



January 5, 2022

John & Teresa Morcos  
807 Buena Vista Wy  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Morcos,

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 > Views & Trees > click on green box to the right Record of View 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,

A handwritten signature in blue ink that reads "T. 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 21-10933**

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Visit Date: **December 27, 2021**  
Applicant: **John & Teresa Morcos**  
View Address: **807 Buena Vista**

Visit Conducted by: **Tony Farr, Associate Planner**

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**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: Master bedroom  
Lower level: Office, guest 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, Main Beach, Hotel Laguna, Heisler Park, whitewater and the ocean horizon.

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**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: 1/5/22 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 21-10933**



**807 Buena Vista Way**

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

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/5/22



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

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 4/5/22



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**VPP 21-10933**



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Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/5/22

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**RECORD OF VIEW**

**VPP 21-10933**



**807 Buena Vista Way**

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

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**RECORD OF VIEW**

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Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: *1/5/22*

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RECORD OF VIEW

VPP 21-10933



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**RECORD OF VIEW**

**VPP 21-10933**



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Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/5/22

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**VPP 21-10933**



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Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: *15/22*

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**RECORD OF VIEW**

**VPP 21-10933**



**807 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, whitewater and the ocean horizon.

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 11562

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**RECORD OF VIEW**

**VPP 21-10933**



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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, whitewater and the ocean horizon.

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/5/22

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RECORD OF VIEW

VPP 21-10933



807 Buena Vista Way

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

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

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 21-10933**



**807 Buena Vista Way**

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

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

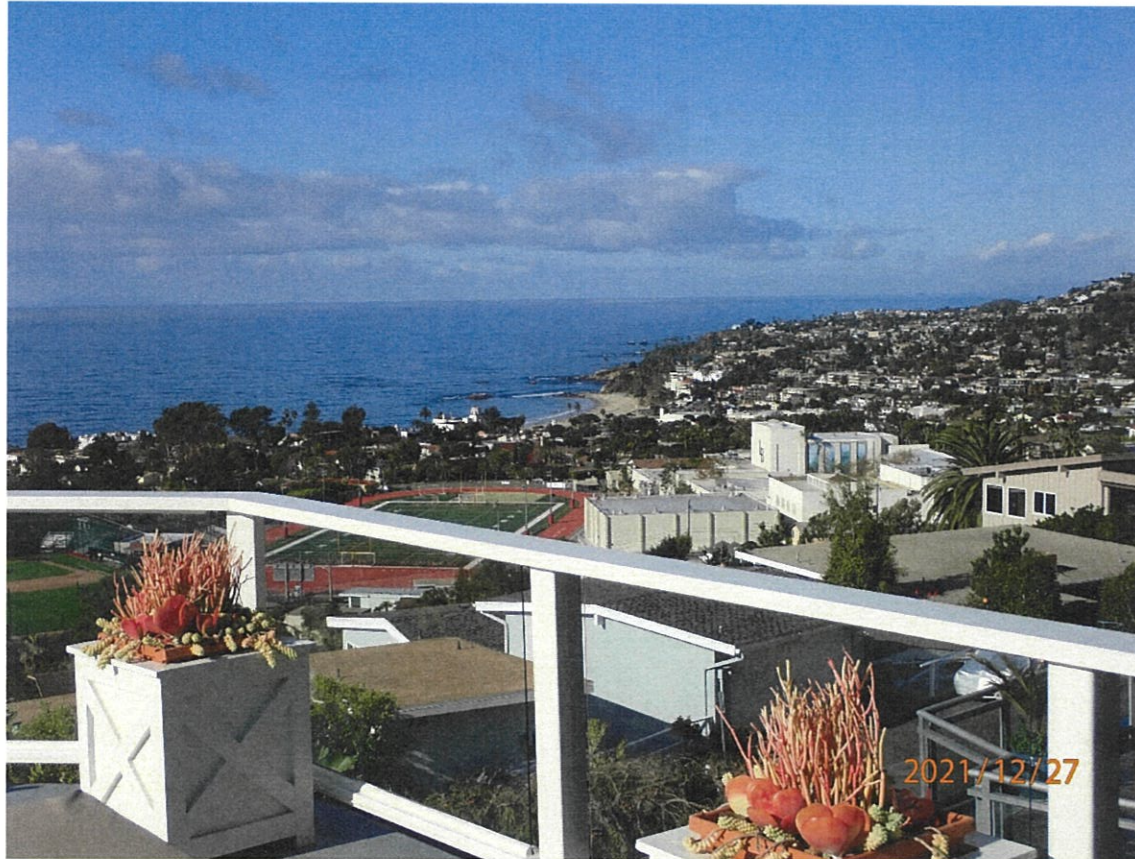
Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/5/22

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**RECORD OF VIEW**

**VPP 21-10933**



**807 Buena Vista Way**

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

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/5/22

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**RECORD OF VIEW**

**VPP 21-10933**



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

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**RECORD OF VIEW**

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Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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

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**RECORD OF VIEW**

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Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: *1/5/22*

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January 5, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-10933**  
**807 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 **807 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 the green box to the right, Record of View by Address. 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](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 644-122-65  
500' RADIUS (View Preservation)

Address: 807 BUENA VISTA WAY  
LAGUNA BEACH CA 92651



#10986  
1/2/2022



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

[www.Advancedlisting.com](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

RECEIVED

JAN 3 2022

ZONING DIVISION  
CITY OF LAGUNA BEACH, CA

500' Ownership Listing  
for View Pres  
Prepared for:  
644-122-65  
JOHN R MORCOS  
807 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

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

644-122-07  
KELLY HO  
793 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

644-122-10  
JOHN R COUTS  
825 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

644-122-11  
LOU R NOVAK  
1294 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-14  
MATTHEW & KATIE DWIGHT  
880 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-17  
BEN A FRYDMAN  
915 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-122-18  
LARRY A GORUM  
933 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-122-19  
DEBORAH DRUCKER  
5950 CANOGA AVE #510  
WOODLAND HILLS CA 91367

644-122-20  
NICHOLAS D LOMBARDO  
955 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-122-33  
G VOSS REVOCABLE BETTY  
11245 TOMAH ST  
PHOENIX AZ 85044

644-122-34  
THOMAS C GREENWELL  
906 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-35  
JASON & SUSAN BASS  
205 E 69TH ST  
APT SC NEW YORK NY 10024

644-122-36  
RONALD P KREBER  
921 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-37  
JOE C BAKER  
901 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-38  
NICOLAS A RADISAY  
875 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-39  
REBECCA M LYLES  
888 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-40  
WILLIAM JOHN BRENNAN  
850 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-41  
GREGORY R BARRAGAR  
844 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-42  
WENDY B OFFIELD  
861 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-43  
STANLEY S BROWN  
169 NORTHSHORE RD  
NEW DURHAM NH 3855

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

644-122-45  
ALLISON MARIE SCHLEGEL COTR  
TOPIK  
2423 WINCHESTER CIR  
VIENNA VA 22180

644-122-46  
BLAS ELVIA ORRILLO  
825 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-47  
STEVEN SOBOL  
811 COAST VIEW DR  
LAGUNA BEACH CA 92651

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

644-122-49  
DIANE M 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  
YONG YUAN  
9 SEARIDGE  
LAGUNA NIGUEL CA 92677

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

644-122-62  
GLADYS NATAN  
PO BOX 4582  
LAGUNA BEACH CA 92652

644-122-64  
JEFFREY P REGAL  
1273 STARLIT DR  
LAGUNA BEACH CA 92651

644-122-65  
JOHN R MORCOS  
807 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

644-122-69  
LINDA KEARNS  
1278 GLENNEYRE 299  
LAGUNA BEACH CA 92651

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

644-123-04  
LOUISE C SANDOVAL  
761 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

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  
DENNIS A EASTMAN  
835 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-09  
TEEPLE K RODDY H  
845 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-10  
BRENDEN HEXBERG  
710 THALIA ST  
LAGUNA BEACH CA 92651

644-123-17  
JAMES E BUTRYNSKI  
854 WENDT TERRACE  
LAGUNA BEACH CA 92651

644-123-18  
MARK R SORENSON  
850 WENDT TER  
LAGUNA BEACH CA 92651

644-123-19  
BRETT R & RACHEL KELTS  
840 WENDT TER  
LAGUNA BEACH CA 92651

644-123-20  
CHARANJIT SINGH SEKHON  
802 WENDT TER  
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  
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