



March 29, 2021

Paulette Auster
592 Mystic Way
Laguna Beach, CA 92651

Dear Ms. Auster,

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 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, appearing to read "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-20-6743**

Visit Date: **February 22, 2021**

Applicant: **Paulette Auster**
View Address: **592 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/upper level:	Living room, dining room, den, master bedroom
Lower level:	Studio, guest bedroom
Lower unit:	Living room, 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 and Catalina Islands, Main Beach, Hotel Laguna, Seal rock, Heisler Park, northerly coastline, whitewater 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: 3/22/21 By: 

End of Checklist



RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *mparr* Submitted to property file: *3/22/21*

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: *3/22/21*

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[signature]* Submitted to property file: 3/28/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: [Signature] Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/22/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *M. J. [Signature]* Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the den on the main floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/28/21



RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the den on the main floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *W. Spr* Submitted to property file: *3/22/21*

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the den on the main floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/09/21



RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: [Signature] Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/29/21



RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: San Clemente island and ocean horizon.

Date of photograph: 2/22/20 Photographed by: [Signature] Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the studio on the lower floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/22/20 Photographed by: Moran Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the studio on the lower floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *Marr* Submitted to property file: *3/29/21*



RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the studio on the lower floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/22/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: *3/29/21*

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: [Signature] Submitted to property file: 3/29/21



RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the guest unit on the lower floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

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Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/08/21



RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the guest unit on the lower floor of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/09/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the guest unit on the lower floor of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/29/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

The photograph above was taken from the guest unit on the lower floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: 3/22/21

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *[Signature]* Submitted to property file: *3/29/21*

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Seal Rock, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 2/22/20 Photographed by: *mfarr* Submitted to property file: *3/29/21*

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RECORD OF VIEW

VPP 20-6743



592 Mystic Way

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/22/20 Photographed by: [signature] Submitted to property file: 3/29/21

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March 29, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VRP-20-6743
592 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 **592 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.

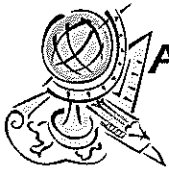
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The Record of Views for the subject address can be found on the city's website using the 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, appearing to read "mfarr".

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

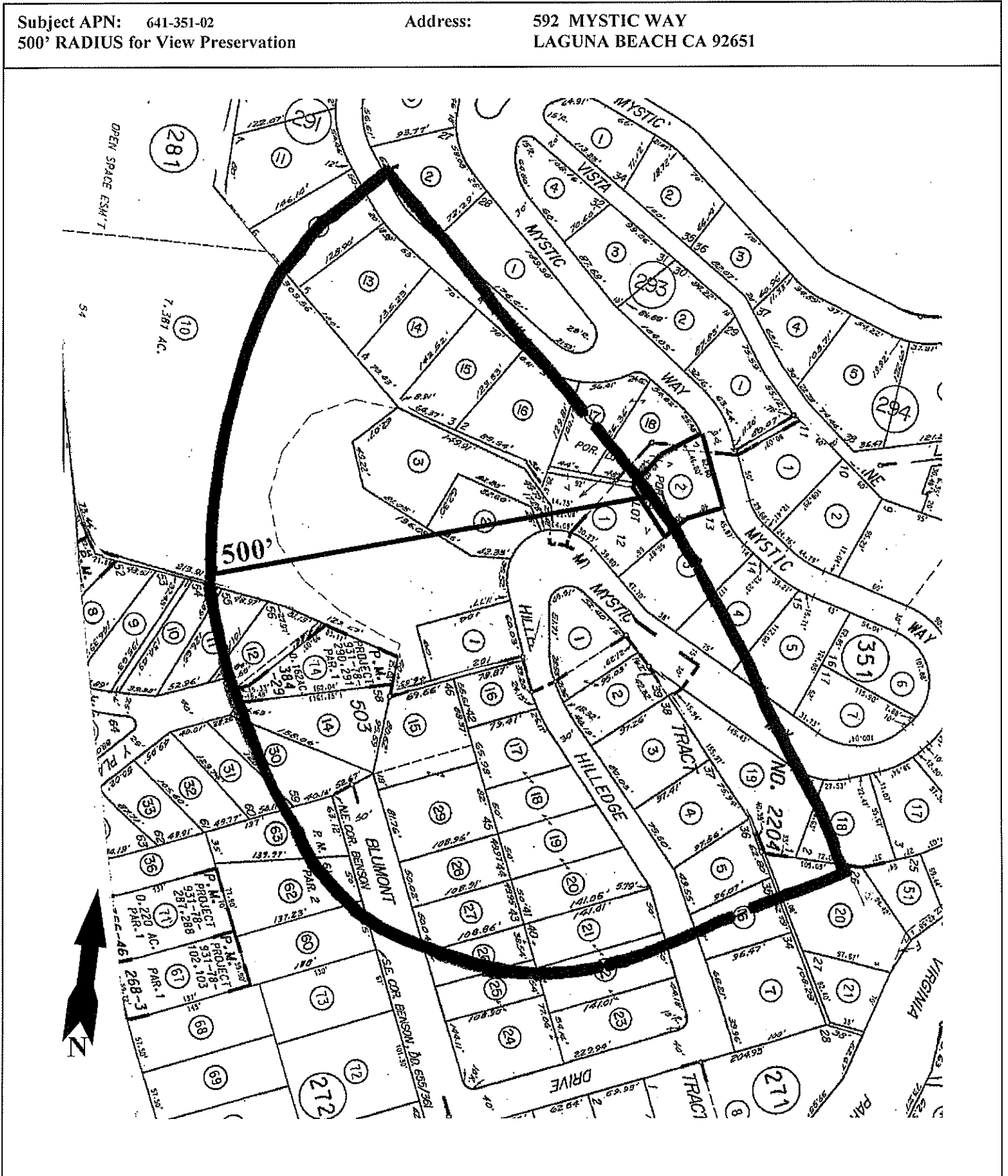
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-351-02
500' RADIUS for View Preservation

Address: 592 MYSTIC WAY
LAGUNA BEACH CA 92651



#10519
3/7/2021



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

MAR 8 2021

LAGUNA BEACH, CA

500' Ownership Listing

Prepared for:

641-351-02

PAULETTE J AUSTER

592 MYSTIC WAY

LAGUNA BEACH CA 92651

641-271-01

DONALD G WHITLATCH

501 MYSTIC WAY

LAGUNA BEACH CA 92651

641-271-04

SAM SIDES

465 HILLEDGE DR

LAGUNA BEACH CA 92651

641-272-10

DONALD G WHITLATCH

501 MYSTIC WAY

LAGUNA BEACH CA 92651

641-272-14

BERNDT LOHR-SCHMIDT

8121 TIANNA RD

LOS ANGELES CA 90046

641-272-17

KARYN LEWANDOWSKI

484 HILLEDGE DR

LAGUNA BEACH CA 92651

641-272-20

MINDAUGAS E GEDGAUDAS

23923 WILDWOOD CANYON RD

NEWHALL CA 91321

641-272-25

ADOLPH ZUKOR

24441 CALLE SONORA 210

LAGUNA WOODS CA 92637

641-272-28

ROGER D DENNIS

430 BLUMONT ST

LAGUNA BEACH CA 92651

641-271-02

RUSSELL C HANSEN

505 MYSTIC DAY

LAGUNA BEACH CA 92651

641-271-05

RICHARD K QUAN

212 S PALM AVE 101

ALHAMBRA CA 91801

641-272-11

ELIZABETH A REID

702 N CANON DR

BEVERLY HILLS CA 90210

641-272-15

DARREN M CRAWFORD

404 BLUMONT ST

LAGUNA BEACH CA 92651

641-272-18

GRACE T GOLD

1513 BEVERLY DR

ARCATA CA 95521

641-272-21

DONALD VAUGHN BLACK

462 HILLEDGE DR

LAGUNA BEACH CA 92651

641-272-26

JANET L TOOHEY

3770 N GREENWICH WAY

MERIDIAN ID 83646

641-272-29

SANDRA FAULKNER KIKERPILL

410 BLUMONT

LAGUNA BEACH CA 92651

641-271-03

HEATHER ANNE CHALMERS

475 HILLEDGE DR

LAGUNA BEACH CA 92651

641-271-06

BRIAN P CORRIGAN

455 HILLEDGE DR

LAGUNA BEACH CA 92651

641-272-12

JOSHUA CHEN

24 VIA AMANTI

NEWPORT COAST CA 92657

641-272-16

GLORIA G FICKLING

490 HILLEDGE DR

LAGUNA BEACH CA 92651

641-272-19

CLAYTON TOWNES HALE

474 HILLEDGE DR

LAGUNA BEACH CA 92651

641-272-22

AMY MOYNIHAN

458 HILLEDGE DR

LAGUNA BEACH CA 92651

641-272-27

DONALD & JAIME SAUNDERS

450 BLUMONT ST

LAGUNA BEACH CA 92651

641-272-30

KURT KOUROS MOTAMEDI

PO BOX 1989

LAGUNA BEACH CA 92652

641-272-31
RICHARD E FAIR
51 S LA SENDA
LAGUNA BEACH CA 92651

641-272-60
JOHN CALABRESE
425 BLUMONT ST
LAGUNA BEACH CA 92651

641-272-62
GAY M FONTANESI
19201 MESA DR
VILLA PARK CA 92861

641-272-63
ROBERT D & CHRIS A LUECKE
405 BLUMONT ST
LAGUNA BEACH CA 92651

641-281-01
LAWRENCE S LEE
PO BOX 845
CORONA DEL MAR CA 92625

641-281-02
JOHNSON FINANCIAL SERVICES
506 MYSTIC WAY
LAGUNA BEACH CA 92651

641-281-03
PERSHANT MEHTA
217 KENSINGTON CT
HOUSTON TX 77024

641-281-10
KEVIN BALDRIDGE
500 MYSTIC WAY
LAGUNA BEACH CA 92651

641-291-12
REZA KHOSHNIYATI
636 MYSTIC VW
LAGUNA BEACH CA 92651

641-291-13
FIRST AMERICAN
9 FIRST AMERICAN WAY
SANTA ANA CA 92707

641-291-14
ROBERT MC CORD
624 MYSTIC VW
LAGUNA BEACH CA 92651

641-291-15
GWEN JOHNSON MYERS
1333 TERRACE WAY
LAGUNA BEACH CA 92651

641-291-16
GWEN JOHNSON MYERS
1333 TERRACE WAY
LAGUNA BEACH CA 92651

641-291-17
THOMAS J BONGE
600 MYSTIC VW
LAGUNA BEACH CA 92651

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

641-292-01
NEZIH M N & CAROLE G SALEM
612 MYSTIC WAY
LAGUNA BEACH CA 92651

641-292-02
DAVID M & ANGELA M CARR
3240 ROUNDWOOD RD
CHAGRIN FALLS OH 44022

641-351-01
P&PMYSTIC LLC
261 SAN JOAQUIN ST
LAGUNA BEACH CA 92651

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

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

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

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

641-352-18
DAVID MCREYNOLDS
40 E DELAWARE PL 1503
CHICAGO IL 60611

641-352-19
PENELOPE A KING
517 MYSTIC WAY
LAGUNA BEACH CA 92651

641-352-20
PREMIER TR INC TR ALLAN
660 VIRGINIA PARK DR
LAGUNA BEACH CA 92651

931-78-290
BANGALORE SAMIR & SHEILA
1350 E FLAMINGO RD 182
LAS VEGAS NV 89119

931-78-291
YAU JULIE
346 Y PL
LAGUNA BEACH CA 92651