



May 11, 2021

Susan O'Brien
600 Vista Lane
Laguna Beach, CA 92651

Dear Ms. O'Brien,

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 21-9043**

Visit Date: **April 29, 2021**

Applicant: **Susan O'Brien**
View Address: **600 Vista Lane**

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 level: Living room, dining room kitchen
Upper level: Family room, 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.

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: 5/11/21 By: M. Farr

End of Checklist



RECORD OF VIEW

VPP 21-9043



600 Vista Lane

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: M. J. [Signature] Submitted to property file: 5/11/21

Document
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RECORD OF VIEW

VPP 21-9043



600 Vista Lane

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *[Signature]* Submitted to property file: *5/11/21*



RECORD OF VIEW

VPP 21-9043



600 Vista Lane

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *[Signature]* Submitted to property file: *5/11/21*

Document
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RECORD OF VIEW

VPP 21-9043



600 Vista Lane

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: Marr Submitted to property file: 5/11/21

Document
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RECORD OF VIEW

VPP 21-9043



600 Vista Lane

The photograph above was taken from the family room on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. J. [Signature]* Submitted to property file: *5/16/21*

Document
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RECORD OF VIEW

VPP 21-9043



600 Vista Lane

The photograph above was taken from the family room on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. J. [Signature]* Submitted to property file: *5/11/21*

Document
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RECORD OF VIEW

VPP 21-9043



600 Vista Lane

The photograph above was taken from the family room on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: M. J. J. J. Submitted to property file: 5/11/21



RECORD OF VIEW

VPP 21-9043



600 Vista Lane

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. Farr* Submitted to property file: 5/11/21

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RECORD OF VIEW

VPP 21-9043



600 Vista Lane

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: M. J. [Signature] Submitted to property file: 5/11/21



RECORD OF VIEW

VPP 21-9043



600 Vista Lane

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *[Signature]* Submitted to property file: 5/11/21

Document
10 of 10



May 11, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9043
600 Vista Lane, Laguna Beach, CA

Dear Property Owner:

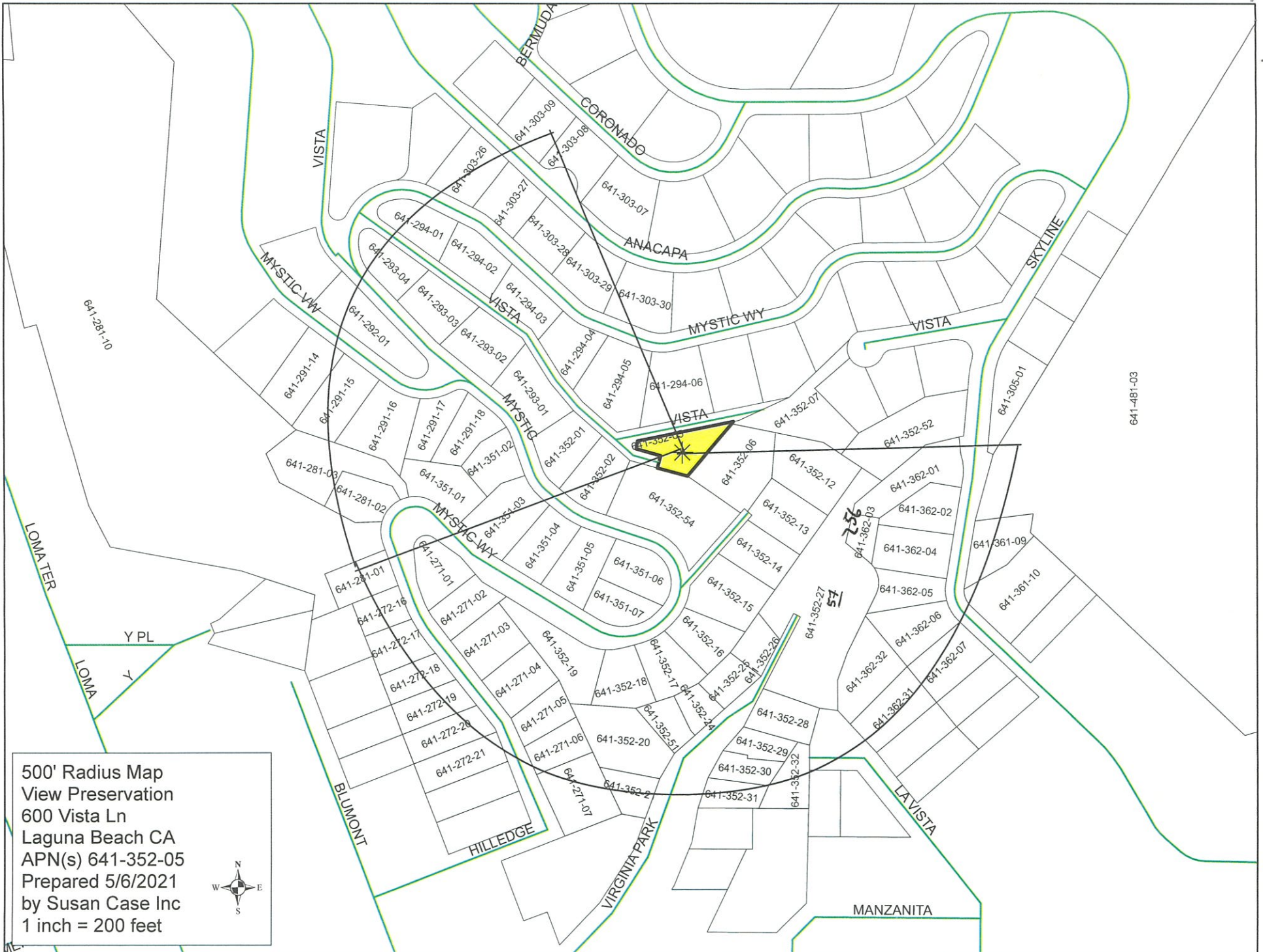
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **600 Vista Lane**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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,

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



500' Radius Map
 View Preservation
 600 Vista Ln
 Laguna Beach CA
 APN(s) 641-352-05
 Prepared 5/6/2021
 by Susan Case Inc
 1 inch = 200 feet



SUSAN W. CASE, INC.
orders@susancaseinc.com

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105

File# 318415
600 Vista Ln
Laguna Beach CA
APNs 641 352 05
500 View Preservation
May 6 2021

641 271 01
Donald G D Whitlatch
501 Mystic Way
Laguna Beach CA 92651

641 271 04
Sam Sides
465 Hilledge Dr
Laguna Beach CA 92651

641 271 07
Seminoff Trust
2821 Ridge Dr
Laguna Beach CA 92651

641 272 18
Grace Gold
1513 Beverly Dr
Arcata CA 95521

641 272 21
Donald Vaughn Black
462 Hilledge Dr
Laguna Beach CA 92651

641 281 03
Persnant & N Mehta
217 Kensington Ct
Houston TX 77024

641 291 15
Gwen Johnson Myers
1333 Terrace Way
Laguna Beach CA 92651

641 291 18
Connie Burlin
596 Mystic Way
Laguna Beach CA 92651

641 271 02
Kristi Brown
20993 Greenmont Dr
Bend OR 97702

641 271 05
Richard Jack Quan
212 S Palm Ave #101
Alhambra CA 91801

641 272 16
Gloria G G Fickling
490 Hilledge Dr
Laguna Beach CA 92651

641 272 19
Clayton Townes Hale
474 Hilledge Dr
Laguna Beach CA 92651

641 281 01
Lawrence Lsl Lee
Po Box 845
Corona Del Mar CA 92625

641 281 10
Baldrige Trust
500 Mystic Way
Laguna Beach CA 92651

641 291 16
Gwen Johnson Myers
1333 Terrace Way
Laguna Beach CA 92651

641 292 01
Nezih M N Salem
612 Mystic Way
Laguna Beach CA 92651

641 271 03
V Boston
475 Hilledge Dr
Laguna Beach CA 92651

641 271 06
Brian Corrigan
455 Hilledge Dr
Laguna Beach CA 92651

641 272 17
Karyn Lewandowski
484 Hilledge Dr
Laguna Beach CA 92651

641 272 20
Mindaugas Gedgaudas
23923 Wildwood Canyon Rd
Newhall CA 91321

641 281 02
Johnson Financial
506 Mystic Way
Laguna Beach CA 92651

641 291 14
Robert McCord
624 Mystic Vw
Laguna Beach CA 92651

641 291 17
Thomas Bonge
600 Mystic Vw
Laguna Beach CA 92651

641 293 01
Gary Exempt Hunt
644 17th St
Manhattan Beach CA 90266

641 293 02
Borno Sam The
612 Vista Ln
Laguna Beach CA 92651

641 293 03
Scott & Margie Forman
25 High Water
Newport Coast CA 92657

641 293 04
Joseph Marchica
618 Vista Ln
Laguna Beach CA 92651

641 294 01
Marcy Ellen Horenstein
625 Mystic Way
Laguna Beach CA 92651

641 294 02
Paula Lingelbach
Po Box 4290
Laguna Beach CA 92652

641 294 03
Gillian Cairns
645 Mystic Way
Laguna Beach CA 92651

641 294 04
Hong Yang
655 Mystic Way
Laguna Beach CA 92651

641 294 05
Craig Rice
661 Mystic Way
Laguna Beach CA 92651

641 294 06
Esmail Jassim
Po Box 7136
Laguna Niguel CA 92607

641 303 07
Liao Childrens
1224 Coronado Dr
Laguna Beach CA 92651

641 303 08
F Buffington Durk
1234 Coronado Dr
Laguna Beach CA 92651

641 303 09
Charles Schoen
Po Box 33
Laguna Beach CA 92652

641 303 26
Xingsong Bao
6493 Cattleman Dr
Eastvale CA 92880

641 303 27
Jeanne Farnes
1260 Anacapa Way
Laguna Beach CA 92651

641 303 28
Kenny Johnson
1250 Anacapa Way
Laguna Beach CA 92651

641 303 29
Chandrashekhar Shende
1075 S Taylor Ct
Anaheim CA 92808

641 303 30
Bo Eluf Nielsen
1244 Anacapa Way
Laguna Beach CA 92651

641 305 01
Thomas Cuccia
1106 Skyline Dr
Laguna Beach CA 92651

641 351 01
P&Pmystic LLC
261 San Joaquin St
Laguna Beach CA 92651

641 351 02
Paulette 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 LLC
580 Mystic Way
Laguna Beach CA 92651

641 351 05
Adrian Paul Foley
572 Mystic Way
Laguna Beach CA 92651

641 351 06
J Al J A & L A Lebrun
560 Mystic Way
Laguna Beach CA 92651

641 351 07
Steven Swidler
2405 N Sheffield Ave #14120
Chicago IL 60614

641 352 01
Tim Nicol
604 Vista Ln
Laguna Beach CA 92651

641 352 02
John Secretan
604 Vista Ln
Laguna Beach CA 92651

641 352 05
Susan Obrien
600 Vista Ln
Laguna Beach CA 92651

641 352 06
Lmk Real Estate LLC
Po Box 4302
Edwards CO 81632

641 352 07
Slit Financial LLC
17871 N 95th St
Scottsdale AZ 85255

641 352 12
James Ashley
28241 Crown Valley Pkwy #F-233
Laguna Niguel CA 92677

641 352 15
Dale Auslander
1005 Coast View Dr
Laguna Beach CA 92651

641 352 18
David McReynolds
40 E Delaware Pl #1503
Chicago IL 60611

641 352 21
Laguna Village Properties
1278 Lago Vista Dr
Beverly Hills CA 90210

641 352 26
Leland Stone
855 La Vista Dr
Laguna Beach CA 92651

641 352 30
Brandon Leahy
3740 25th St #406
San Francisco CA 94110

641 352 51
Marion Cameron
1237 N Dearborn St
Chicago IL 60610

641 352 57
G C & K Abel
855 La Vista Dr
Laguna Beach CA 92651

641 362 01
Douglas Joel Sikorski
1101 Skyline Dr
Laguna Beach CA 92651

641 362 05
Northern Company
1087 Skyline Dr
Laguna Beach CA 92651

641 352 13
Michael Shapiro
555 Mystic Ln
Laguna Beach CA 92651

641 352 16
John Christopher Theron
545 Mystic Way
Laguna Beach CA 92651

641 352 19
Penelope King
517 Mystic Way
Laguna Beach CA 92651

641 352 24
Steve Crane
4400 Macarthur Blvd
Newport Beach CA 92660

641 352 28
Arjuna Martlin
843 La Vista Dr
Laguna Beach CA 92651

641 352 31
Benjamin Adam Simon
661 Virginia Park Dr
Laguna Beach CA 92651

641 352 52
Catherine Kunzweiler
1103 Skyline Dr
Laguna Beach CA 92651

641 361 09
Danny Ogden
1082 Skyline Dr
Laguna Beach CA 92651

641 362 02
James & Lisa Flanders
1099 Skyline Dr
Laguna Beach CA 92651

641 362 06
Todd Merkel
1085 Skyline Dr
Laguna Beach CA 92651

641 352 14
Marshall Trust
553 Mystic Ln
Laguna Beach CA 92651

641 352 17
Nancy Thompson
535 Mystic Way
Laguna Beach CA 92651

641 352 20
Premier Inc Allan
660 Virginia Park Dr
Laguna Beach CA 92651

641 352 25
Robin Douglas Williams
690 Virginia Park Dr
Laguna Beach CA 92651

641 352 29
James Clarke Jr.
681 Virginia Park Dr
Laguna Beach CA 92651

641 352 32
Philip Carroll
835 La Vista Dr
Laguna Beach CA 92651

641 352 54
Tarek Hafiz
821 Gainsborough Dr
Laguna Beach CA 92651

641 361 10
Vincent Lam
1076 Skyline Dr
Laguna Beach CA 92651

641 362 04
Cmr Partners LP
4608 Byron Cir
Irving TX 75038

641 362 07
Stephen Lim Jantzi
1081 Skyline Dr
Laguna Beach CA 92651

641 362 31
Jon Sassin
4769 Gravenstein Hwy N
Sebastopol CA 95472

641 362 32
David Koorajian
838 La Vista Dr
Laguna Beach CA 92651

641 481 03
John Jun & S Cho
1280 Pacific Ave
Laguna Beach CA 92651