



June 15, 2021

Sam Borno
612 Vista Lane
Laguna Beach, CA 92651

Dear Mr. Borno,

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.

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 21-9300**

Visit Date: **June 9, 2021**
Applicant: **Sam Borno**
View Address: **612 Vista Lane**

Visit Conducted by: **Tony Farr, Associate Planner**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living room, kitchen
Lower level: TV room, 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, whitewater and the ocean horizon.

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: 6/15/21 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

Visual scene description: Catalina Island, northerly coastline, whitewater beach and ocean horizon.

Date of photograph: 06/09/21 Photographed by: *mfarr* Submitted to property file: 6/15/21

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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, whitewater and ocean horizon.

Date of photograph: 06/09/21 Photographed by: nyan Submitted to property file: 6/15/21



RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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, whitewater and ocean horizon.

Date of photograph: 06/09/21 Photographed by: myan Submitted to property file: 6/15/21

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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, whitewater and ocean horizon.

Date of photograph: 06/09/21 Photographed by: *[Signature]* Submitted to property file: 6/15/21



RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *[Signature]* Submitted to property file: 6/15/21

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *mfarr* Submitted to property file: *6/15/21*



RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *myfan* Submitted to property file: *6/15/21*



RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *myan* Submitted to property file: 6/15/21



RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *[Signature]* Submitted to property file: 6/15/21



RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *mjarr* Submitted to property file: *6/15/21*



RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *[Signature]* Submitted to property file: 6/15/21

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *Myan* Submitted to property file: *6/15/21*

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *myra* Submitted to property file: *6/15/21*

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *W. J. [Signature]* Submitted to property file: *6/15/21*

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *mfarr* Submitted to property file: *6/15/21*

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: W. J. [Signature] Submitted to property file: 6/15/21

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *[Signature]* Submitted to property file: 6/15/21

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RECORD OF VIEW

VPP 21-9300



612 Vista Lane

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

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

Date of photograph: 06/09/21 Photographed by: *[Signature]* Submitted to property file: 6/15/21

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June 15, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9300
612 Vista Lane, 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 **612 Vista Lane**. 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. 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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

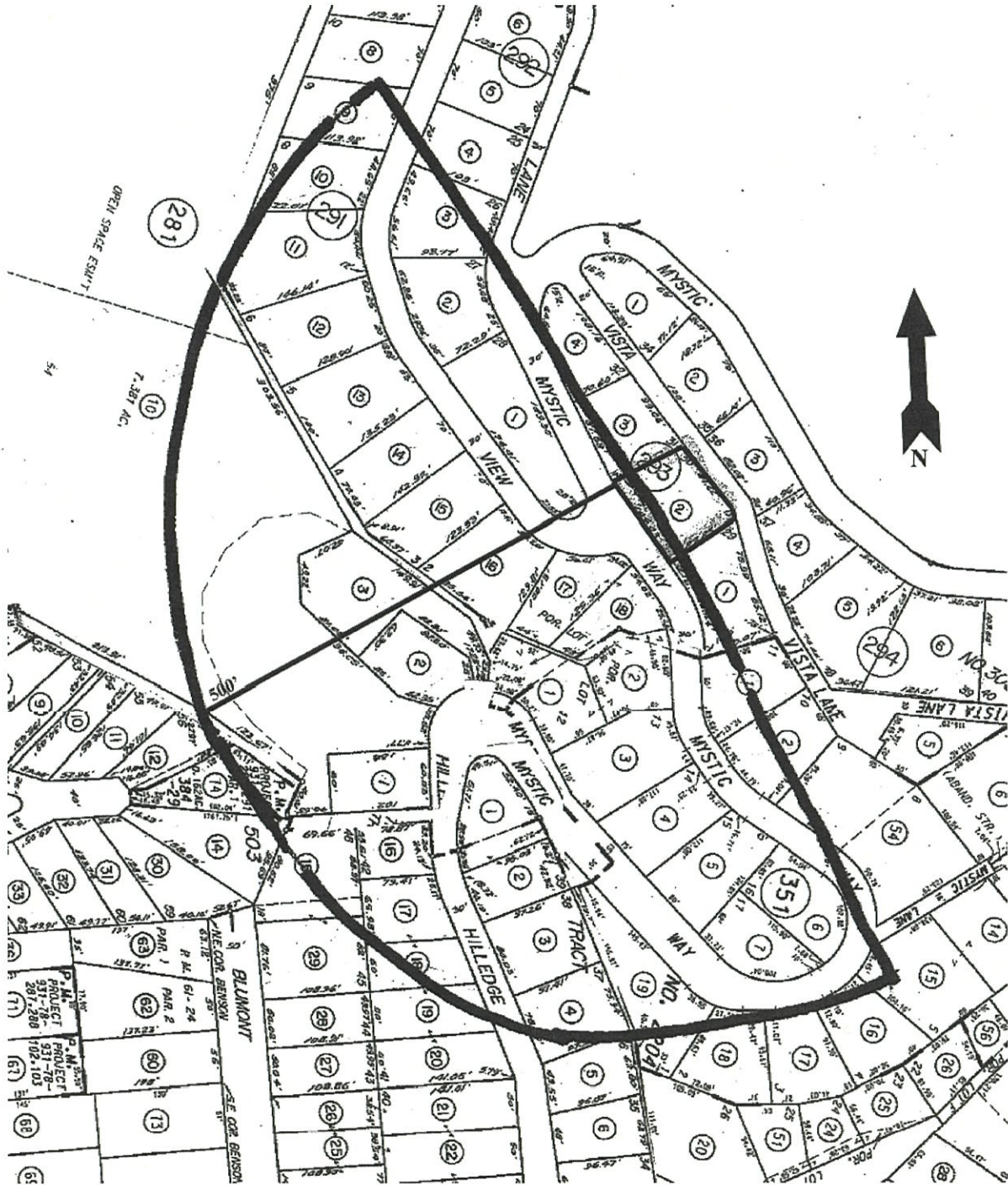
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 641-293-02
300' RADIUS

Address: 612 VISTA LN
LAGUNA BEACH CA 92651



#10673
6/14/2021



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 Denise@Advancedlisting.com

RECEIVED

JUN 15 2021

PLANNING DIVISION
CITY OF LAGUNA BEACH

500' OWNERSHIP LISTING PREPARED FOR:

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

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

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

641-272-14
BERNDT LOHR-SCHMIDT
8121 TIANNA RD
LOS ANGELES CA 90046

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

641-272-20
MINDAUGAS E GEDGAUDAS
23923 WILDWOOD CANYON RD
NEWHALL CA 91321

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

641-291-08
EMPRESA LLC
PO BOX 7733
LAGUNA NIGUEL CA 92607

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

641-271-02
RUSSELL C HANSEN
505 MYSTIC DAY
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

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

641-272-29
SANDRA FAULKNER KIKERPILL
410 BLUMONT
LAGUNA BEACH CA 92651

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

641-291-09
CORT WRIGHT KLOKE
650 MYSTIC VW
LAGUNA BEACH CA 92651

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

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

641-272-12
JOSHUA CHEN
24 VIA AMANTI
NEWPORT COAST CA 92657

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

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

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

641-291-10
POURAN HONARKAR
PO BOX 1438
LAGUNA BEACH CA 92652

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

641-293-01
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

641-351-01
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

641-352-15
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

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

931-78-102
EDWARD A & JANET BARBIERI
390 LOMA TER
LAGUNA BEACH CA 92651

931-78-103
EDWARD A BARBIERI
390 LOMA TER 2
LAGUNA BEACH CA 92651