



August 10, 2021

Bienvenida S. Cruz
662 Vista Lane
Laguna Beach, CA 92651

Dear Ms. Cruz,

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,

A handwritten signature in blue ink that reads "Tony Farr".

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 21-9758**

Visit Date: **7/27/21**

Applicant: **Bienvenida S. Cruz**
View Address: **662 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, dining room, kitchen, master bedroom
Lower level: Bedroom #3, bedroom #2
Bottom level: Studio

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, Heisler Park, whitewater, ocean horizon and hillside terrain.

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: 8/10/21 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 21-9758



662 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, Heisler Park, whitewater, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 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, Heisler Park, whitewater, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: *mfarr* Submitted to property file: *8/10/21*

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RECORD OF VIEW

VPP 21-9758



662 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, whitewater, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: *Myra* Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 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, whitewater, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: *8/10/21*

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

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

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

Date of photograph: 7/27/21 Photographed by: *Myarr* Submitted to property file: *8/10/21*

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

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

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

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21



RECORD OF VIEW

VPP 21-9758



662 Vista Lane

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

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

Date of photograph: 7/27/21 Photographed by: [signature] Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

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

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

Date of photograph: 7/27/21 Photographed by: *Nyan* Submitted to property file: *8/10/21*

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RECORD OF VIEW

VPP 21-9758



662 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, Heisler Park, whitewater, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: myan Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 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, Heisler Park, whitewater, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

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

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

Date of photograph: 7/27/21 Photographed by: [signature] Submitted to property file: 8/10/21



RECORD OF VIEW

VPP 21-9758



662 Vista Lane

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

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

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21



RECORD OF VIEW

VPP 21-9758



662 Vista Lane

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

Visual scene description: Catalina Island, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21



RECORD OF VIEW

VPP 21-9758



662 Vista Lane

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

Visual scene description: hillside terrain.

Date of photograph: 7/27/21 Photographed by: *M. J. [Signature]* Submitted to property file: *8/10/21*

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the bedroom #3 on the lower level of the primary residential structure.

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

Date of photograph: 7/27/21 Photographed by: M. J. [Signature] Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the bedroom #3 on the lower level of the primary residential structure.

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

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21



RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the bedroom #3 on the lower level of the primary residential structure.

Visual scene description: Catalina Island, whitewater, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: *M. J. [Signature]* Submitted to property file: 8/10/21



RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the bedroom #3 on the lower level of the primary residential structure.

Visual scene description: hillside terrain.

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the bedroom #2 on the lower level of the primary residential structure.

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

Date of photograph: 7/27/21 Photographed by: [Signature] Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the bedroom #2 on the lower level of the primary residential structure.

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

Date of photograph: 7/27/21 Photographed by: [Signature] Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the bedroom #2 on the lower level of the primary residential structure.

Visual scene description: hillside terrain.

Date of photograph: 7/27/21 Photographed by: *M. J. [Signature]* Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the studio on the bottom/lowest level of the primary residential structure.

Visual scene description: hillside terrain.

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21



RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the studio on the bottom/lowest level of the primary residential structure.

Visual scene description: Catalina Island, whitewater, ocean horizon and hillside terrain.

Date of photograph: 7/27/21 Photographed by: *Mason* Submitted to property file: *8/15/21*

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the studio on the bottom/lowest level of the primary residential structure.

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

Date of photograph: 7/27/21 Photographed by: *[Signature]* Submitted to property file: 8/10/21



RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the studio on the bottom/lowest level of the primary residential structure.

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

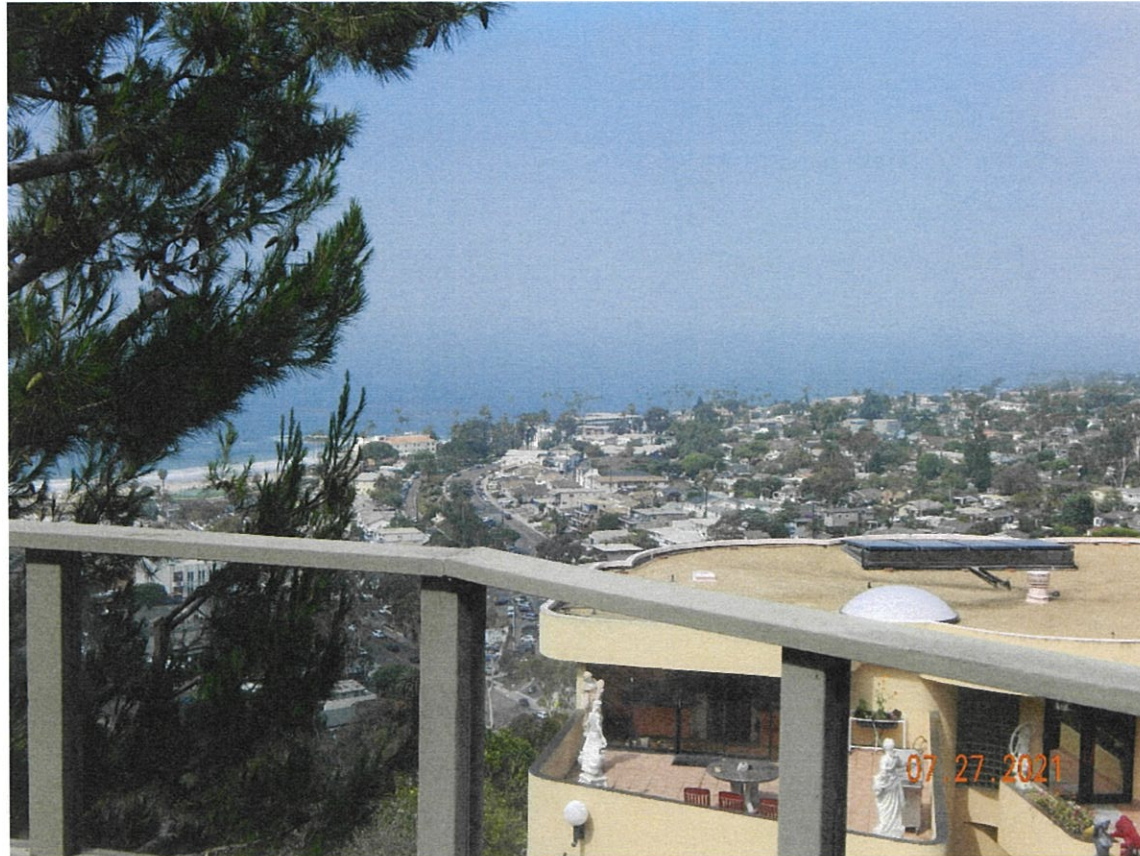
Date of photograph: 7/27/21 Photographed by: *M. J. [Signature]* Submitted to property file: *8/10/21*

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the studio on the bottom/lowest level of the primary residential structure.

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

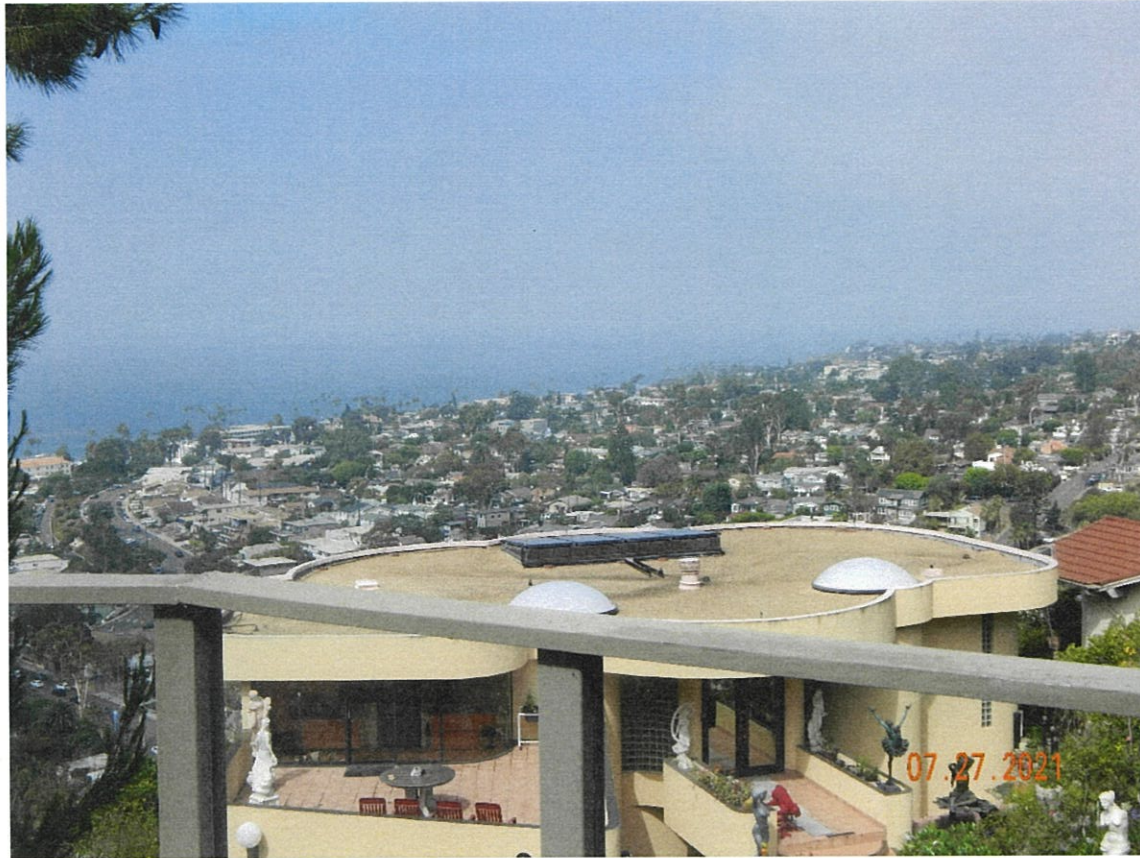
Date of photograph: 7/27/21 Photographed by: *Myra* Submitted to property file: 8/10/21

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RECORD OF VIEW

VPP 21-9758



662 Vista Lane

The photograph above was taken from the studio on the bottom/lowest level of the primary residential structure.

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

Date of photograph: 7/27/21 Photographed by: *Mason* Submitted to property file: 8/10/21



August 10, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9758
662 Vista Lane, Laguna Beach, CA

Dear Property Owner:

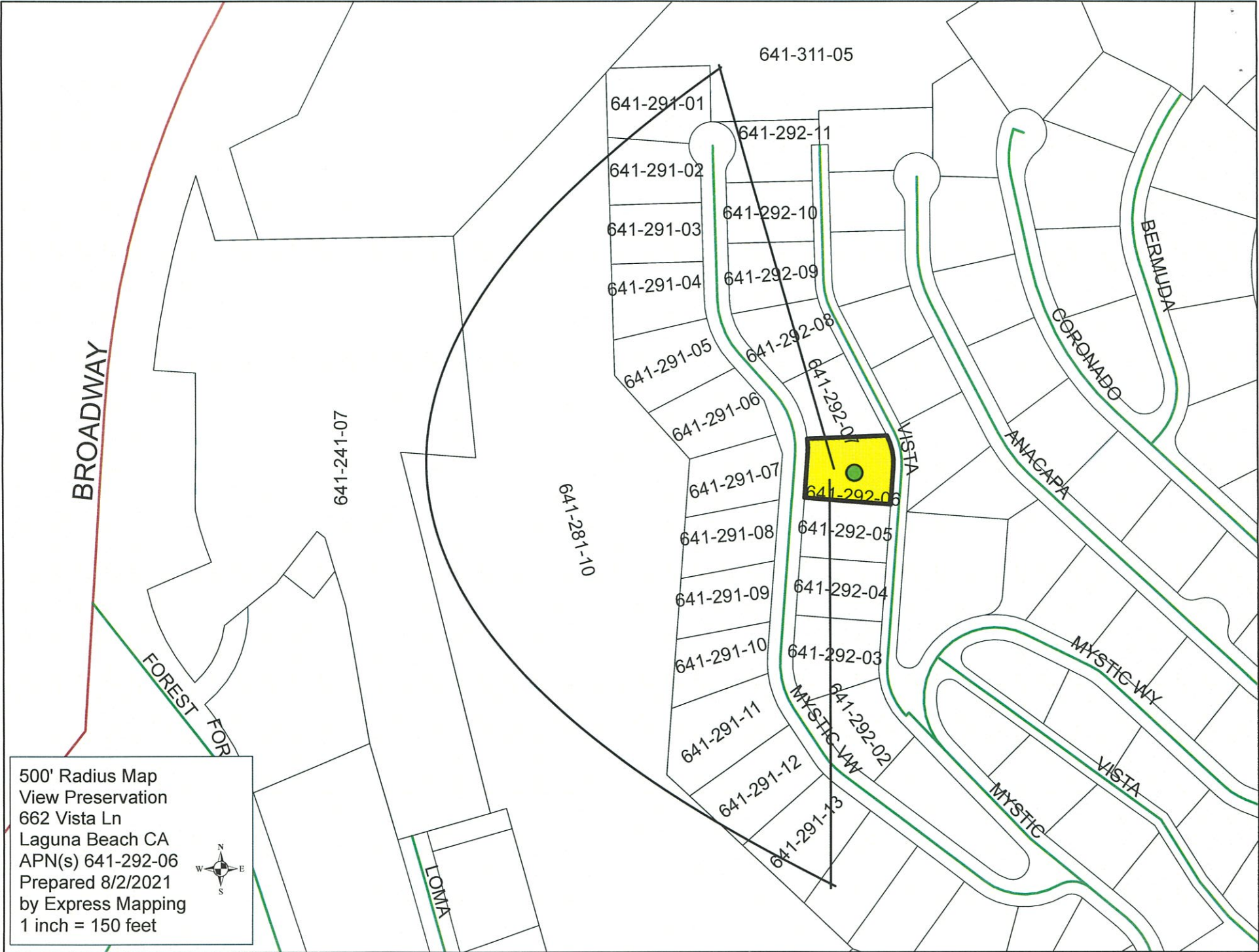
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **662 Vista Lane**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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,

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



500' Radius Map
View Preservation
662 Vista Ln
Laguna Beach CA
APN(s) 641-292-06
Prepared 8/2/2021
by Express Mapping
1 inch = 150 feet



SUSAN W. CASE, INC.

orders@susancaseinc.com

*917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105*

File #318552
662 Vista Ln
Laguna Beach CA
500' View Preservation
APN 641-292-06
August 2 2021

641 241 07
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

641 281 10
Baldrige
500 Mystic Way
Laguna Beach CA 92651

641 291 01
Mohsin Shah
696 Mystic Vw
Laguna Beach CA 92651

641 291 02
Fred Sabatine
694 Mystic Vw
Laguna Beach CA 92651

641 291 03
Michael Burdick
688 Mystic Vw
Laguna Beach CA 92651

641 291 04
F E & E Peacher
682 Mystic Vw
Laguna Beach CA 92651

641 291 05
Lara Godbille
97 Biltmore Est
Phoenix AZ 85016

641 291 06
Bonnie Davis
670 Mystic Vw
Laguna Beach CA 92651

641 291 07
Joan Stratton
Po Box 1896
Laguna Beach CA 92652

641 291 08
Empresa LLC
Po Box 7733
Laguna Niguel CA 92607

641 291 09
Cort Wright C W Kloke
650 Mystic Vw
Laguna Beach CA 92651

641 291 10
Pouran Honarkar
Po Box 1438
Laguna Beach CA 92652

641 291 11
Gregory & Donna Allen
88 Sidney Bay Dr
Newport Coast CA 92657

641 291 12
Reza R K Khoshniyati
636 Mystic Vw
Laguna Beach CA 92651

641 291 13
First American Fbs
9 First American Way
Santa Ana CA 92707

641 292 02
David Carr
620 Mystic Way
Laguna Beach CA 92651

641 292 03
James Randolph Burritt
630 Vista Ln
Laguna Beach CA 92651

641 292 04
Nance Hove
640 Vista Ln
Laguna Beach CA 92651

641 292 05
Seth Johnson
646 Vista Ln
Laguna Beach CA 92651

641 292 06
Bienvenida Cruz
662 Vista Ln
Laguna Beach CA 92651

641 292 07
Michael Polini
670 Vista Ln
Laguna Beach CA 92651

641 292 08
B & K Hutchinson LLC
4301 Lakeside Dr
Dallas TX 75219

641 292 09
Ruby Yuriye Fujiwara
684 Vista Ln
Laguna Beach CA 92651

641 292 10
Mary Dawson
690 Vista Ln
Laguna Beach CA 92651

641 292 11
Mary Spencer Peterson
1298 Anacapa Way
Laguna Beach CA 92651

641 311 05
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651