



April 5, 2022

Cindy Cohn Hierbaum  
700 Buena Vista Way  
Laguna Beach, CA 92651

Dear Ms. Cindy,

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 "T. Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 22-0xxx**

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Visit Date: **March 23, 2022**  
Applicant: **Cindy Cohn Hierbaum**  
View Address: **700 Buena Vista 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, first bedroom,  
second bedroom  
Upper level: Primary 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, Hotel Laguna, Main Beach, Heisler Park, Emerald Bay, 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: 4/5/22 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

The photograph above was taken from the living room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.  
Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: *45/02*

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RECORD OF VIEW

VPP 22-0525



700 Buena Vista Way

The photograph above was taken from the living room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: *4/5/22*

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RECORD OF VIEW

VPP 22-0525



700 Buena Vista Way

The photograph above was taken from the living room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.  
Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

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

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

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: *4/5/22*

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**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

The photograph above was taken from the kitchen/dining room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: *4/5/22*

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**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

The photograph above was taken from the family room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.  
Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

The photograph above was taken from the family room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

The photograph above was taken from the first bedroom on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.  
Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

The photograph above was taken from the first bedroom on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.

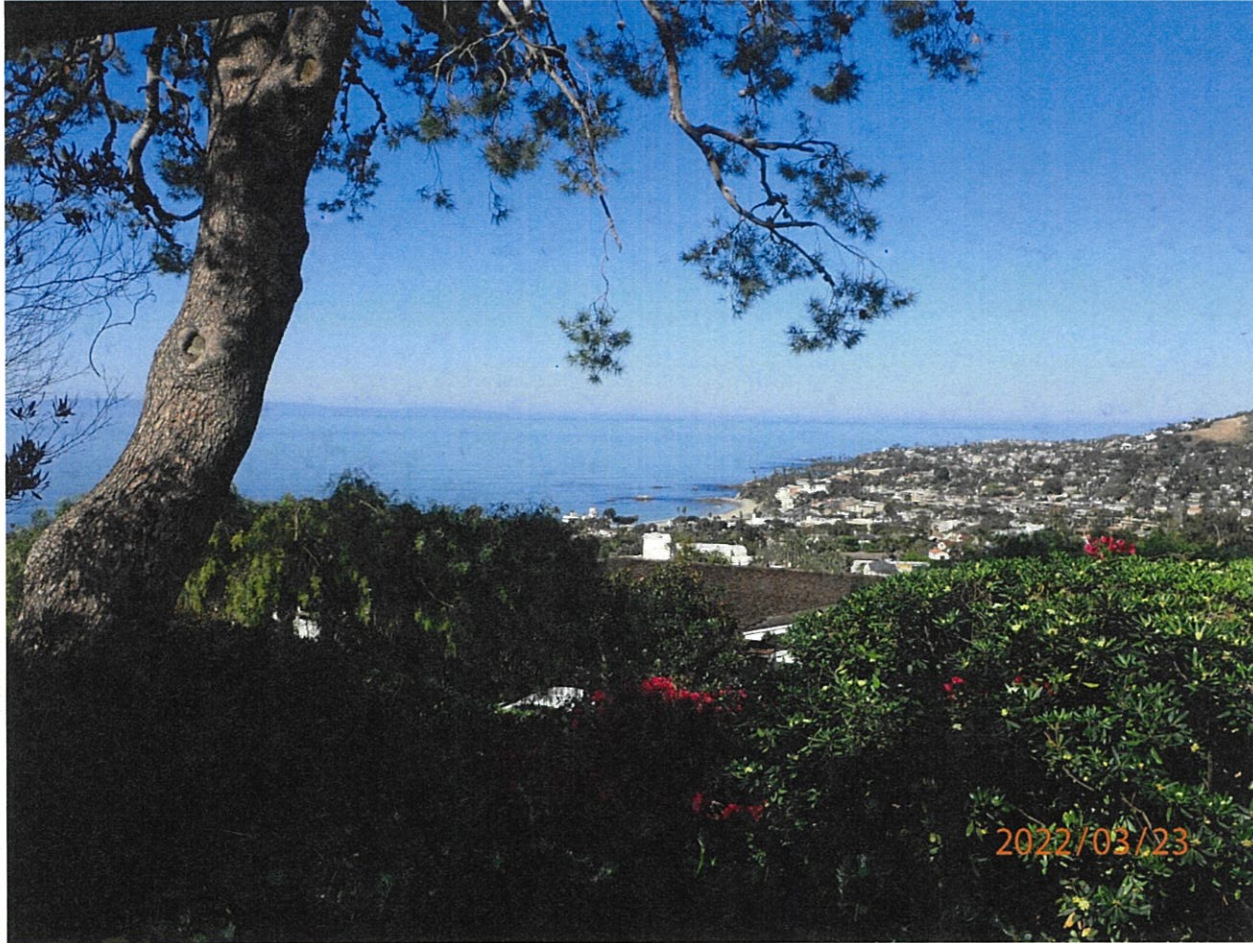
Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: *4/5/22*

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RECORD OF VIEW

VPP 22-0525



700 Buena Vista Way

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

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

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22



**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

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

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

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: *4/5/22*



RECORD OF VIEW

VPP 22-0525



700 Buena Vista Way

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

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

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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RECORD OF VIEW

VPP 22-0525



700 Buena Vista Way

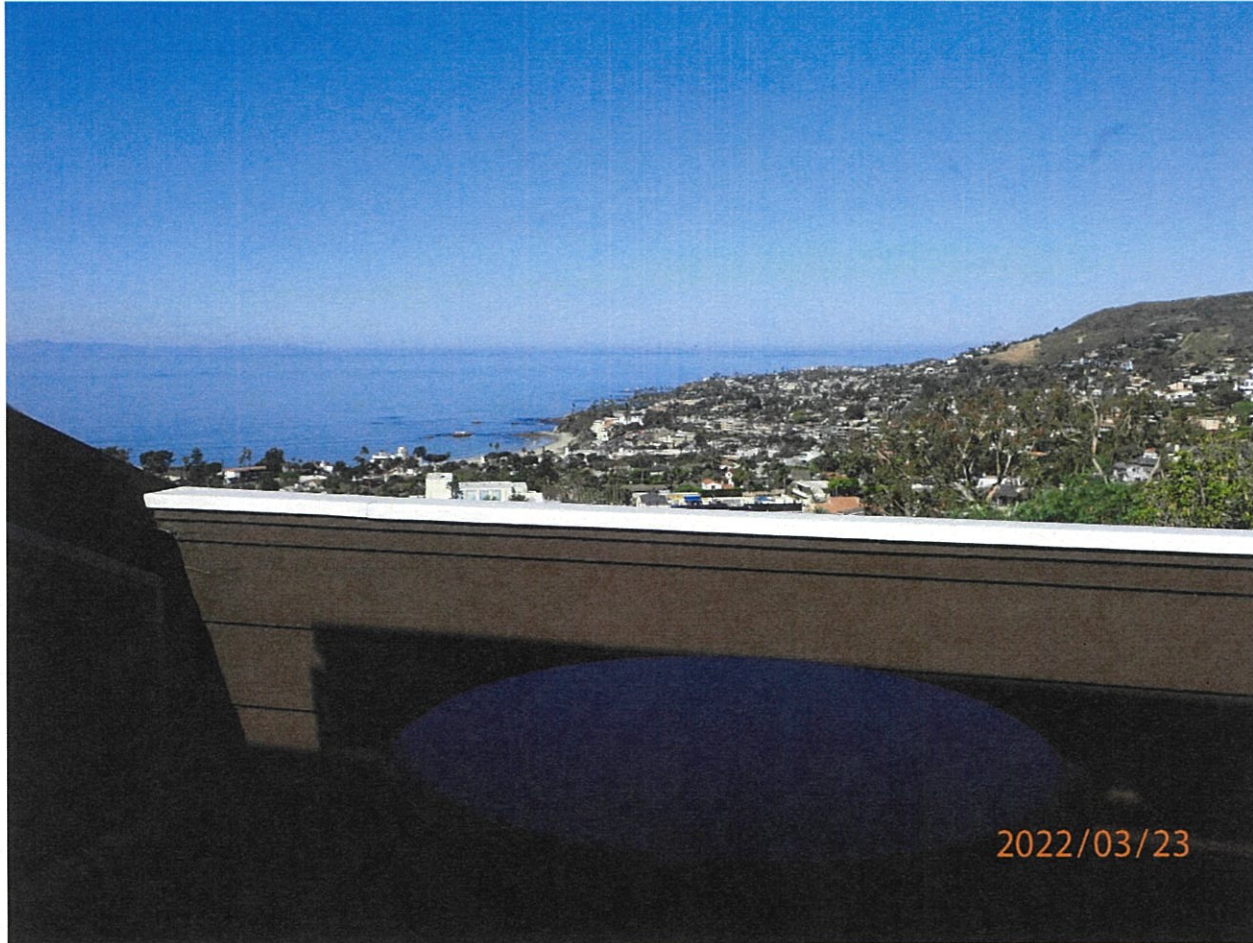
The photograph above was taken from the primary bedroom on the upper level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Heisler Park, Emerald Bay, whitewater and the ocean horizon.

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: *4/5/22*



**RECORD OF VIEW**

**VPP 22-0525**



**700 Buena Vista Way**

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

Date of photograph: 03/23/22 Photographed by: *Tony Farr* Submitted to property file: 4/5/22

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April 5, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-0525**  
**700 Buena Vista Way, Laguna Beach, CA**

Dear Property Owner:

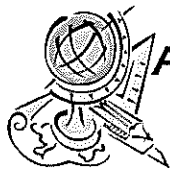
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **700 Buena Vista Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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 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,

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



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

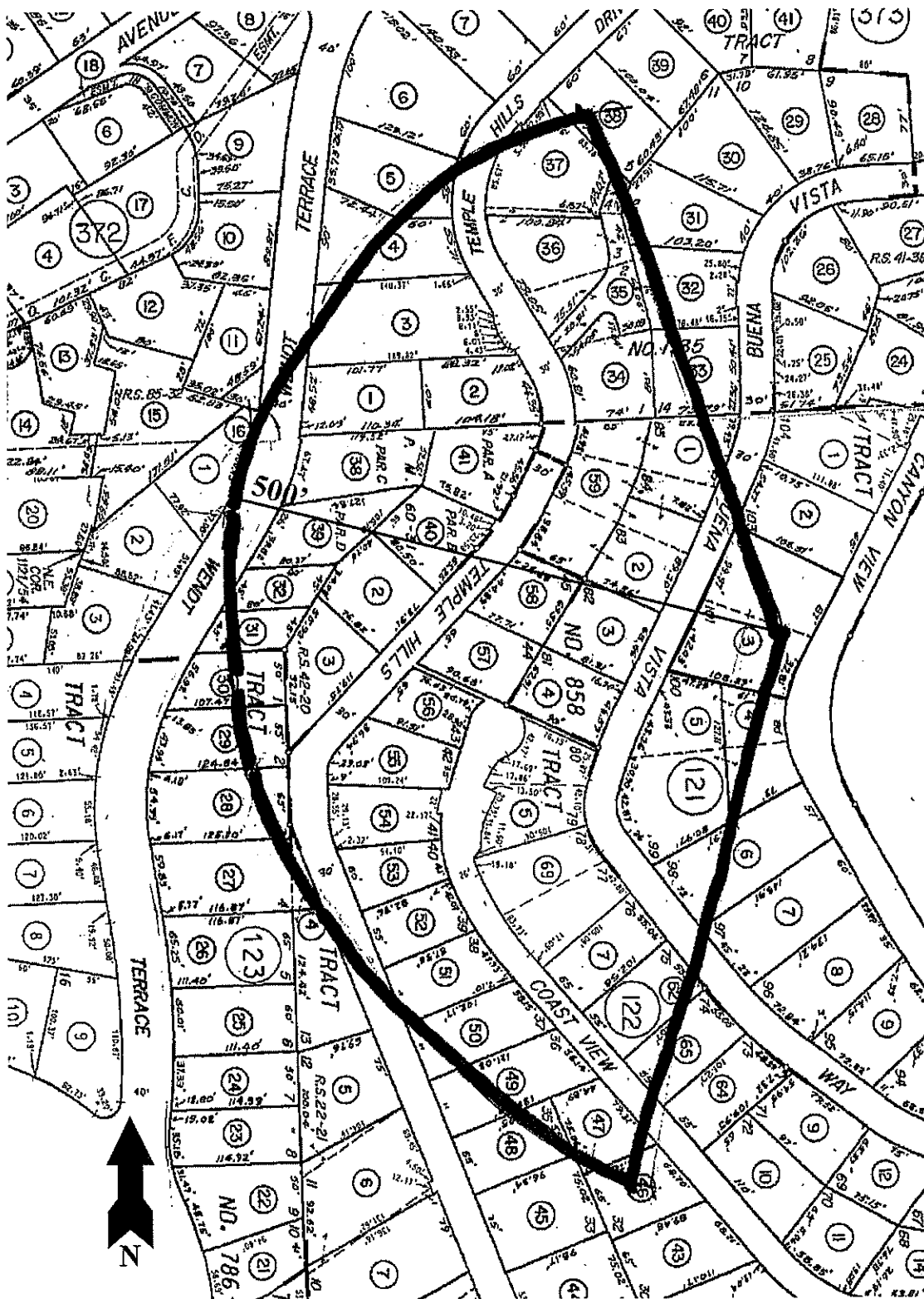
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 644-121-03  
500' RADIUS

Address: 700 BUENA VISTA 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

**RECEIVED**

**APR 01 2022**

**CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT**

#11135

4/1/2022

**500' Ownership Listing  
For View Preservation  
Prepared for:**

**644-121-03  
CYNTHIA J COHN  
700 BUENA VISTA WAY  
LAGUNA BEACH CA 92651**

641-372-16  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

641-373-03  
JOHN D MANGUS  
575 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-373-06  
TREVOR JAMES & CHIEN HU PAUL  
563 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-373-33  
LAURENCE BLACK  
665 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

641-373-37  
PATRICK M STANTON  
1278 GLENNEYRE ST  
LAGUNA BEACH CA 92651

644-121-02  
NEIL OLSON  
725 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-121-05  
DAVID JOSEPH PAULING  
390 N WHITLEY GARDENS DR  
PASO ROBLES CA 93446

644-122-01  
NATHAN OWEN ROSENBERG  
675 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

641-373-01  
ARDEN COMPANIES  
17595 HARVARD AVE C511  
IRVINE CA 92614

641-373-04  
JIANPING SUN  
3009 N MOUNTAIN VIEW AVE  
RENTON WA 98056

641-373-31  
MICHAEL S & KRISTEN L SIMMONS  
657 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

641-373-34, 35  
ROBYN SUE RAKOV  
590 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-373-38  
SHU-FEN LI  
552 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-121-03  
CYNTHIA J COHN  
700 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

644-121-06  
CAROLINE COCHRANE WRIGHT  
825 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-122-02  
JONATHAN ALEN WOLIN  
685 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

641-373-02  
THOMAS JAMES RIBARICH  
591 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-373-05  
T J PAUL  
569 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-373-32  
3D ADDA PTE.  
18 TECHNOLOGY DR 110  
IRVINE CA 92618

641-373-36  
STEVEN KELLENBERG  
576 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-111-01  
MICHAEL PAGE DAVIS  
674 WENDT TERRACE  
LAGUNA BEACH CA 92651

644-121-04  
CHRISTOPHER YOUNT  
11375 ARROYO AVE  
SANTA ANA CA 92705

644-121-07  
DOROTHEA G YELLOTT  
839 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-122-03  
LAURA A MORIN  
711 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

644-122-04  
ANDREW TOTTEN  
745 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

644-122-45  
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

644-122-57  
ROUBINA GOURDIKIAN  
660 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-58  
INVINCIBLE INC  
4029 HENDERSON BLVD  
TAMPA FL 33629

644-122-59  
NATHAN OWEN ROSENBERG  
675 BUENA VIS  
LAGUNA BEACH CA 92651

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

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

644-123-02  
TERRY CRANDALL ROBINSON  
645 TEMPLE HILLS DR  
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

644-123-27  
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  
LAGUNA BEACH CA 92651

644-123-30  
VIEW ENTERPRISES LTD AN OHIO  
LIMITED LIABILIT CANYON  
1380 ENTERPRISE PKWY  
ASHLAND OH 44805

644-123-31  
JOHN HAYNE SHADDUCK  
41 HALLMARK CIR  
MENLO PARK CA 94025

644-123-32  
ELLIOT QUINT  
672 WENDT TER  
LAGUNA BEACH CA 92651

644-123-38  
JILL COOPER  
664 WENDT TER  
LAGUNA BEACH CA 92651

644-123-39  
DENNIS K HALL  
668 WENDT TERR  
LAGUNA BEACH CA 92651

644-123-40  
TERRY CRANDALL ROBINSON  
645 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-41  
KENT P PLANK  
625 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651