



January 6, 2022

Craig Rice  
661 Mystic Way  
Laguna Beach, CA 92651

Dear Mr. Rice,

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,

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 21-10714**

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Visit Date: **December 27, 2021**

Applicant: **Craig Rice**  
View Address: **661 Mystic Way**

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, family room, office  
Upper level: Office, 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, 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: 1/4/22 By: [Signature]

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End of Checklist



**RECORD OF VIEW**

**VPP 21-10714**



**661 Mystic 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, whitewater and ocean horizon.

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/6/22

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**RECORD OF VIEW**

**VPP 21-10714**



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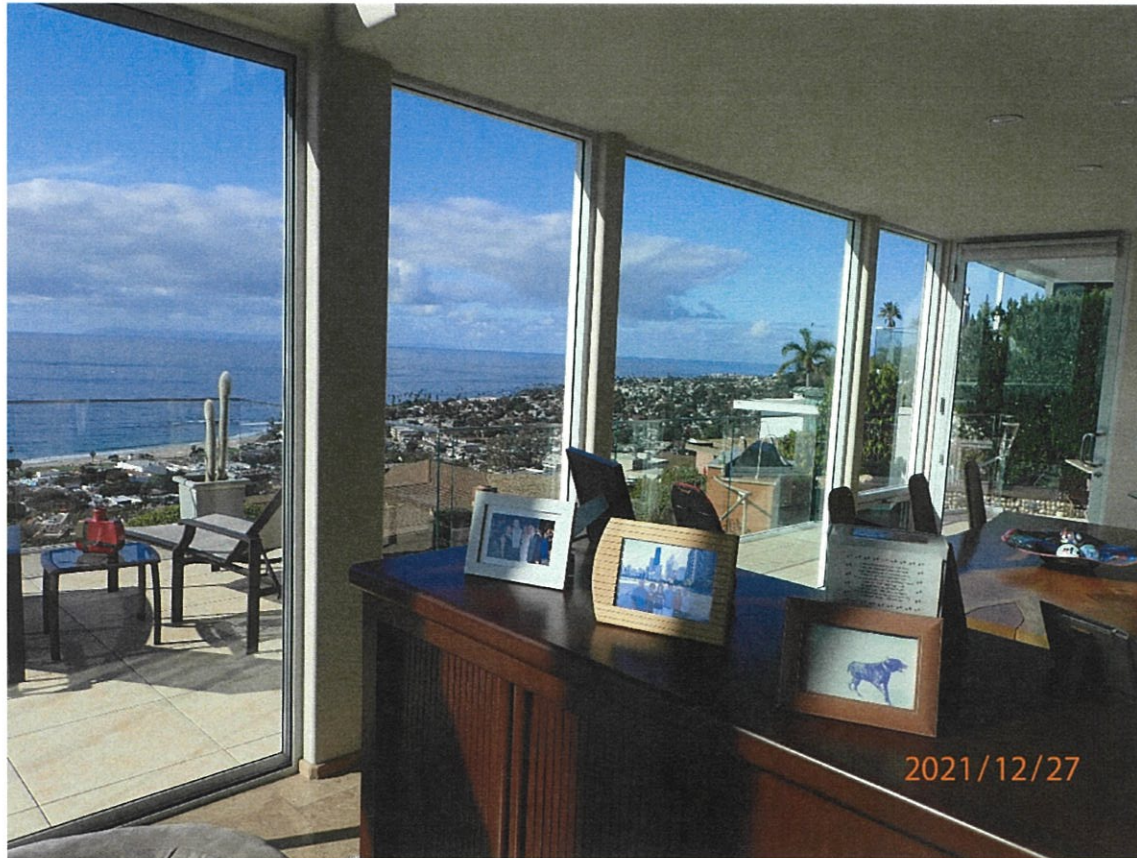
Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/6/22

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## RECORD OF VIEW

VPP 21-10714



### 661 Mystic Way

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**RECORD OF VIEW**

**VPP 21-10714**



**661 Mystic Way**

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

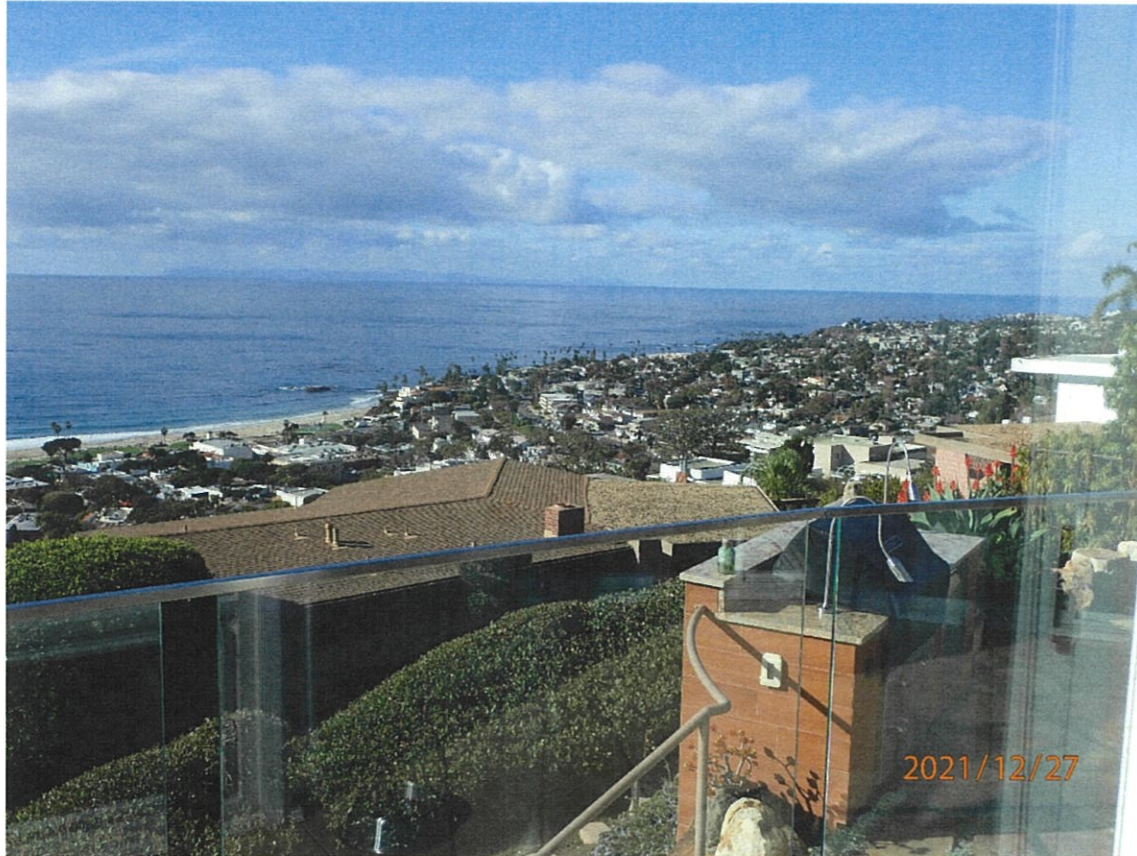
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

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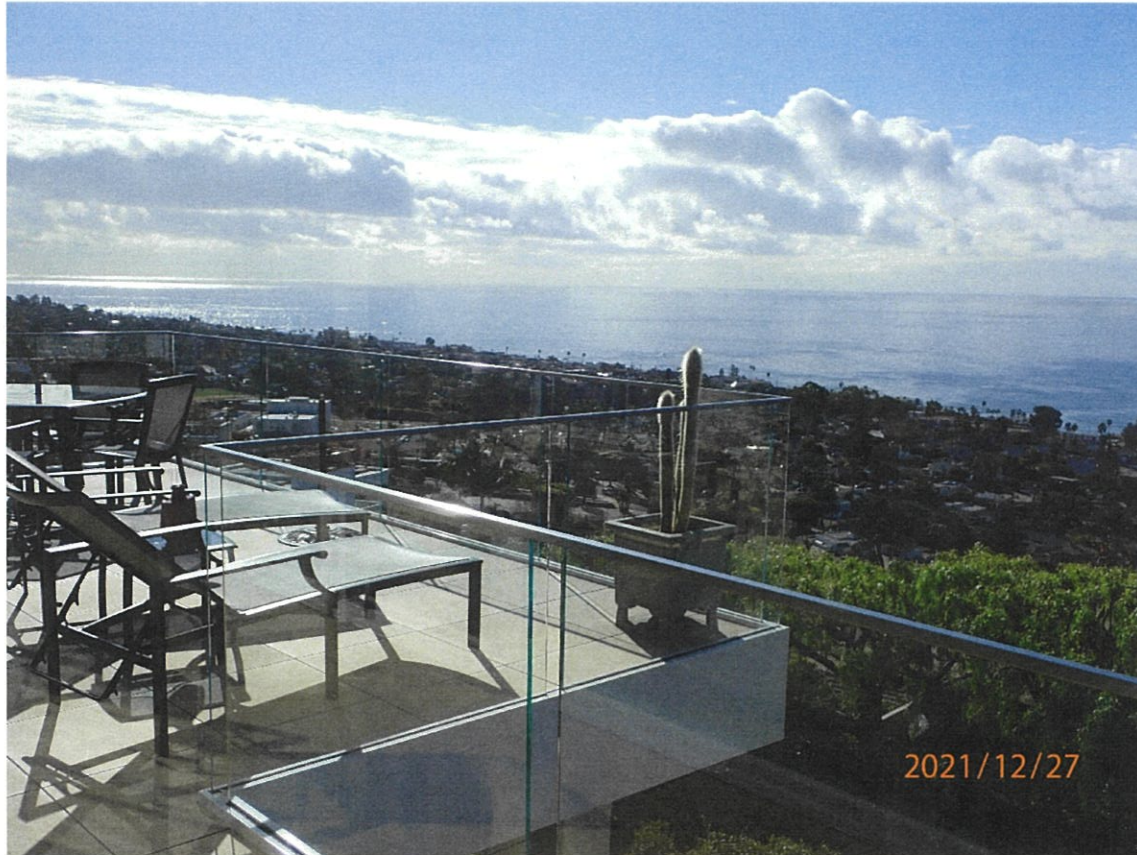
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**RECORD OF VIEW**

**VPP 21-10714**



**661 Mystic Way**

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

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

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: *1/6/22*



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

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

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/6/22





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**RECORD OF VIEW**

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**661 Mystic Way**

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

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

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/6/22



**RECORD OF VIEW**

**VPP 21-10714**



**661 Mystic 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, whitewater and ocean horizon.

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**RECORD OF VIEW**

**VPP 21-10714**



**661 Mystic 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 ocean horizon.

Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/6/22

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**RECORD OF VIEW**

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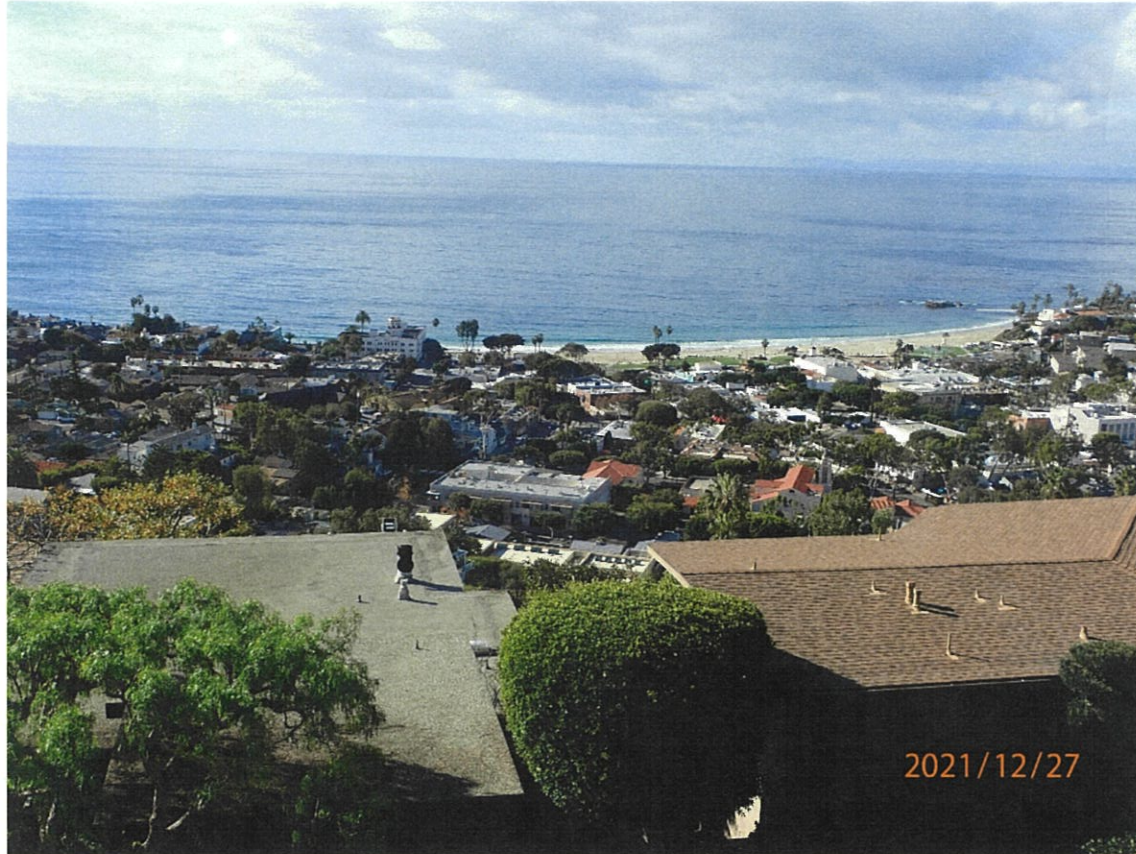
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## RECORD OF VIEW

VPP 21-10714



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Date of photograph: 12/27/21 Photographed by: *Tony Farr* Submitted to property file: 1/6/22



January 6, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-10714**  
**661 Mystic 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 **661 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.

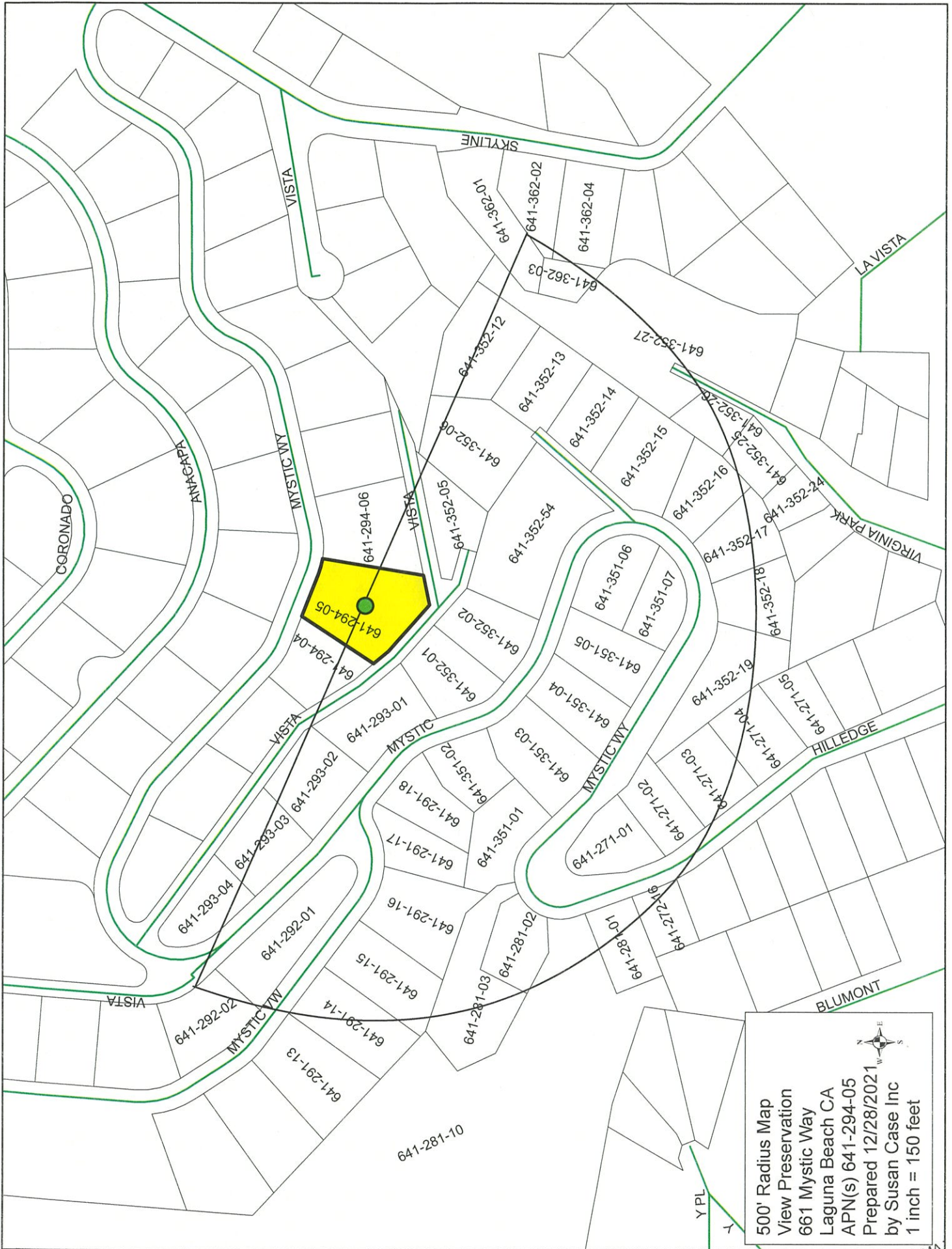
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,

A handwritten signature in blue ink that reads "Tony Farr".

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



500' Radius Map  
 View Preservation  
 661 Mystic Way  
 Laguna Beach CA  
 APN(s) 641-294-05  
 Prepared 12/28/2021  
 by Susan Case Inc  
 1 inch = 150 feet



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

641 271 02  
Kristi Brown  
20993 Greenmont Dr  
Bend OR 97702

641 271 03  
Heather Anne Chalmers  
475 Hilledge Dr  
Laguna Beach CA 92651

641 271 04  
Cheng Trust  
465 Hilledge Dr  
Laguna Beach CA 92651

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

641 272 16  
Urvi Sheth  
2875 Bernard Ct  
Laguna Beach CA 92651

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

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

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

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

641 291 13  
First American Fbs  
9 First American Way  
Santa Ana CA 92707

641 291 14  
Robert McCord  
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 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 Salem  
612 Mystic Way  
Laguna Beach CA 92651

641 292 02  
David Carr  
620 Mystic Way  
Laguna Beach CA 92651

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

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

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

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

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

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

641 294 06  
Esmail Jassim  
667 Mystic Way  
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  
Wang Huimin  
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 12  
James Ashley  
28241 Crown Valley Pkwy #F-233  
Laguna Niguel CA 92677

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

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

641 352 15  
Jiawei Shi  
3514 Ocean View Ave  
Los Angeles CA 90066

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

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

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

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

641 352 26  
Gregory Abel  
855 La Vista Dr  
Laguna Beach CA 92651

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

641 352 56  
Leland Abel Stone  
855 La Vista Dr  
Laguna Beach CA 92651

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 02  
J & L Flanders  
1099 Skyline Dr  
Laguna Beach CA 92651

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

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

## MATERIALS TO SUBMIT TO THE CITY

661 Mystic Way, Laguna Beach

APN 641-294-05

### INCLUDES:

500' VIEW PRESERVATION OWNER LIST

500' RADIUS MAP

(1) SETS OF STAMPED ENVELOPES POSTAGE

PREPARED 12/28/2021

FILE #318785