



August 2, 2021

Laurie Bruns
691 Mystic Way
Laguna Beach, CA 92651

Dear Ms. Bruns,

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 "mfarr".

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 21-9753**

Visit Date: **7/21/2021**

Applicant: **Laurie Bruns**
View Address: **691 Mystic Way**

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: Dining room, kitchen, living room
Lower level: Guest bedroom, exercise room, 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 includes San Clemente and Catalina Islands 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: 8/2/21 By: 

End of Checklist



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *M. J. [Signature]* Submitted to property file: *8/2/21*

Document
1 of 12



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *M. J. [Signature]* Submitted to property file: *8/2/21*

Document
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RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *Marc* Submitted to property file: *010/21*



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *[Signature]* Submitted to property file: *8/2/21*

Document
4 of 12



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *MJaw* Submitted to property file: *8/2/21*

Document
5 of 12



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *[Signature]* Submitted to property file: 8/2/21

Document
6 of 12



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *M. J. [Signature]* Submitted to property file: *8/2/21*



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: [Signature] Submitted to property file: 8/2/21



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *M. J. [Signature]* Submitted to property file: *8/2/07*

Document
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RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: M. J. [Signature] Submitted to property file: 8/2/21

Document
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RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *[Signature]* Submitted to property file: 8/2/21



RECORD OF VIEW

VPP 21-9753



691 Mystic Way

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 7/21/2021 Photographed by: *mfarr* Submitted to property file: *8/2/21*



August 2, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-9753
691 Mystic Way, 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 **691 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.

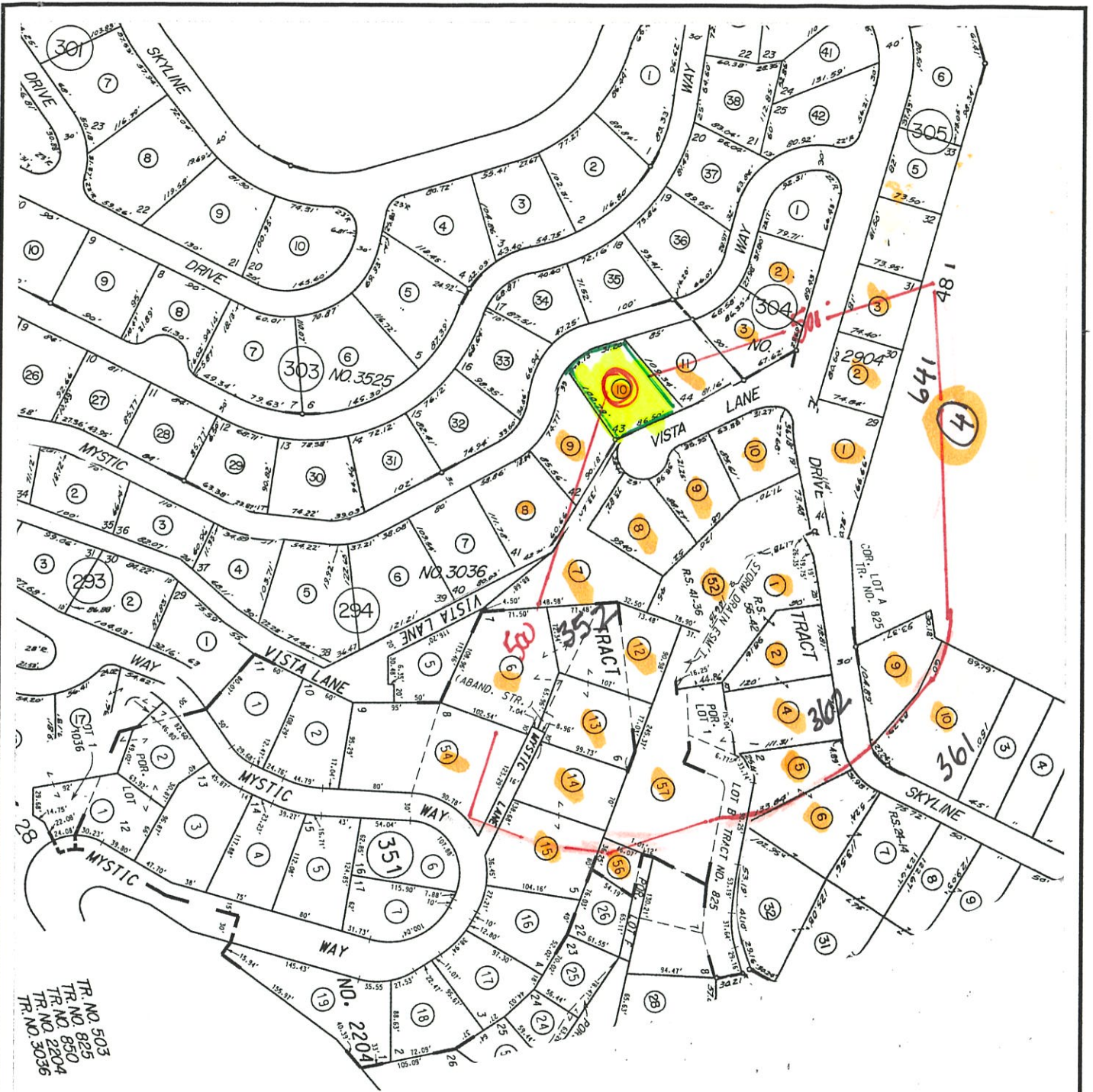
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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 & 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




TR. NO. 503
 TR. NO. 885
 TR. NO. 880
 TR. NO. 2204
 TR. NO. 3036

MM 2
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Map Preparer:
SUSAN W. CASE, INC.
 4000 BARRANCA PKWY #250
 IRVINE CA 92604
 949 494 6105
 susan@susancaseinc.com

FILE # 218674
 691 MYSTIC WAY
 LAGUNA BEACH CA
 VIEW PRESERVATION
 JULY 28 2021
 641 294 10



SUSAN W. CASE, INC.

OWNERSHIP MAP

SUSAN W. CASE, INC.
orders@susancaseinc.com

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

FILE # 218674
691 MYSTIC WAY
LAGUNA BEACH CA
VIEW PRESERVATION
JULY 28 2021
641 294 10

641 294 08
Neal & Jennifer Reenan
329 E 6th St
Hinsdale IL 60521

641 294 09
James Richard Shoemaker
685 Mystic Way
Laguna Beach CA 92651

641 294 10
Bruns
691 Mystic Way
Laguna Beach CA 92651

641 294 11
Evan Linder
607 Mystic Way
Laguna Beach CA 92651

641 304 02
Barbara Peyton
725 Mystic Way
Laguna Beach CA 92651

641 304 03
Stephen Mills
715 Mystic Way
Laguna Beach CA 92651

641 305 01
Thomas Cuccia
1106 Skyline Dr
Laguna Beach CA 92651

641 305 02
Raubinger
1962 Anna Ln
Vista CA 92083

641 305 03
Kenneth Roberts
1126 Skyline Dr
Laguna Beach CA 92651

641 352 06
Lmk Real Estate LLC
Po Box 4302
Edwards CO 81632

641 352 07
Stt Financial LLC
17871 N 95th St
Scottsdale AZ 85255

641 352 08
Rita Wilson
564 Vista Ln
Laguna Beach CA 92651

641 352 09
Peter & Rania Sarkis
1070 Noria St
Laguna Beach CA 92651

641 352 10
1105 Skyline Drive LLC
1105 Skyline Dr
Laguna Beach CA 92651

641 352 12
James Ashley
28241 Crown Valley Pkwy #F-233
Laguna Niguel CA 92677

641 352 13
Michael Shapiro
555 Mystic Ln
Laguna Beach CA 92651

641 352 14
Marshall
553 Mystic Ln
Laguna Beach CA 92651

641 352 15
Dale Auslander
1005 Coast View Dr
Laguna Beach CA 92651

641 352 52
Catherine Kunzweiler
1103 Skyline Dr
Laguna Beach CA 92651

641 352 54
Tarek Hafiz
821 Gainsborough Dr
Laguna Beach CA 92651

641 352 56
Gregory Abel
855 La Vista Dr
Laguna Beach CA 92651

641 352 57
G C & K Abel
855 La Vista Dr
Laguna Beach CA 92651

641 361 09
Danny Ogden
1082 Skyline Dr
Laguna Beach CA 92651

641 361 10
Vincent Lam
1076 Skyline Dr
Laguna Beach CA 92651

641 362 01
Douglas Joel Sikorski
1101 Skyline Dr
Laguna Beach CA 92651

641 362 02
J & L Flanders
1099 Skyline Dr
Laguna Beach CA 92651

641 362 04
Cmr Partners LP
4608 Byron Cir
Irving TX 75038

641 362 05
Northern Company
1087 Skyline Dr
Laguna Beach CA 92651

641 362 06
Todd Merkel
1085 Skyline Dr
Laguna Beach CA 92651

641 481 04
L Mountain Homeowners
1285 Pacific Ave
Laguna Beach CA 92651