



October 30, 2023

John Hight
711 Buena Vista Way
Laguna Beach, CA 92651
VPP 23-1199

Dear Mr. Hight,

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 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".

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach".

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. (949) 497-0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-1197**

Visit Date: **7/13/2023**
Applicant: **John Hight**
View Address: **711 Buena Vista Way**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

VIEW LOCATION / VISUAL SCENE

Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.

Main level:	Kitchen, living room, guest bedroom
Lower level:	Den, primary bedroom, 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 is primarily ocean horizon and Catalina Island.

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: *10/30/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-1197



711 Buena Vista Way

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

Visual scene description: Ocean horizon

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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RECORD OF VIEW

VPP 23-1197



711 Buena Vista Way

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 7/13/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 10/30/2023

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RECORD OF VIEW

VPP 23-1197



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

Visual scene description: Ocean horizon and mountain vista

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RECORD OF VIEW

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711 Buena Vista Way

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

Visual scene description: Ocean horizon and mountain vista

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Visual scene description: Ocean horizon and mountain vista

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RECORD OF VIEW

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711 Buena Vista Way

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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RECORD OF VIEW

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**Planning Division
City of Laguna Beach
505 Forest Ave
Laguna Beach, CA 92651**

NOTICE OF RECORD OF VIEW
Community Development / Views and Trees

**A Record of View has been documented with the City of Laguna Beach
by the property owner(s) at 711 Buena Vista Way.**

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

**There is no action required from you at
this time.**

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.

October 23, 2023

View Preservation VPP Number: VPP 23-1197
Address: 711 Buena Vista Way | APN: 644-122-03

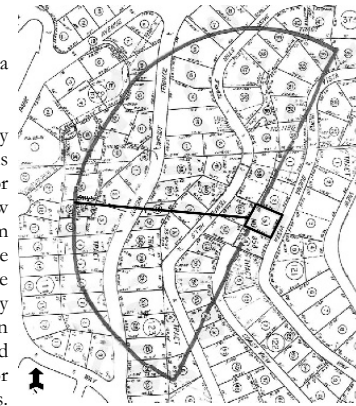
641-372-09
ROSEMARY A MCDONALD
611 WENDT TER
LAGUNA BEACH CA 92651

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **711 Buena Vista Way**.

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

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. **Please allow up to 30 days for the record to be available on the website from the date of this postcard.** If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at (949) 497-0322 or at the email address listed below.



VPP 23-1197
711 Buena Vista Way

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.

4000 Barranca Pkwy #250 Irvine CA 92604
(949) 494-6105
orders@susancaseinc.com



FILE # 239309
192 NYES PL
OCTOBER 12 2023

656-151-45
Zachary Shuman
1585 Kapiolani Blvd 1110
HonoluluHI96814

656-151-46
Washburn Investments Beach
807 Center St
RiversideCA92507

656-151-47
Daniel B & Jill B Fugal Financil
1005 S Main St
Pleasant GroveUT84062

656-151-48
Samuel & Chiao-en Ip Lin
1955 Marengo Ave
South PasadenaCA91030

656-151-49
Eubulus J Kerr
370 Gallier Pl
ShreveportLA71106

656-151-50
John Eric Housden
2741 Victoria Dr
Laguna BeachCA92651

656-151-51
Patrick & Maura Mc Killen
2745 Victoria Dr
Laguna BeachCA92651

656-151-52
Elizabeth Smith Hocking
513 Wyndmoor Ave
WyndmoorPA19038

656-151-53
Bros Williams
270 Highland Rd
Laguna BeachCA92651

656-151-54
Grable B Ronning
Po Box 7804
Incline VillageNV89450

656-151-55
Patrick Joseph Fitzgerald
4250 Arguello St
San DiegoCA92103

656-151-56
Mary Katheryn Neil
Po Box 510
Laguna BeachCA92651

656-151-57
Kevin A Cordano
1904 Monterey Rd
South PasadenaCA91030

656-151-60
Damon Mcintosh
2845 Marion Way
Laguna BeachCA92651

656-151-61
Tooners Properties
34145 Pacific Coast Highway 516
Dana PointCA92629

656-151-62
Susan S Weller
2865 Marion Way
Laguna BeachCA92651

656-151-63
Nvca Abacus
2774 Athens Ridge Dr
HendersonNV89052

656-151-64
Hazel B Ribarich
420 S Barrington Ave 301
Los AngelesCA90049

656-151-65
Ppi Lic
150 Rockledge Terrace
Laguna BeachCA92651

656-151-66
Richard W Day
2880 Wards Ter
Laguna BeachCA92651

656-151-67
Susan S Weller
2865 Marion Way
Laguna BeachCA92651

656-151-68
Susan S Weller
2865 Marion Way
Laguna BeachCA92651

656-151-69
Wards Llc
Po Box 4623
Laguna BeachCA92652

656-151-70
Terrace Laguna Wards
2836 Wards Ter
Laguna BeachCA92651

656-151-71
Terrace Wards
4900 Edison Ave
ChinoCA91710

656-151-73
Patricia Harker
4319 Hayman Ave
La CanadaCA91011

656-151-74
Mark D Post
4575 Dean Martin Dr 1703
Las VegasNV89103

656-151-75
Telliard Enterprises
1460 Gilcross Way
RiversideCA92506

656-151-76
William S Goodglick
26 Oakmont Dr
Los AngelesCA90049

656-151-77
Stuart Klabin
626 N Bedford Dr
Beverly HillsCA90210

656-151-78
John Hummer
Po Box 1768
Sun ValleyID83353

656-151-79
Douglas S & Wendi T Dvorak
Po Box 683718
Park CityUT84068

656-151-80
2020 Ocean
9730 S Virginia St
RenoNV89511

656-151-81
Tori Elizabeth Mcgough
Po Box 151
MooseWY83012

656-151-83
Peter D Lizotte
4601 Willshire Blvd 200
Los AngelesCA90010

656-151-89
Raul A Estrada
2460 Irvine Cove Cres
Laguna BeachCA92651

656-151-90
Steven Cardoza
170 Dumond Dr
Laguna BeachCA92651

656-153-09
Darrell A Opp
139 Sunset Ter
Laguna BeachCA92651

656-153-10
Jamie Fay Alper
440 S Mohler Dr
AnaheimCA92808

656-153-11
Eric Papa
129 Sunset Ter
Laguna BeachCA92651

656-153-12
Nicolas M Steverlynck
4901 E Arroyo Verde Dr
Paradise VlyAZ85253

656-153-13
Howard J Jelinek
119 Sunset Ter
Laguna BeachCA92651

656-153-14
Peter Clinco
111 Sunset Ter
Laguna BeachCA92651

656-153-15
Kjell A Bo
101 Sunset Terrace
Laguna BeachCA92651

656-153-16
John A Rowland
16414 Blue Grass Ln
Chino HillsCA91709

656-153-17
Vartkess Ara Apkarian
8 Locke
IrvineCA92617

656-153-18
Tina Veatch Lambert
124 Mcaulay Pl
Laguna BeachCA92651

656-153-19
John D & Corinne I Suveges
128 Mc Aulay Pl
Laguna BeachCA92651

656-153-20
Luke & Luke Chong A New York
60 E 8th St 31a
New YorkNY10003

656-154-05
Kenneth G Sherwood
6666 Dakota Ave
Alta LomaCA91737

656-154-06
Paul Layton
4001 Stansbury Ave
Sherman OaksCA91423

656-154-07
Gary J Zoromski
119 Mcaulay Pl
Laguna BeachCA92651

656-161-02
Imelda A Moser
49 Cedar Ln
LincolnshireIL60069

656-161-03
Holdings Morgan
668 N Coast Hwy 329
Laguna BeachCA92651

656-161-04
Nyes Place Properties
2130 Yacht Julia
Newport BeachCA92660

656-161-05
Stefani T Kappel
165 Dumond Dr
Laguna BeachCA92651

656-161-07
James Hunter Meriwether
2776 B Mountain View Dr
La VerneCA91750

656-161-08
Jack Isaac Abecassis
151 Dumond Dr
Laguna BeachCA92651

656-161-10
Eleanor H Youmans
156 Nyes Pl
Laguna BeachCA92651

656-161-11
Sharon Anita Walter
166 Nyes Pl
Laguna BeachCA92651

656-161-12
Lalita M Sheno
1234 Rosalind Rd
San MarinoCA91108

656-161-13
Hanna R Struever
2130 Yacht Julia
Newport BeachCA92660

656-161-16
Kristine Shay Darvish
6841 Hitchingpost Cir
Huntington BeachCA92648

656-161-19
Steven K Fowlkes
11661 San Vicente Blvd 510
Los AngelesCA90049

656-161-20
James H Curtis
163 Dumond Dr
Laguna BeachCA92651

656-161-21
Nyes Place Properties
2130 Yacht Julia
Newport BeachCA92660

656-171-12
Odell Family
3937 Harbor Walk Ln
Fort CollinsCO80525

656-171-13
Sung-tsei Chen
6 Lagunita Dr
Laguna BeachCA92651

656-171-14
Daniel I Siegel
7 Lagunita Dr
Laguna BeachCA92612

656-171-69
Lagunita Community Assn
Po Box 4048
Santa AnaCA92702

656-171-70
Lagunita Community Assn
Po Box 4048
Santa AnaCA92702

656-171-71
Lagunita Community Assn
Po Box 4048
Santa AnaCA92702

656-171-74
Edward J Mylett
4195 Chino Hills Pkwy E513
Chino HillsCA91709

656-171-76
Luvanita Stanley
6420 S Cameron St 207
Las VegasNV89118

933-34-018
Tori Elizabeth Mcgough
Po Box 151
MooseWY83012

933-34-019
Raymond Lee Crebs
2110 N Laurel Ave
UplandCA91784

OCTOBER 13 2023

THE MAILING FOR 192 Nyes Place was mailed on OCTOBER 14th 2023.



SUSAN CASE