CORONA DEL MAR CA 92605

641-481-04
L MOUNTAIN HOMEOWNERS ASSN
1285 PACIFIC AVE
LAGUNA BEACH CA 92651