



January 3, 2022

Laura and Dan Moriarty
1279 Temple Terrace
Laguna Beach, CA 92651

Dear Mr. and Mrs. Moriarty,

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 > Views & Trees > click on green box to the right, Record of View by Address.

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 21-10953**

Visit Date: **December 28, 2021**
Applicant: **Laura and Dan Moriarty**
View Address: **1279 Temple Terrace**

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
Upper level: 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 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: 1/3/22 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 21-10953



1279 Temple Terrace

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/28/21 Photographed by: *Tony Farr*

Submitted to property file: *1/3/22*

Document
1 of 8



RECORD OF VIEW

VPP 21-10953



1279 Temple Terrace

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/28/21 Photographed by: *Tony Farr*

Submitted to property file: *1/3/22*

Document
2 of 8



RECORD OF VIEW

VPP 21-10953



1279 Temple Terrace

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/28/21 Photographed by: *Tony Farr*

Submitted to property file: *1/3/22*

Document
3 of 8



RECORD OF VIEW

VPP 21-10953



1279 Temple Terrace

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/28/21 Photographed by: *Tony Farr*

Submitted to property file: *1/3/22*

Document
4 of 8



RECORD OF VIEW

VPP 21-10953



1279 Temple Terrace

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/28/21 Photographed by: *Tony Farr*

Submitted to property file: 1/3/22

Document
5 of 8



RECORD OF VIEW

VPP 21-10953



1279 Temple Terrace

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/28/21 Photographed by: *Tony Farr* Submitted to property file: 1/3/22

Document
6 of 8



RECORD OF VIEW

VPP 21-10953



1279 Temple Terrace

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/28/21 Photographed by: *Tony Farr*

Submitted to property file: *1/3/22*



RECORD OF VIEW

VPP 21-10953



1279 Temple Terrace

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/28/21 Photographed by: *Tony Farr*

Submitted to property file: *1/3/22*

Document
8 of 8



January 3, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10953
1279 Temple Terrace, 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 **1279 Temple Terrace**. 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.

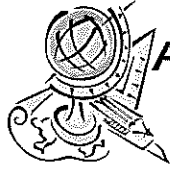
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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

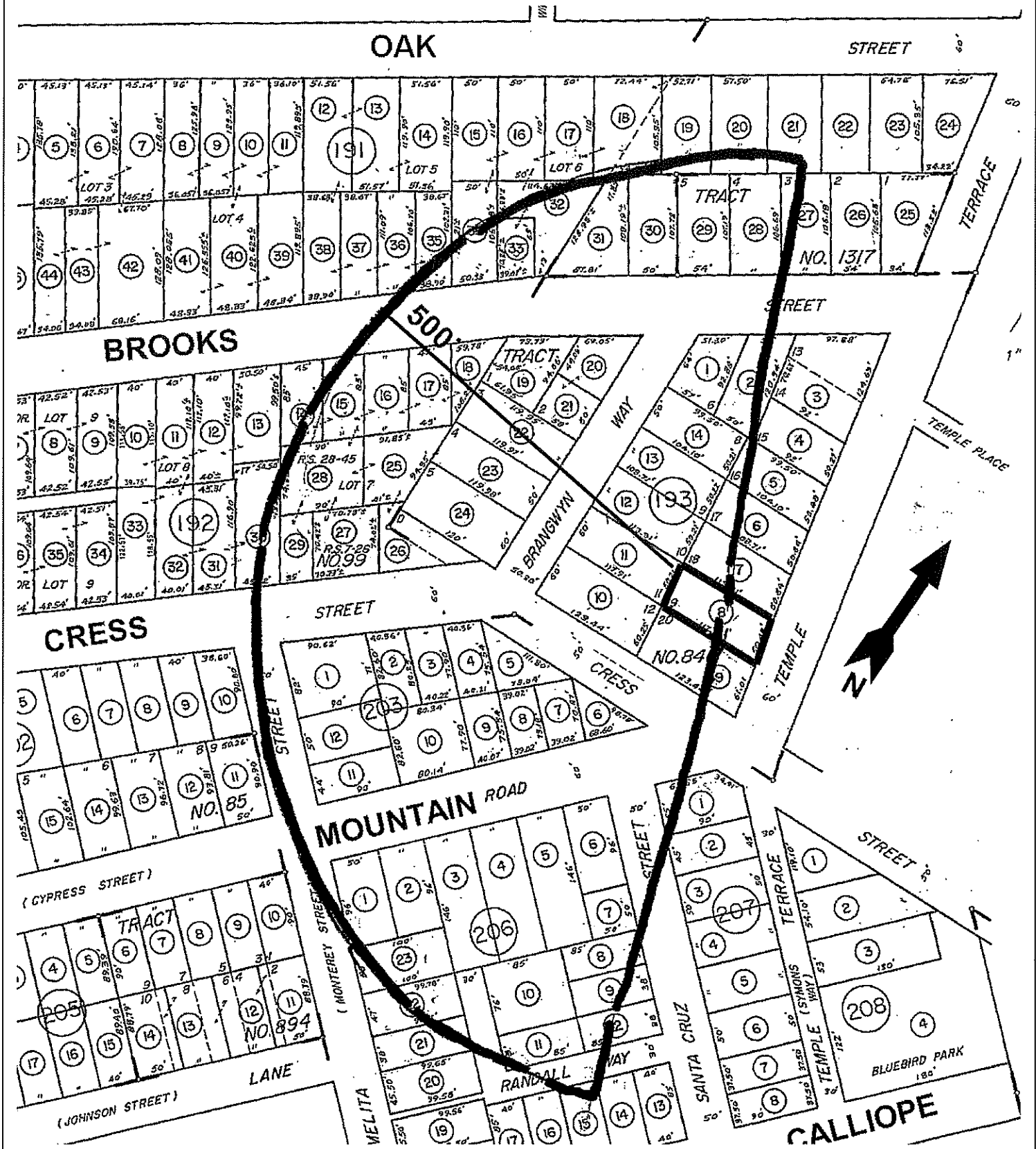
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-193-08
500' RADIUS for View Preservation

Address: 1279 TEMPLE TER
LAGUNA BEACH CA 92651



#10988
1/2/2021



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

JAN 3 2022

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

500' Ownership Listing
for View Pres
Prepared for:

644-193-08
DANIEL EDWARD & LAURA ANN
MORIARTY
1279 TEMPLE TER
LAGUNA BEACH CA 92651

644-191-17
KATHRYN LANGSTON
577 OAK ST
LAGUNA BEACH CA 92651

644-191-20
JOANN P FREEMAN
625 OAK ST
LAGUNA BEACH CA 92651

644-191-28
MICHAEL ERLINGER
630 BROOKS ST
LAGUNA BEACH CA 92651

644-191-31
ROBERT J BORTHWICK
600 BROOKS ST
LAGUNA BEACH CA 92651

644-191-34
ARTHUR DANIEL VEYNA
580 BROOKS ST
LAGUNA BEACH CA 92651

644-192-14
C ROCKNEY COTR MCGILL
539 BROOKS ST
LAGUNA BEACH CA 92651

644-192-17
VALERIE GARCIA HOUTS
31 CASA WAY
SAN FRANCISCO CA 94123

644-192-20
RICHARD RALPH WOOLCOTT
4525 CAMDEN DR
CORONA DEL MAR CA 92625

644-191-18
MARSHALL H ININNS
599 OAK ST
LAGUNA BEACH CA 92651

644-191-21
JAMES T GUERINOT
645 OAK ST
LAGUNA BEACH CA 92651

644-191-29
VANESSA HELIN
620 BROOKS ST
LAGUNA BEACH CA 92651

644-191-32
JESSE J MACK
598 BROOKS ST
LAGUNA BEACH CA 92651

644-191-35
ALAN K CHAN
2480 ROUNDHILL DR
ALAMO CA 94507

644-192-15
STEWART L SHANFIELD
811 RANCHO CIR
FULLERTON CA 92835

644-192-18
TODD ALEXANDER MACCALLUM
31525 BLUFF DR
LAGUNA BEACH CA 92651

644-192-21
JOANNE ARTMAN
1225 BRAUGWYN WAY
LAGUNA BEACH CA 92651

644-191-19
AMY JOAN MARTIN
605 OAK ST
LAGUNA BEACH CA 92651

644-191-27
CHERYL L POST
650 BROOKS ST
LAGUNA BEACH CA 92651

644-191-30
JONATHAN GEIGER
610 BROOKS ST
LAGUNA BEACH CA 92651

644-191-33
BEACH HOLDINGS AMALFI
789 BALBOA AVE
LAGUNA BEACH CA 92651

644-191-36
PHILIP E LYND
40421 VIA AMAPILA
MURRIETA CA 92562

644-192-16
HARVEY D ROSENE
909 5TH AVE 1905
SEATTLE WA 98164

644-192-19
CHRISTINE MAY ANDRIOLA
605 BROOK ST
LAGUNA BEACH CA 92651

644-192-22
BAY DAVIS
11 LA SENDA PL
LAGUNA BEACH CA 92651

644-192-23, 24
DAVID R BUTLER
1275 BRANGWYN WAY
LAGUNA BEACH CA 92651

644-192-25
NEVIN SAFYURTLU & PIERRE MARINO
562 CRESS ST
LAGUNA BEACH CA 92651

644-192-26
OLIVIA SLAGLE
25781 PRAIRESTONE DR
LAGUNA HILLS CA 92653

644-192-27
MICHAEL L TILLMAN
570 CRESS ST
LAGUNA BEACH CA 92651

644-192-28
ELSA N BRIZZI
552 CRESS ST
LAGUNA BEACH CA 92651

644-192-29
NEVIN COTR MARINO
562 CRESS ST
LAGUNA BEACH CA 92651

644-192-30
ERICH R FISCHER
542 CRESS ST
LAGUNA BEACH CA 92651

644-193-01
MARGARET M SKELTON
639 BROOKS ST
LAGUNA BEACH CA 92651

644-193-02
CHRISTINE E HANELINE
655 BROOKS ST
LAGUNA BEACH CA 92651

644-193-04
BARBARA J PAGE
1235 TEMPLE TERRACE
LAGUNA BEACH CA 92651

644-193-05
RAYMOND S BRIGGS
1245 TEMPLE TER
LAGUNA BEACH CA 92651

644-193-06
ANDREW B MAC DONALD
1257 TEMPLE TER
LAGUNA BEACH CA 92651

644-193-07
CHADNEY ALLEN & KELLY JEANNE
MITCHELL
1265 TEMPLE TER
LAGUNA BEACH CA 92651

644-193-08
DANIEL EDWARD & LAURA ANN
MORIARTY
1279 TEMPLE TER
LAGUNA BEACH CA 92651

644-193-09
DARYL REED MABLEY
1295 TEMPLE TERRACE
LAGUNA BEACH CA 92651

644-193-10
CHARLES D BIRMINGHAM
1280 BRANGWYN WAY
LAGUNA BEACH CA 92651

644-193-11
VERONIQUE PORTER
1260 BRANGWYN WAY
LAGUNA BEACH CA 92651

644-193-12
JOHN W MCCOY
1258 BRANGWYN WAY
LAGUNA BEACH CA 92651

644-193-13
JOHN SINGER
1250 BRANGWYN WAY
LAGUNA BEACH CA 92651

644-193-14
CLARA & EMILY ROSS
1224 BRANGWYN WAY
LAGUNA BEACH CA 92651

644-203-01
ALAN M RING
1320 CARMELITA ST
LAGUNA BEACH CA 92651

644-203-02
CRESS PINE
33256 OCEAN RIDGE
DANA POINT CA 92629

644-203-03
JOHN CHRISTOPHER BASON
563 CRESS ST
LAGUNA BEACH CA 92651

644-203-04
MARY P LOCATELLI
581 CRESS ST
LAGUNA BEACH CA 92651

644-203-05
JASON & COURTNEY CARULLI
611 CRESS ST
LAGUNA BEACH CA 92651

644-203-06
ROBERTA K DAVIS
586 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-203-07
SUZANNE STOCKING ESKO
572 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-203-08
SUSAN L HENDRICKSON
560 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-203-09
STEVE A SCHENK
550 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-203-10
PACIFIC DIVERSIFIED INVESTORS NO 5
556 E THELBORN ST
COVINA CA 91723

644-203-11
DONALD J & INDIA ELIN MACKEY
PO BOX 1107
ALAMO CA 94507

644-203-12
GREGORY SHARP
50 YORKVILLE AVE #3801
TORONTO, ONTARIO CA 0

644-206-01
ANNE E COX
505 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-206-02
FANTINI, WILLIAM THOMAS TR FANTINI
527 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-206-03
GREG ANDERSON
541 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-206-04
KEN MINOHARA
557 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-206-05
WALTER J STUPIN
13647 TERRACE PL
WHITTIER CA 90601

644-206-06
SALLIE E WARREN
5033 WINDSOR DR
SAN DIEGO CA 92109

644-206-07
CHRISTINE MARSHALL DEVARENNE
PO BOX 232
LAGUNA BEACH CA 92652

644-206-08
CHARLES K MC CLELLAND
1445 SANTA CRUZ ST
LAGUNA BEACH CA 92651

644-206-09
RUTH GEIS
PO BOX 22482
SAN DIEGO CA 92192

644-206-10
SANDRA L KATZ
1460 RANDALL
LAGUNA BEACH CA 92651

644-206-11
PETERS C & SHERILYN DAVID
15427 AVENIDA SOCORRO
LA MIRADA CA 90638

644-206-12
RONALD S LEIGHTON
1473 SANTA CRUZ ST
LAGUNA BEACH CA 92651

644-206-14
JAY A KAUFMAN
17548 PALORA ST
ENCINO CA 91316

644-206-15
LARRY STEINLE
570 CALLIOPE ST
LAGUNA BEACH CA 92651

644-206-16
DANIEL J & DEBORAH S CONROY
556 CALLIOPE ST
LAGUNA BEACH CA 92651

644-206-21
STEVEN C BIERLICH
1452 CARMELITA ST
LAGUNA BEACH CA 92651

644-206-22
DAVID & WENDY CAMPBELL
1430 CARMELITA ST
LAGUNA BEACH CA 92651

644-206-23
ANDREW FISHER
1414 CAMELITA
LAGUNA BEACH CA 92651

644-207-01
JOSEPH G MCLOUGHLIN
605 MOUNTAIN RD
LAGUNA BEACH CA 92651

644-207-02
SUSAN ANN MORSE
1420 SANTA CRUZ ST
LAGUNA BEACH CA 92651