



March 30, 2021

Hong Mo Yang  
655 Mystic Way  
Laguna Beach, CA 92651

Dear Mr. Yang,

Attached are the documents for the View Preservation/Record of Views claim 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 using the file path Government > Community Development > Planning & Zoning > Views and Trees.

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,

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 21-8548**

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Visit Date: **March 5, 2021**  
Applicant: **Hong Mo Yang**  
View Address: **655 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/upper level: Living room, kitchen, dining room, TV/music room  
Lower level: Guest bedroom, master bedroom, office


***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Hotel Laguna, Main Beach, Heisler Park, northerly coastline and 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: 3/30/21 By: 

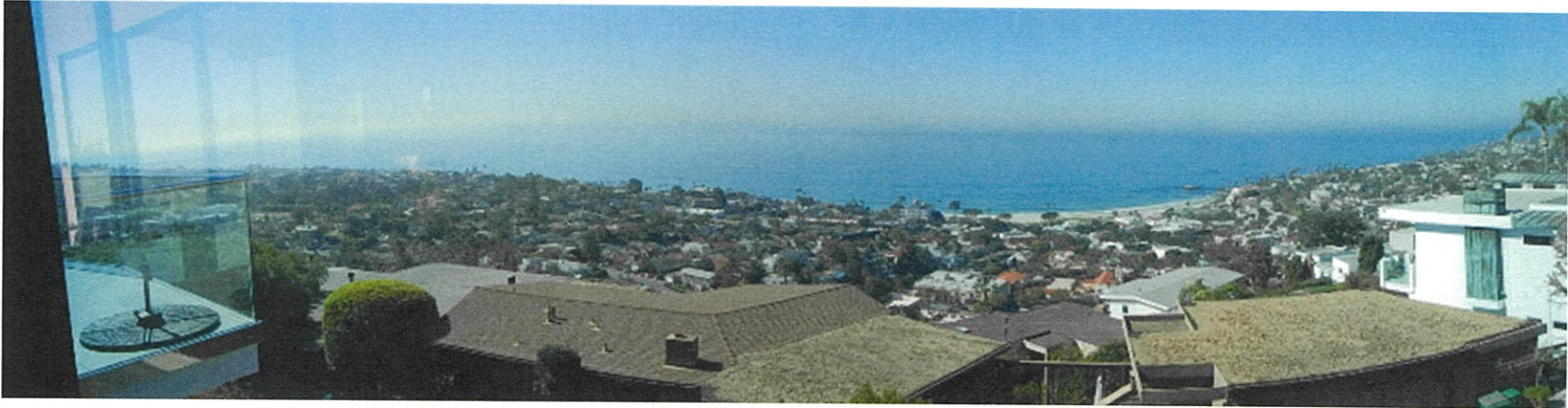
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End of Checklist



## RECORD OF VIEW

VPP 21-8548



### 655 Mystic Way

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

Visual scene: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

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

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *mjar* Submitted to property file: 3/30/21



**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente Island and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente Island and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21





**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

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

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

The photograph above was taken from the TV/music room on the main floor of the primary residential structure.

Visual scene: Catalina Island, Main Beach, Heisler Park and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

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

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente Island, Hotel Laguna, Main Beach and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente Island and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *M. J. [Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, northerly coastline and ocean horizon.

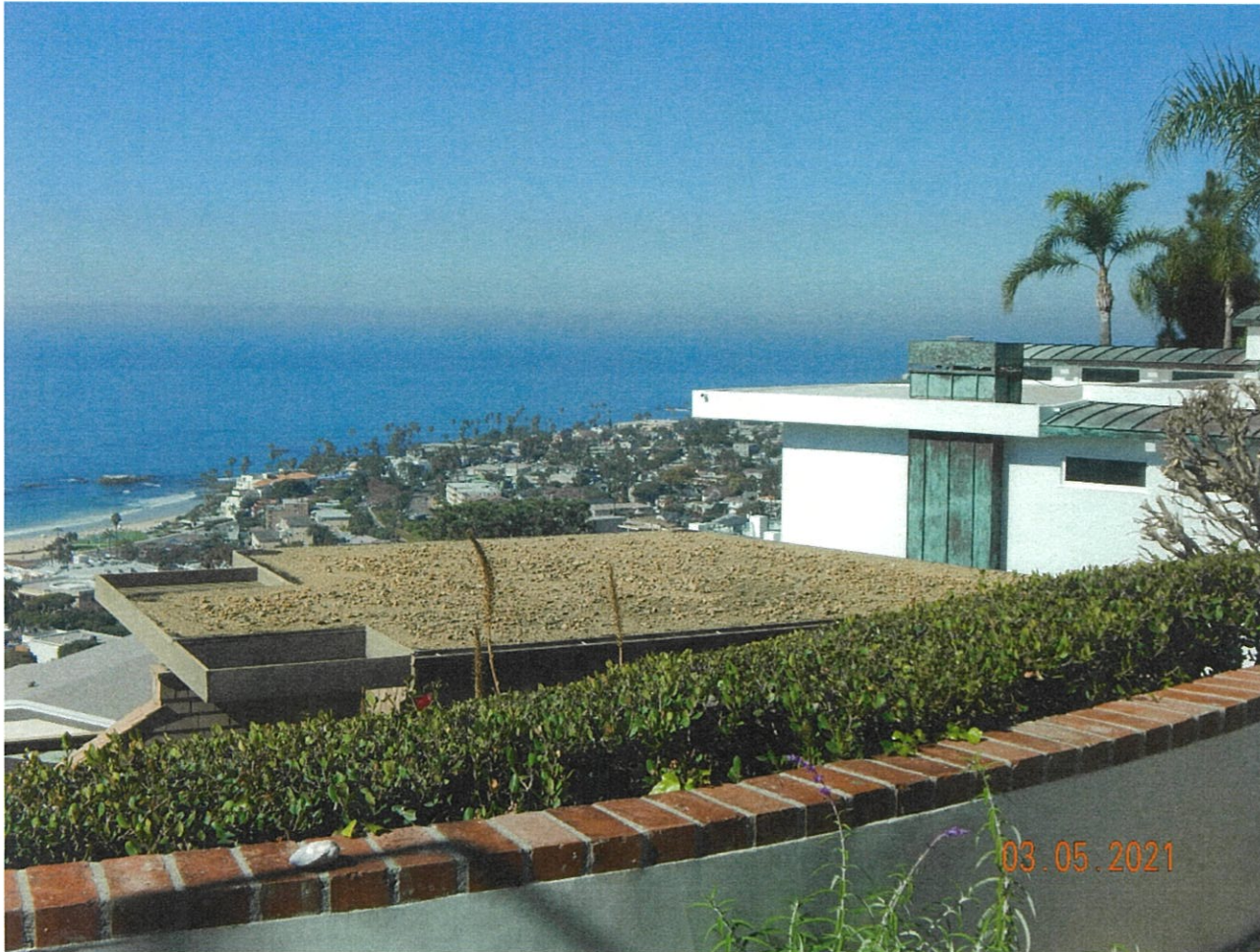
Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

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

Date of photograph: 3/5/21 Photographed by: *M. J. [Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente Island and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

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

Visual scene: San Clemente Island and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21



## RECORD OF VIEW

VPP 21-8548



### 655 Mystic Way

The photograph above was taken from the office on the lower floor of the primary residential structure.

Visual scene: San Clemente and Catalina Islands, Main Beach, Hotel Laguna, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

The photograph above was taken from the office on the lower floor of the primary residential structure.  
Visual scene: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, northerly coastline and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *M. J. [Signature]* Submitted to property file: *3/30/21*

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**RECORD OF VIEW**

**VPP 21-8548**



**655 Mystic Way**

The photograph above was taken from the office on the lower floor of the primary residential structure.

Visual scene: San Clemente Island and ocean horizon.

Date of photograph: 3/5/21 Photographed by: *[Signature]* Submitted to property file: 3/30/21

Document  
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March 30, 2021

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-8548**  
**655 Mystic Way, Laguna Beach**

Dear Property Owner:

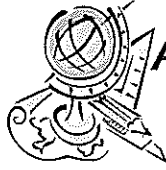
A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **655 Mystic Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a 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 and Trees. 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  
Planning Division, Community Development  
tfarr@lagunabeachcity.net



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

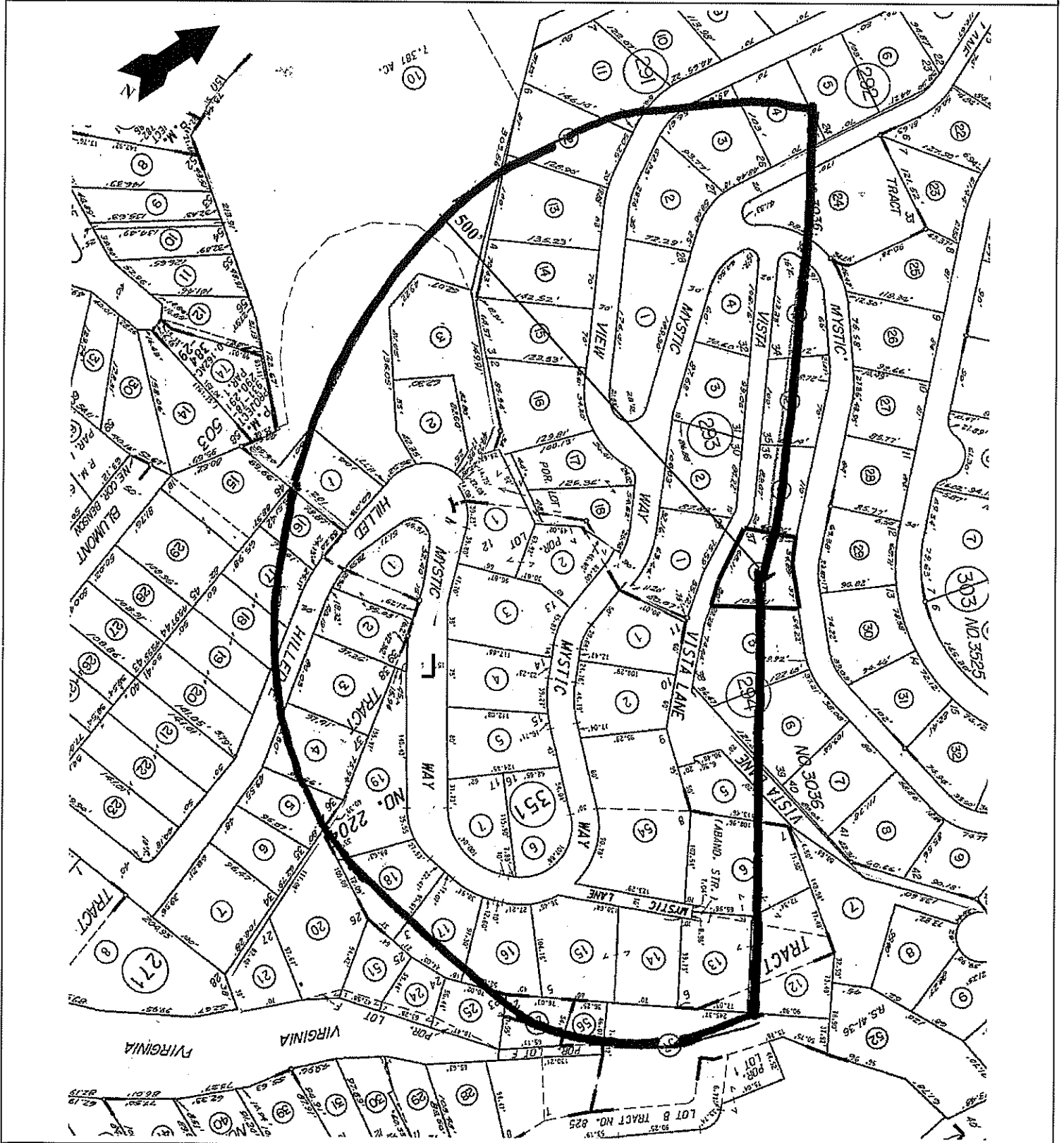
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 641-294-04  
500' RADIUS for View Preservation

Address: 655 MYSTIC 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

MAR 22 2021

ZONING DIVISION  
CITY OF LAGUNA BEACH, CA

#10546  
3/21/2021

**500' Ownership Listing  
(for View Preservation)  
Prepared for:**

**641-294-04  
HONG M YANG  
655 MYSTIC WAY  
LAGUNA BEACH CA 92651**

641-271-01  
DONALD G WHITLATCH  
501 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-271-02  
RUSSELL C HANSEN  
505 MYSTIC DAY  
LAGUNA BEACH CA 92651

641-271-03  
HEATHER ANNE CHALMERS  
475 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-271-04  
SAM SIDES  
465 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-271-05  
RICHARD K QUAN  
212 S PALM AVE 101  
ALHAMBRA CA 91801

641-272-15  
DARREN M CRAWFORD  
404 BLUMONT ST  
LAGUNA BEACH CA 92651

641-272-16  
GLORIA G FICKLING  
490 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-272-17  
KARYN LEWANDOWSKI  
484 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-272-18  
GRACE T GOLD  
1513 BEVERLY DR  
ARCATA CA 95521

641-272-19  
CLAYTON TOWNES HALE  
474 HILLEDGE DR  
LAGUNA BEACH CA 92651

641-281-01  
LAWRENCE S LEE  
PO BOX 845  
CORONA DEL MAR CA 92625

641-281-02  
JOHNSON FINANCIAL SERVICES  
506 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-281-03  
PERSHANT MEHTA  
217 KENSINGTON CT  
HOUSTON TX 77024

641-281-10  
KEVIN BALDRIDGE  
500 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-291-11  
THOMAS MICHAEL LOUNIBOS  
640 MYSTIC VW  
LAGUNA BEACH CA 92651

641-291-12  
REZA KHOSHNIYATI  
636 MYSTIC VW  
LAGUNA BEACH CA 92651

641-291-13  
FIRST AMERICAN  
9 FIRST AMERICAN WAY  
SANTA ANA CA 92707

641-291-14  
ROBERT MC CORD  
624 MYSTIC VW  
LAGUNA BEACH CA 92651

641-291-15, 16  
GWEN JOHNSON MYERS  
1333 TERRACE WAY  
LAGUNA BEACH CA 92651

641-291-17  
THOMAS J 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 & CAROLE G SALEM  
612 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-292-02  
DAVID M & ANGELA M CARR  
3240 ROUNDWOOD RD  
CHAGRIN FALLS OH 44022

641-292-03  
JAMES RANDOLPH & JESSICA MARIE  
BURRITT  
630 VISTA LN  
LAGUNA BEACH CA 92651

641-292-04  
NANCE L HOVE  
640 VISTA LN  
LAGUNA BEACH CA 92651

641-292-05  
SETH R JOHNSON  
646 VISTA LN  
LAGUNA BEACH CA 92651

641-293-01  
GARY P HUNT  
644 17TH ST  
MANHATTAN BEACH CA 90266

641-293-02  
SAM A BORNO  
612 VISTA LN  
LAGUNA BEACH CA 92651

641-293-03  
FORMAN SCOTT K & MARGIE  
25 HIGH WATER  
NEWPORT COAST CA 92657

641-293-04  
JOSEPH A MARCHICA  
618 VISTA PARK  
LAGUNA BEACH CA 92651

641-294-01  
MARCY ELLEN HORENSTEIN  
625 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-294-02  
PAULA J LINGELBACH  
P O BOX 4290  
LAGUNA BEACH CA 92652

641-294-03  
GILLIAN CAIRNS  
645 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-294-04  
HONG M YANG  
655 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-294-05  
CRAIG E RICE  
661 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-294-06  
ESMAIEL JASSIM  
P O BOX 7136  
LAGUNA NIGUEL CA 92607

641-303-24  
KATHLEEN NORRIS DAVIS  
622 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-01  
P&PMYSTIC LLC  
261 SAN JOAQUIN ST  
LAGUNA BEACH CA 92651

641-351-02  
PAULETTE J AUSTER  
592 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-03  
HUIMIN WANG  
586 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-04  
580 MYSTIC WAY  
580 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-05  
ADRIAN PAUL FOLEY  
572 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-06  
LEBRUN J AL  
560 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-351-07  
STEVEN & LINDA 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 O'BRIEN  
600 VISTA LN  
LAGUNA BEACH CA 92651

641-352-06  
LMK REAL ESTATE  
PO BOX 4302  
EDWARDS CO 81632

641-352-12  
JAMES C ASHLEY  
28241 CROWN VALLEY F-233  
LAGUNA NIGUEL CA 92677

641-352-13  
MICHAEL L SHAPIRO  
555 MYSTIC LN  
LAGUNA BEACH CA 92651

641-352-14  
STEVEN L & COLLEEN G MARSHALL  
553 MYSTIC LN  
LAGUNA BEACH CA 92651

641-352-15  
DALE R AUSLANDER  
1005 COAST VIEW DR  
LAGUNA BEACH CA 92651

641-352-16  
JOHN CHRISTOPHER & DIANA  
PATRICIA THERON  
545 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-352-17  
NANCY J 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 A KING  
517 MYSTIC WAY  
LAGUNA BEACH CA 92651

641-352-20  
PREMIER TR INC TR ALLAN  
660 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-25  
ROBIN DOUGLAS WILLIAMS  
690 VIRGINIA PARK DR  
LAGUNA BEACH CA 92651

641-352-26  
GREGORY C & KATHLEEN R ABEL  
855 LA VISTA DR  
LAGUNA BEACH CA 92651

641-352-54  
HAFIZ TAREK  
821 GAINSBOROUGH DR  
LAGUNA BEACH CA 92651

641-352-56  
GREGORY C ABEL  
855 LA VISTA  
LAGUNA BEACH CA 92651

641-352-57  
ABEL G C & K 1985 LIVING TRUST  
855 LA VISTA DR  
LAGUNA BEACH CA 92651