



September 27, 2021

Huimin Wang
586 Mystic Way
Laguna Beach, CA 92651

Dear Mr. Wang,

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 21-9530**

Visit Date: **9/15/21**
Applicant: **Huimin Wang**
View Address: **586 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: Living room, dining room, kitchen
Mid level: Master bedroom, gym, guest bedroom
Lower level: Guest bedroom, game room, theater

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 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: 9/27/21 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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, whitewater and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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, whitewater and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *W. J. Van* Submitted to property file: *9/27/21*

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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, whitewater and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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, whitewater and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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, whitewater and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *myan* Submitted to property file: *9/27/21*



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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, whitewater and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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, whitewater and ocean horizon.

Date of photograph: 9/15/21 Photographed by: *mjarr* Submitted to property file: *9/27/21*

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: [Signature] Submitted to property file: 9/27/21



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: [signature] Submitted to property file: 9/27/21



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

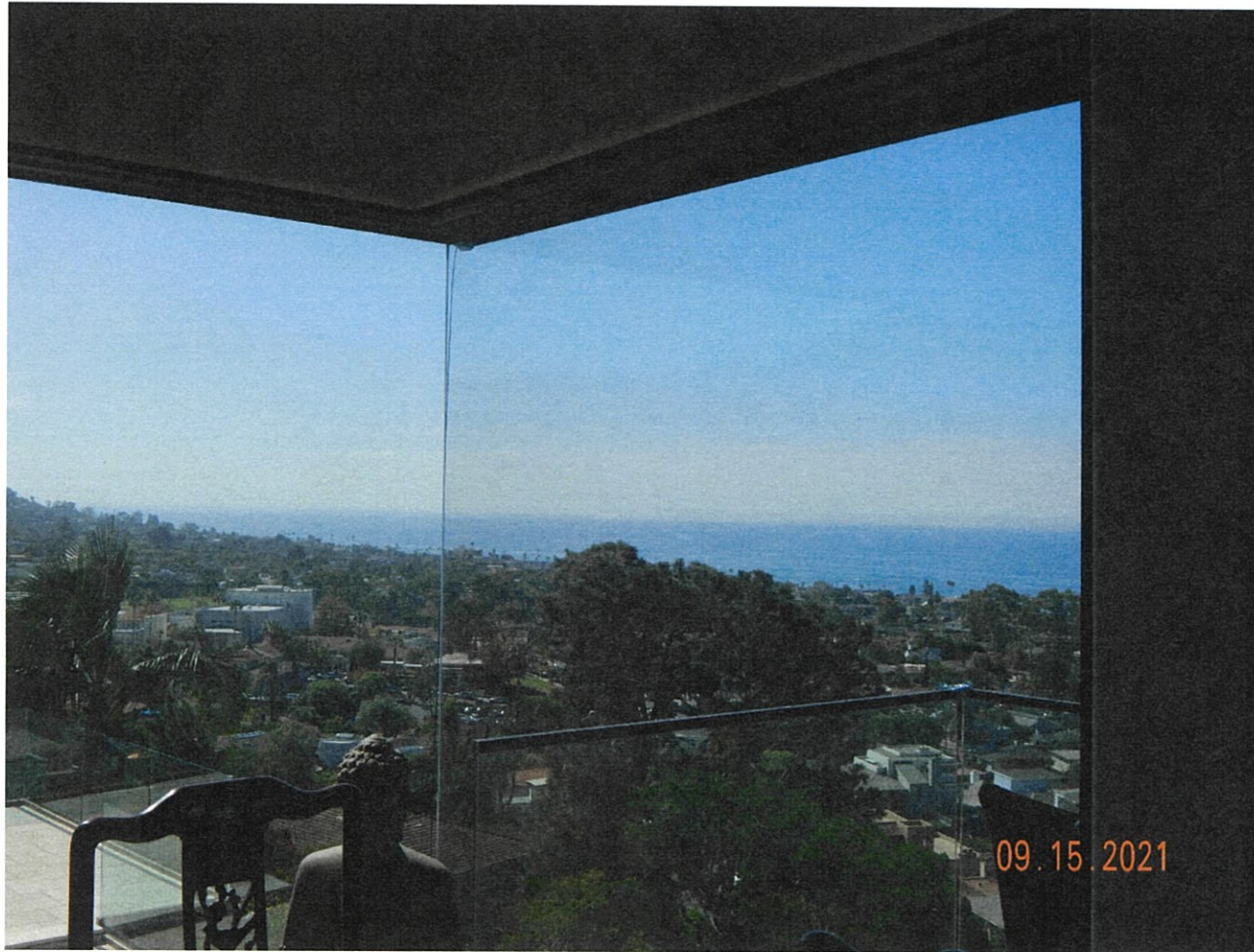
Date of photograph: 9/15/21 Photographed by: *Ryan* Submitted to property file: *9/27/21*

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/27/21*

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *Marr* Submitted to property file: *9/27/21*



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: M. J. Fair Submitted to property file: 9/27/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/27/21*



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/27/21*

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *Moss* Submitted to property file: *9/27/21*



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: Mason Submitted to property file: 9/22/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: M. J. [Signature] Submitted to property file: 9/27/21



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *[Signature]* Submitted to property file: 9/27/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *Myra* Submitted to property file: *9/27/21*



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: *M. Jara* Submitted to property file: *9/27/21*



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

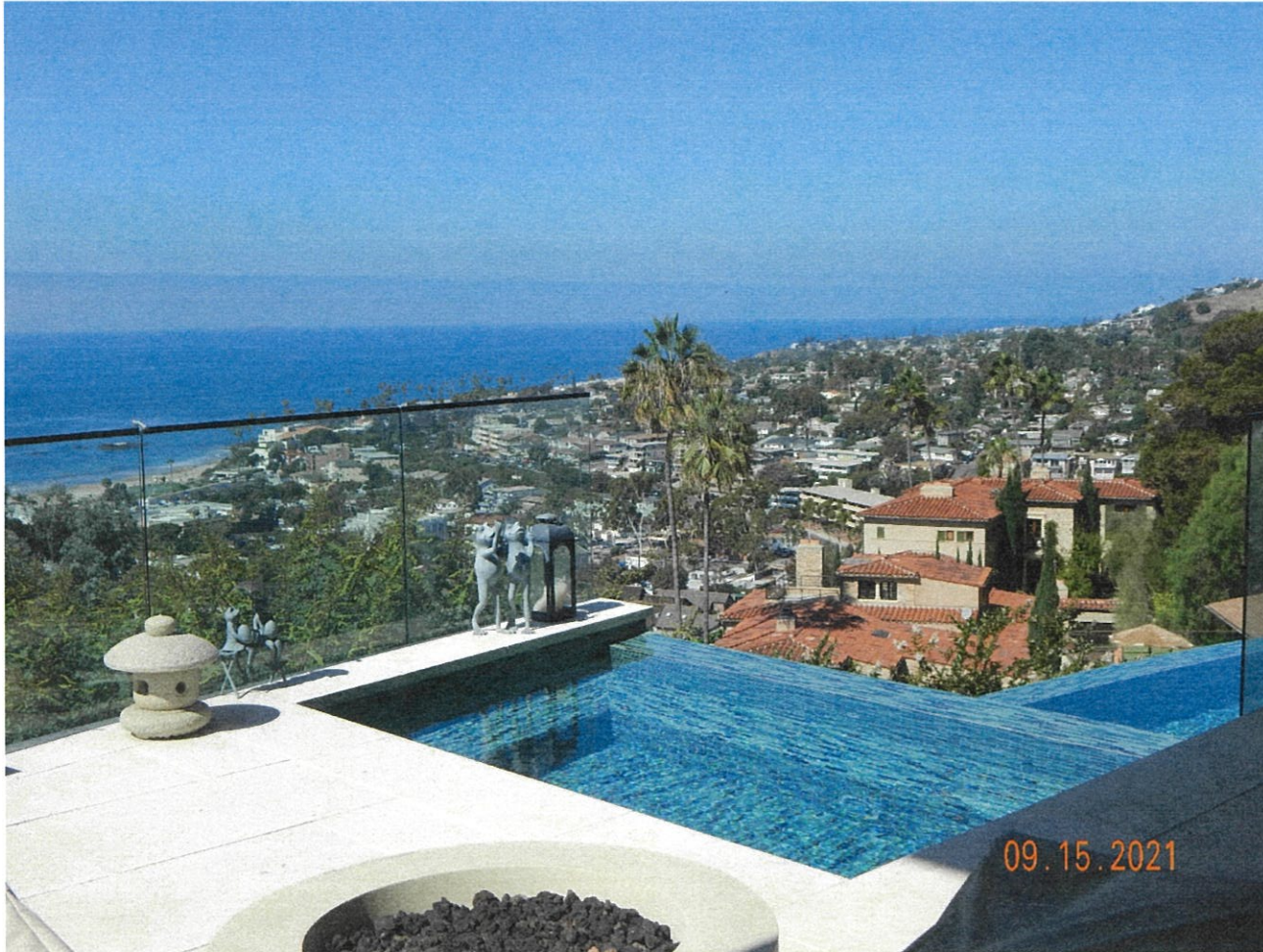
Visual scene description: Catalina Island, Main Beach, whitewater and ocean horizon.

Date of photograph: 9/15/21 Photographed by: M. J. [Signature] Submitted to property file: 9/27/21



RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: M. J. [Signature] Submitted to property file: 9/27/21

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RECORD OF VIEW

VPP 21-9530



586 Mystic Way

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

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

Date of photograph: 9/15/21 Photographed by: M. J. [Signature] Submitted to property file: 9/27/21

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September 27, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
 View Preservation VPP 21-9530
 586 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 **586 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



500' View Preservation
586 Mystic Way
Laguna Beach CA
APN(s) 641-351-03
Prepared 9/20/2021
by Susan Case Inc
1 inch = 150 feet



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

File #318625
586 Mystic Way
Laguna Beach CA
APN 641-351-03
500' View Preservation
September 20 2021

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

641 271 01
Donald G D Whitlatch
501 Mystic Way
Laguna Beach CA 92651

641 271 02
Kristi Brown
20993 Greenmont Dr
Bend OR 97702

641 271 03
V Boston
475 Hilledge Dr
Laguna Beach CA 92651

641 271 04
Sam Sides
465 Hilledge Dr
Laguna Beach CA 92651

641 271 05
Richard Jack Quan
212 S Palm Ave #101
Alhambra CA 91801

641 271 06
Brian Corrigan
455 Hilledge Dr
Laguna Beach CA 92651

641 271 07
Seminoff Trust
2821 Ridge Dr
Laguna Beach CA 92651

641 271 08
Mark Evans
435 Hilledge Dr
Laguna Beach CA 92651

641 271 09
Michael Iannotti
423 Hilledge Dr
Laguna Beach CA 92651

641 272 08
Alexander Holland
10627 Amberglades Ln
San Diego CA 92130

641 272 09
Dennis Myers
2663 Nido Way
Laguna Beach CA 92651

641 272 10
Donald G D Whitlatch
501 Mystic Way
Laguna Beach CA 92651

641 272 11
Elizabeth Reid
702 N Canon Dr
Beverly Hills CA 90210

641 272 12
Joshua Chen
24 Via Amanti
Newport Coast CA 92657

641 272 14
Berndt Lohr-Schmidt
8121 Tianna Rd
Los Angeles CA 90046

641 272 15
Darren Crawford
404 Blumont St
Laguna Beach CA 92651

641 272 16
Urvi Sheth
2875 Bernard Ct
Laguna Beach CA 92651

641 272 17
Karyn Lewandowski
484 Hilledge Dr
Laguna Beach CA 92651

641 272 18
Dean Badillo
712 W Bittersweet Pl
Chicago IL 60613

641 272 19
Clayton Townes Hale
474 Hilledge Dr
Laguna Beach CA 92651

641 272 20
Mindaugas Gedgaudas
23923 Wildwood Canyon Rd
Newhall CA 91321

641 272 21
Joan Trivett
462 Hilledge Dr
Laguna Beach CA 92651

641 272 22
Amy Moynihan
458 Hilledge Dr
Laguna Beach CA 92651

641 272 23
Christopher Wood
446 Hilledge Dr
Laguna Beach CA 92651

641 272 24
Thomas Berryman
480 Blumont St
Laguna Beach CA 92651

641 272 27
Donald Saunders
450 Blumont St
Laguna Beach CA 92651

641 272 30
Kurt Motamedi
Po Box 1989
Laguna Beach CA 92652

641 272 60
John Calabrese
425 Blumont St
Laguna Beach CA 92651

641 272 66
Donald Whitlatch
Po Box 1681
Laguna Beach CA 92652

641 281 02
Johnson Financial
506 Mystic Way
Laguna Beach CA 92651

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

641 291 15
Gwen Johnson Myers
1333 Terrace Way
Laguna Beach CA 92651

641 291 18
Connie Burlin
596 Mystic Way
Laguna Beach CA 92651

641 351 04
580 Mystic Way LLC
580 Mystic Way
Laguna Beach CA 92651

641 272 25
Adolph Zukor II
24441 Calle Sonora #210
Laguna Woods CA 92637

641 272 28
Roger Dennis
430 Blumont St
Laguna Beach CA 92651

641 272 31
Richard Fair
51 S La Senda Dr
Laguna Beach CA 92651

641 272 62
Gay Fontanesi
19201 Mesa Dr
Villa Park CA 92861

641 272 73
Reichel Trust
450 Blumont St
Laguna Beach CA 92651

641 281 03
Persnant & N Mehta
217 Kensington Ct
Houston TX 77024

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

641 291 16
Gwen Johnson Myers
1333 Terrace Way
Laguna Beach CA 92651

641 351 01
P&Pmystic LLC
261 San Joaquin St
Laguna Beach CA 92651

641 351 05
Adrian Paul Foley
572 Mystic Way
Laguna Beach CA 92651

641 272 26
Finkel Trust
1501 E Chapman Ave
Fullerton CA 92831

641 272 29
Sandra Kikerpill
410 Blumont St
Laguna Beach CA 92651

641 272 32
Marshall Ingwerson
360 Y Pl
Laguna Beach CA 92651

641 272 63
Robert Luecke
405 Blumont St
Laguna Beach CA 92651

641 281 01
Lawrence Lsl Lee
Po Box 845
Corona Del Mar CA 92625

641 281 10
Baldrige Trust
500 Mystic Way
Laguna Beach CA 92651

641 291 14
Robert McCord
624 Mystic Vw
Laguna Beach CA 92651

641 291 17
Thomas Bonge
600 Mystic Vw
Laguna Beach CA 92651

641 351 03
Huimin Wang
586 Mystic Way
Laguna Beach CA 92651

641 351 07
Steven Swidler
2405 N Sheffield Ave #14120
Chicago IL 60614

641 352 17
Nancy Thompson
535 Mystic Way
Laguna Beach CA 92651

641 352 20
Premier Inc Allan
660 Virginia Park Dr
Laguna Beach CA 92651

641 352 29
James Clarke Jr.
681 Virginia Park Dr
Laguna Beach CA 92651

641 352 51
Marion Cameron
1237 N Dearborn St
Chicago IL 60610

641 352 18
David McReynolds
40 E Delaware Pl #1503
Chicago IL 60611

641 352 21
Laguna Village Properties
1278 Lago Vista Dr
Beverly Hills CA 90210

641 352 30
Brandon Leahy
3740 25th St #406
San Francisco CA 94110

931 782 90
Samir & Sheila Bangalore
1350 E Flamingo Rd #182
Las Vegas NV 89119

641 352 19
Penelope King
517 Mystic Way
Laguna Beach CA 92651

641 352 24
Steve Crane
4400 Macarthur Blvd
Newport Beach CA 92660

641 352 31
Benjamin Adam Simon
661 Virginia Park Dr
Laguna Beach CA 92651

931 782 91
Julie Yau
346 Y Pl
Laguna Beach CA 92651