



July 22, 2024

Jeff Regal  
817 Buena Vista Way  
Laguna Beach, CA 92651  
VPP 23-2292

Dear Mr. Regal,

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". Please allow 5-7 days for the record to be uploaded to the website.

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,

*Daniel Latham*

Daniel Latham, Associate Planner  
Community Development  
Tel. (949) 464-6612  
dlatham@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 23-2292**

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Visit Date: **3/26/2024**  
Applicant: **Jeff Regal**  
View Address: **817 Buena Vista Way**

Visit Conducted by: **Daniel Latham, 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, Office |
| Upper level: | Master Bedroom, Master Bathroom  |
| Lower level: | Living room                      |

***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 Catalina Island, Hotel Laguna, Main Beach, 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: *6/4/2024* By: *Daniel Latham*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-2292**



**817 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, Main Beach and Ocean Horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



**817 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, Main Beach and Ocean Horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



**817 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, Main Beach and Ocean Horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24



## RECORD OF VIEW

VPP 23-2292



817 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 and ocean horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



**817 Buena Vista Way**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



**817 Buena Vista Way**

The photograph above was taken from the office room on the main level of the primary residential structure. Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



**817 Buena Vista Way**

The photograph above was taken from the master bathroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



**817 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, Hotel Laguna, Main Beach, whitewater and Ocean Horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24



**RECORD OF VIEW**

**VPP 23-2292**



**817 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, Hotel Laguna, Main Beach, whitewater and ocean horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



**817 Buena Vista Way**

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

Visual scene description: Catalina Island and Ocean Horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



**817 Buena Vista Way**

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

Visual scene description: Catalina Island and Ocean Horizon.

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

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**RECORD OF VIEW**

**VPP 23-2292**



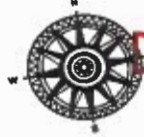
**817 Buena Vista Way**

The photograph above was taken from the middle level of the primary residential structure.

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

Date of photograph: 3/26/24 Photographed by: *Daniel Latham* Submitted to property file: 7/22/24

**Document  
12 of 12**



## Donna's Radius Maps

684 S. Gentry Lane

Anaheim, Ca 92807

714-921-2921

ddradiusmaps@sbcglobal.net

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### CERTIFICATION OF MAILING

This letter is to certify that 130 postcards were mailed out on Friday, May 31, 2024, to attached ownership list within 500' radius.

This letter is certified to be true and correct to the best of my knowledge and belief.

Property Located at:

817 Buena Vista Way  
Laguna Beach Ca 92651  
APN #644-122-64

Signed:

Donna Scales Dated 5-31-24

Donna Scales  
Donna's Radius Maps  
684 S. Gentry Lane  
Anaheim, CA 92807  
714) 921-2921

**OWNERSHIP LIST  
CERTIFICATION FORM**

**Attached to this certification form is a list of all owners within a 500'-foot radius of the subject property as obtained from the latest Orange County Assessment Rolls.**

**This list is certified to be true and correct to the best of my knowledge and belief.**

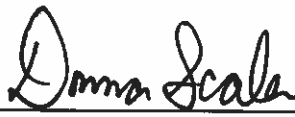
**Property Located at:**

**817 Buena Vista Way**

**Laguna Beach Ca 92651**

**APN #644-122-64**

**Signed:**

 Dated 5-31-24  
**Donna Scales  
Donna's Radius Maps  
684 S Gentry Lane  
Anaheim CA 92807  
(714) 921-2921**



644-101-01  
GORDON DE LANG  
481 ORANGE GROVE BLVD SO #2  
PASADENA CA 91105

644-101-03  
KEVIN APMAN  
785 WENDT TER  
LAGUNA BEACH CA 92651

644-111-08  
NICOLAS P THIERY  
727 WENDT TER  
LAGUNA BEACH CA 92651

644-111-09  
MARILYN B JOHNSON  
790 GRIFFITH WAY  
LAGUNA BEACH CA 92651

644-121-01  
STEPHANIE CEMO  
709 CANYON VIEW DR  
LAGUNA BEACH CA 92651

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

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

644-121-04  
CHRISTOPHER YOUNT  
10188 OVERHILL DR  
NORTH TUSTIN CA 92705

644-121-05  
MATTHEW BUI  
1426 9TH ST  
MANHATTAN BEACH CA 90266

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

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

644-121-08  
LORI M BLOCK  
855 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-121-09  
SHERRY BULLARD  
21592 TREE TOP LN  
LAGUNA BEACH CA 92651

644-121-10  
SUZANNE WILLHOIT  
898 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

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

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

644-122-03  
JOHN F & JULIE E HIGHT  
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  
11 TAGGERT  
IRVINE CA 92603

644-122-09 & 10  
JOHN R COUTS  
825 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

644-122-11  
LAGUNA BEACH REAL EST  
151 N SAN VICENTE BLVD  
BEVERLY HILLS CA 90211

644-122-12  
IGOR & MARINA GREENBERG  
1420 DAVIES DR  
BEVERLY HILLS CA 90210

644-122-13  
MICHAEL FELLMAN  
155 LANING DR  
WOODSIDE CA 94062

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

644-122-15  
TONY YU  
905 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-122-16  
CRAIG R BERGQUIST  
909 CANYON 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  
LEON DRUCKER  
5950 CANOGA AVE #510  
WOODLAND HILLS CA 91367

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

644-122-21  
PAUL OCONNOR  
1930 PORT TRINITY PL  
NEWPORT BEACH CA 92660

644-122-29  
DOUGLAS RAMSTHEL  
965 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-30  
PAUL T MAGUIRE  
964 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-31  
LANSING SCOTT WOO  
143 S SALT AIR AVE  
LOS ANGELES CA 90049

644-122-32  
ROMAN & SARAH SHTYLMAN  
440 N BARRANCA AVE #6828  
COVINA CA 91723

644-122-33  
DAVID BRIAN VOSS  
945 COAST VIEW DR  
LAGUNA BEACH CA 92651

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

644-122-35  
JASON & SUSAN BASS  
205 E 69TH ST #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  
JUDY 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  
RUSSELL & SHAMEEM HINDS  
4703 TIMBERLINE DR  
AUSTIN TX 78746

644-122-44  
BRYAN P TROXLER  
830 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-45  
CHRISTOPHER TOPIK  
2423 WINCHESTER CIR  
VIENNA VA 22180

644-122-46  
BLAS ELVIA ORRILLO  
433 W SANTA CLARA AVE  
SANTA ANA CA 92706

644-122-47  
GUNES D JONES  
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  
MICHAEL G BRUMBAUGH  
795 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-50  
DOUGLAS & KRISTINE LANDRUM  
777 COAST VIEW DR  
LAGUNA BEACH CA 92651

644-122-51  
ALICIA ROWE  
7324 WHITEGATE AVE  
RIVERSIDE CA 92506

644-122-52  
AMBERWICK SMOLDERING  
20351 IRVINE AVE #C6  
NEWPORT BEACH CA 92660

644-122-53  
VIJAY & MANJULA 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  
JENNIFER L TITUS  
700 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-122-56  
JESIKA R AARDEMA  
PO BOX 6202  
KETCHUM ID 83340

644-122-57  
VASKEN K GOURDIKIAN  
625 CAMILLO RD  
SIERRA MADRE CA 91024

644-122-58  
PROPERTIES LLC SENN  
21174 N 110TH WAY  
SCOTTSDALE AZ 85255

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

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

644-122-64  
JEFFREY P REGAL  
817 BUENA VISTA WAY  
LAGUNA BEACH CA 92651

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

644-122-69  
EVA QIHUA LUO  
18431 YORBA LINDA BLVD  
YORBA LINDA CA 92886

644-123-02  
JILDA E ROBINSON  
645 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

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

644-123-04  
WILLIAM N CALLAS  
23227 ROBERT RD  
TORRANCE CA 90505

644-123-05  
RUTH 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  
CAROL 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

644-123-12  
MICHAEL D WILKES  
690 THALIA ST  
LAGUNA BEACH CA 92651

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

644-123-27  
CECILE D SCOTT  
711 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-28  
HILLS LLC SDR  
705 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-29  
JOHN A ZRAICK  
699 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-30  
CANYON VIEW ENTERPRISES  
1380 ENTERPRISE PKWY  
ASHLAND OH 44805

644-123-37  
ADAM SHUKOVSKY  
700 THALIA ST  
LAGUNA BEACH CA 92651

644-123-40  
JILDA E ROBINSON  
645 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-123-42  
BRENT MARTIN KULP  
860 WENDT TER  
LAGUNA BEACH CA 92651

644-124-01  
VICKI & LARRY LONG  
711 THALIA ST  
LAGUNA BEACH CA 92651

644-124-02  
EG PROPERTIES  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117

644-124-03  
BARRY T SIMONS  
260 ST ANNES ST  
LAGUNA BEACH CA 92651

644-131-11  
DOUGLAS J FARRELL  
PO BOX 183  
SIERRA MADRE CA 91025

644-131-12  
JASON D BRIGGS  
14422 BETHANY  
CHINO CA 91710

644-134-01  
BENJAMIN E TESCHNER  
1414 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-134-02  
BRUCE DONENFELD  
1280 MORNINGSIDE DR  
LAGUNA BEACH CA 92651

644-134-03  
ARDEN A SMITH  
1492 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-134-04  
ARDEN A SMITH  
1492 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-134-14  
CHARLES & NATALIE GEDGE  
747 BAYVIEW PL  
LAGUNA BEACH CA 92651

644-134-15  
MARION J FEDORUK  
755 BAYVIEW PL  
LAGUNA BEACH CA 92651

644-134-16  
DEREK ELLIS  
36458 N BOULDER VIEW DR  
SCOTTSDALE AZ 85262

644-134-17 & 18  
DOUGLAS H CORTEZ  
789 BAYVIEW PL  
LAGUNA BEACH CA 92651

644-134-19  
CENGIZ SARIKCIOGLU  
1406 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-134-20  
THOMAS STAUDENMEIER  
1380 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-134-21  
BRETT DALY  
3051 LAGUNA CANYON RD  
LAGUNA BEACH CA 92651

644-134-22  
DANILO CACCIAMATTA  
1360 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-134-23  
LANCE W BROWN  
1330 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

644-134-27  
ELIZABETH JONES  
960 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-134-28  
HOMAN ABDOLLAHZADEH  
151 SAINT THOMAS PL  
RANCHO MIRAGE CA 92270

644-134-29  
HELANIE J FEINGOLD  
940 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-134-30  
KELLY H BOYD  
930 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-134-31  
MARK BERGENDAHL  
918 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-134-32  
KEVIN & JANET NEAL  
904 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-134-33  
HAYDEN MONARCH  
890 CANYON VIEW DR  
LAGUNA BEACH CA 92651

644-134-34  
BRADLEY M BARLOW  
876 CANYON VIEW DR  
LAGUNA BEACH CA 92677

644-134-35  
BENNY J GUZMAN  
16325 DOMANI TER  
CHINO HILLS CA 91709

644-134-36  
JASON M DEL COL  
1266 DUNNING DR  
LAGUNA BEACH CA 92651

644-134-39  
DEBRA K KOTTKE  
736 CANYON VIEW  
LAGUNA BEACH CA 92651

644-134-41  
KALMBACH & EVA STEVEN  
727 BAYVIEW PL  
LAGUNA BEACH CA 92651

644-134-44  
MORRIS M SKENDERIAN  
731 BAYVIEW PL  
LAGUNA BEACH CA 92651

644-134-45  
DOUGLAS DALE ANDERSON  
800 CANYON VIEW DR  
LAGUNA BEACH CA 92651

934-03-001  
CALVARY CHURCH  
468 LEGION ST  
LAGUNA BEACH CA 92651

934-03-002  
HOWARD CONN  
1960 GLENNEYRE ST  
LAGUNA BEACH CA 92651

934-03-003  
CHRISTINE ILLUMINATO  
765 WENDT TER  
LAGUNA BEACH CA 92651

934-03-004  
MORLEY FREITAS  
775 WENDT TER  
LAGUNA BEACH CA 92651