



January 19, 2022

Robert Lang & Kristine Dunn  
941 Temple Terrace  
Laguna Beach, CA 92651

Dear Mr. Lang & Ms. Dunn,

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 > click on the green box to the right "Record of Views 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  
Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 20-7850**

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Visit Date: **January 11, 2022**  
Applicant: **Robert Lang & Kristine Dunn**  
View Address: **941 Temple Terrace**

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

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Dining room, living room, kitchen, master bedroom  
Lower level: Guest bedroom, office, 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 consists primarily of Catalina Island and the ocean horizon.

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**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: 1/19/22 By: *Tony Farr*

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End of Checklist



RECORD OF VIEW

VPP 20-7850



941 Temple Terrace

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/12/22*

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RECORD OF VIEW

VPP 20-7850



941 Temple Terrace

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/18/22*

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RECORD OF VIEW

VPP 20-7850



941 Temple Terrace

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/19/22

Document  
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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: Tony Farr Submitted to property file: 01/11/22



**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: Tony Farr Submitted to property file: 1/19/22



**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/11/22*

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RECORD OF VIEW

VPP 20-7850



941 Temple Terrace

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/19/22

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RECORD OF VIEW

VPP 20-7850



941 Temple Terrace

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/19/22*

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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/18/22*

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RECORD OF VIEW

VPP 20-7850



941 Temple Terrace

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

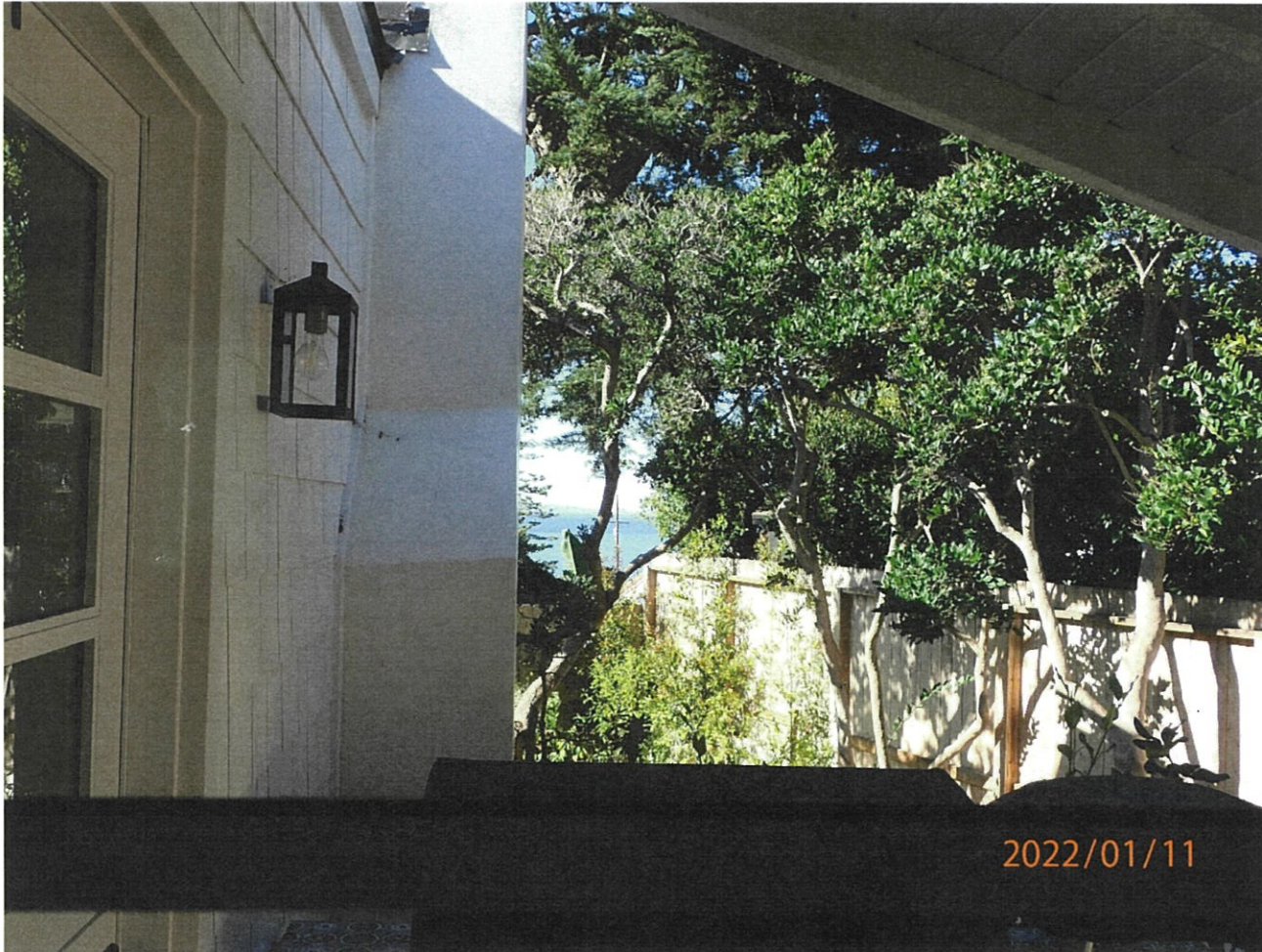
Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/19/22



**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: 6/19/22



**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *4/19/22*

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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Furr* Submitted to property file: *1/19/22*

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RECORD OF VIEW

VPP 20-7850



941 Temple Terrace

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Fava* Submitted to property file: *4/19/22*





**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/11/22



**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/11/22*

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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/19/22*

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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: hillside terrain.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/12/22*



**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/19/22

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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/11/22*

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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/19/22

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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/18/22*

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**RECORD OF VIEW**

**VPP 20-7850**



**941 Temple Terrace**

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

Visual scene description: Catalina Island and the ocean horizon.

Date of photograph: 01/11/22 Photographed by: *Tony Farr* Submitted to property file: *4/19/22*

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January 19, 2022

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 20-7850**  
**941 Temple Terrace, Laguna Beach**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **941 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.

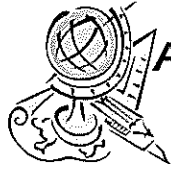
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time.

The documented Record of Views they may be located on the city's website via the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on the green box to the right "Record of Views by Address".

[www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). 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, I am available directly at (949) 497-0322 or at the email address listed below.

Regards,

Tony Farr, Associate Planner  
View Preservation and Restoration  
Community Development  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

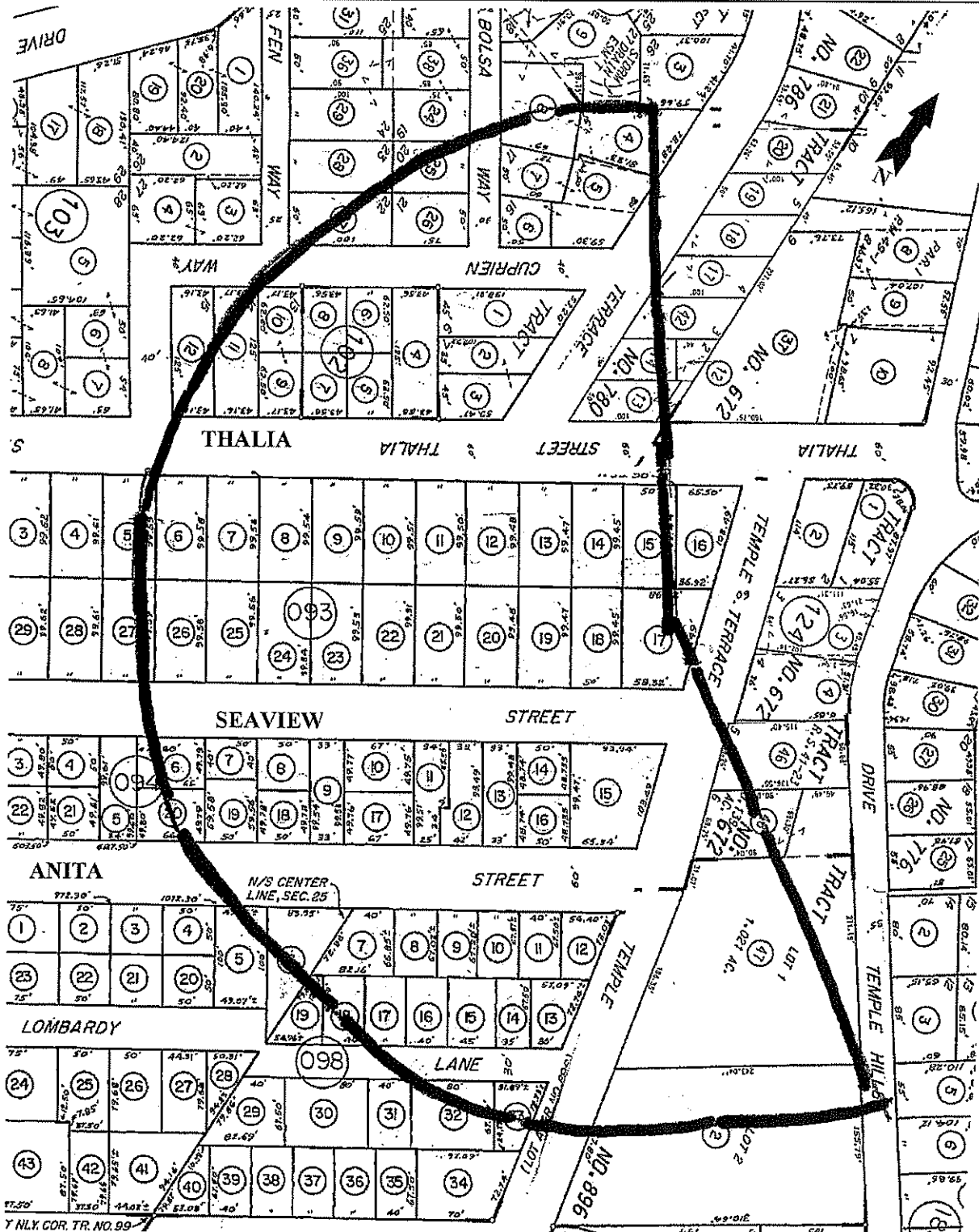
P.O. Box 2593 • Dana Point, CA • 92624

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

[www.Advancedlisting.com](http://www.Advancedlisting.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 644-093-17  
500' RADIUS for View Preservation

Address: 941 TEMPLE TER  
LAGUNA BEACH CA 92651



Y NLY. COR. TR. NO. 99

#11019  
1/17/2021



## 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](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

RECEIVED

JAN 18 2022

CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT

### 500' Ownership Listing

Prepared for:

644-093-17  
KEHRI KRISTINE DUNN  
941 TEMPLE TER  
LAGUNA BEACH CA 92651

644-093-05  
DORIS E OFTELIE  
627 THALIA ST  
LAGUNA BEACH CA 92651

644-093-09  
ERIK & SUSAN S RISTUBEN  
1505 11TH AVE 401  
SEATTLE WA 98122

644-093-12  
JACK EVERETT MCNUTT  
669 THALIA ST  
LAGUNA BEACH CA 92651

644-093-15  
ZACHARY M RANKIN  
PO BOX 50025  
IRVINE CA 92619

644-093-19  
JAMES W LANSDELL  
684 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-093-22  
EARL HAMNER  
PO BOX 220038  
NEWHALL CA 91322

644-093-25  
GARY F MONROE  
638 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-094-06  
SANDRA L CHAMBERS  
641 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-093-06, 07  
PATRICK H QUILTER  
639 THALIA ST  
LAGUNA BEACH CA 92651

644-093-10  
AARON SPITZ  
657 THALIA ST  
LAGUNA BEACH CA 92651

644-093-13  
PROPERTIES LLC EICHLER  
668 N COAST HWY #412  
LAGUNA BEACH CA 92651

644-093-17  
KEHRI KRISTINE DUNN  
941 TEMPLE TER  
LAGUNA BEACH CA 92651

644-093-20  
WINSTON S CUTSHALL  
674 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-093-23  
TIM D MERCHANT  
652 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-093-26  
PETER L FRENCH  
630 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-094-07  
JOEL M WIDOM  
643 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-093-08  
LAURENS VANDENACKER  
58 AVENUE THEOPHILE GAUT I  
PARIS FRANCE 75016

644-093-11  
MICHAEL I GAMERL  
564 LEGION ST  
LAGUNA BEACH CA 92651

644-093-14  
EDWARD MYRON PETERSON  
683 THALIA ST  
LAGUNA BEACH CA 92651

644-093-18  
ROY G & LINDA R REINEMAN  
690 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-093-21  
LINDA M DELORA  
1650 PARK NEWPORT 318  
NEWPORT BEACH CA 92660

644-093-24  
PHILIP W GOUGH  
642 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-093-27  
BARBARA B MAIER  
PO BOX 1015  
LAGUNA BEACH CA 92652

644-094-08  
SUZANNE G APPEL  
649 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-094-09  
CURT O BRIEN  
660 ANITA ST  
LAGUNA BEACH CA 92651

644-094-10  
RAOUL DONALD PHILLIPS  
665 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-094-11  
BYPASS TRUST  
2044 FIRE MOUNTAIN  
OCEANSIDE CA 92054

644-094-12  
GLENN A GILLETTE  
674 ANITA ST  
LAGUNA BEACH CA 92651

644-094-13  
MELINDA L PACK  
680 ANITA ST  
LAGUNA BEACH CA 92651

644-094-14  
NOEL DAVID PUFFER  
685 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-094-15  
KRISHNANSU SUJATA TEWARI  
695 SEAVIEW ST  
LAGUNA BEACH CA 92651

644-094-16  
MICHELLE E EBBECKE  
686 ANITA ST  
LAGUNA BEACH CA 92651

644-094-17  
FOSTER S ARATA  
1609 ELEANOR LN  
LAGUNA BEACH CA 92651

644-094-18  
RAYMOND S BRIGGS  
1245 TEMPLE TER  
LAGUNA BEACH CA 92651

644-094-19  
ANITA PROPERTY  
671 SLEEPY HOLLOW LN  
LAGUNA BEACH CA 92651

644-094-20  
GARY R & CATHERINE L SMYTHE  
640 ANITA ST  
LAGUNA BEACH CA 92651

644-098-05  
JUDITH WERKSTELL  
645 ANITA ST  
LAGUNA BEACH CA 92651

644-098-06  
JEAN RANDOLPH & LAURA  
BROWNING  
649 ANITA ST  
LAGUNA BEACH CA 92651

644-098-07  
STUART M JEFFRIES  
668 N COAST HWY 1272  
LAGUNA BEACH CA 92651

644-098-08  
CRUZ REYNALDO G SANTA  
1461 LINCOLN ST  
BERKELEY CA 94702

644-098-09  
BRUCE W KELLER  
677 ANITA ST  
LAGUNA BEACH CA 92651

644-098-10  
TYLER & REBECCA ROOTLIEB  
683 ANITA ST  
LAGUNA BEACH CA 92651

644-098-11  
JEFFREY J KAPLAN  
PO BOX 9576  
LAGUNA BEACH CA 92652

644-098-12  
ELLIOT TYSON  
13713 BAYLISS RD  
LOS ANGELES CA 90049

644-098-13  
PATRICIA JO KIRALY  
1041 TEMPLE TERRACE  
LAGUNA BEACH CA 92651

644-098-14  
LINDA LEAHY  
694 LOMBARDY LN  
LAGUNA BEACH CA 92651

644-098-15  
WILLIAM R KVOCHAK  
13043 S 35TH ST  
PHOENIX AZ 85044

644-098-16  
DANIEL C & CORIN M MULRENIN  
684 LOMBARDY LN  
LAGUNA BEACH CA 92651

644-098-17  
LISA L BILLINGS  
542 MILWAUKEE ST  
DENVER CO 80206

644-098-18  
ALEXANDRA T LASHLEY  
510 GRACELAND DR  
LAGUNA BEACH CA 92651

644-098-19  
CHRIST F RICHARD  
650 LOMBARDY LN  
LAGUNA BEACH CA 92651

644-098-31  
DANIEL JOHN NEVINS  
675 LOMBARDY LN  
LAGUNA BEACH CA 92651

644-098-32  
ROBYN SHERAIN  
685 LOMBARDY LN  
LAGUNA BEACH CA 92651

644-098-33  
JOSEPH A TARDIE  
1063 TEMPLE TER  
LAGUNA BEACH CA 92651

644-101-03  
KEVIN JAMES APMAN  
785 WENDT TER  
LAGUNA BEACH CA 92651

644-101-04  
ANN S BARKER  
811 WENDT TERRACE  
LAGUNA BEACH CA 92651

644-101-05  
PAUL G DARROW  
690 CUPRIEN WAY  
LAGUNA BEACH CA 92651

644-101-06  
JAMES H CURTIS  
163 DUMOND DR  
LAGUNA BEACH CA 92651

644-101-07  
PETER DEAN CLOTHIER  
1727 DELOZ AVE  
LOS ANGELES CA 90027

644-101-08  
ANDREW M & CANDY JOY DUNCAN  
850 BOLSA WAY  
LAGUNA BEACH CA 92651

644-101-09  
GEORGE F GADE  
553 SEAWARD RD  
CORONA DEL MAR CA 92625

644-101-24  
JUSTIN BIANCHI  
851 BOLSA WAY  
LAGUNA BEACH CA 92651

644-101-25  
JEAN LOUISE RANNEY  
1941 OCEAN WAY  
LAGUNA BEACH CA 92651

644-101-26  
RALPH D D YATES  
989 ORIOLE DR  
LAGUNA BEACH CA 92651

644-101-27  
OSTENSEN KATHRYN WICKETTTR  
OSTENSEN FAMILY  
660 CUPRIEN WAY  
LAGUNA BEACH CA 92651

644-101-28  
CHAD NELSEN  
870 FEN WAY  
LAGUNA BEACH CA 92651

644-102-01  
MICHAEL & MARY MOHAMMED  
867 WENDT TER  
LAGUNA BEACH CA 92651

644-102-02  
NANCY M WESSEL  
879 WENDT TER  
LAGUNA BEACH CA 92651

644-102-03  
WILLIAM HOWARD NELSON  
484 CLIFF DR 14  
LAGUNA BEACH CA 92651

644-102-04  
DON K CHAPMAN  
660 THALIA ST  
LAGUNA BEACH CA 92651

644-102-05  
EDWARD HAKIM  
656 THALIA ST  
LAGUNA BEACH CA 92651

644-102-06  
JOHN G FOTSCH  
667 CUPRIEN WAY  
LAGUNA BEACH CA 92651

644-102-07  
GREGORY E & REBECCA A NOOK  
5715 NW WOODLAND PT  
PARKVILLE MO 64152

644-102-08  
CLAUDIA ANN WHITE  
1026 KINGSDOWN CT  
AMBLER PA 19002

644-102-09  
STACEY L ROLLINGS  
646 THALIA ST  
LAGUNA BEACH CA 92651

644-102-10  
ARTHUR FONG  
645 CUPRIEN WAY  
LAGUNA BEACH CA 92651

644-102-11  
BRIAN JONES  
635 CUPRIEN WAY  
LAGUNA BEACH CA 92651

644-102-12  
CLAUDIA R OLSEN  
628 THALIA ST  
LAGUNA BEACH CA 92651

644-123-12  
MICHAEL D WILKES  
690 THALIA ST  
LAGUNA BEACH CA 92651

644-123-13  
JULIE G DUQUETTE  
684 THALIA ST  
LAGUNA BEACH CA 92651

644-123-14  
WILLIAM D & MARTHA M JAGER  
872 WENDT TER  
LAGUNA BEACH CA 92651

644-123-17  
JAMES E BUTRYNSKI  
854 WENDT TERRACE  
LAGUNA BEACH CA 92651

644-123-42  
BRENT MARTIN KULP  
860 WENDT TER  
LAGUNA BEACH CA 92651

644-184-02  
LAGUNA BEACH COUNTY  
WATERDISTRICT  
P O BOX 987  
LAGUNA BEACH CA 92652

644-184-46  
STEPHEN G LARSON  
215 W 20TH ST  
UPLAND CA 91784

644-184-47, 48  
SAINT CATHERINE OF SIENA  
CHURCH  
13280 CHAPMAN AVE  
GARDEN GROVE CA 92840