



October 4, 2022

Irana Hawkins & James Butrynski  
854 Wendt Terrace  
Laguna Beach, CA 92651

Dear Ms. Hawkins and Mr. Butrynski,

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 22-1692**

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Visit Date: **9/21/22**

Applicant: **Irana Hawkins & James Butrynski**  
View Address: **854 Wendt 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: Living Room, dining room, kitchen,  
Upper level: Primary 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 and San Clemente Islands, Main Beach, Hotel Laguna, Monument Point, Contino Point, Palos Verdes Peninsula, 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: 10/4/22 By: Tony Farr

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End of Checklist



RECORD OF VIEW

VPP 22-1692



854 Wendt Terrace

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

Visual scene description: Catalina and San Clemente Islands, Main Beach, Hotel Laguna, Monument Point, Contino Point, Palos Verdes Peninsula and the ocean horizon.

Document

1 of 12

Date of photograph: 09/21/2022 Photographed by: *Tony Farr* Submitted to property file: 10/4/22



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**VPP 22-1692**



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09/21/2022

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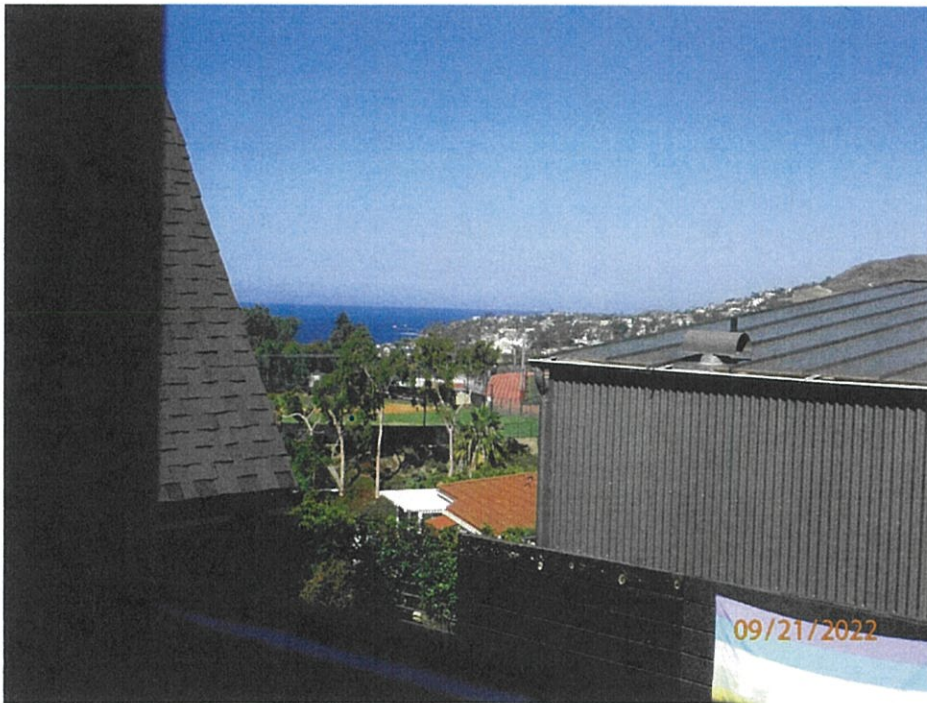
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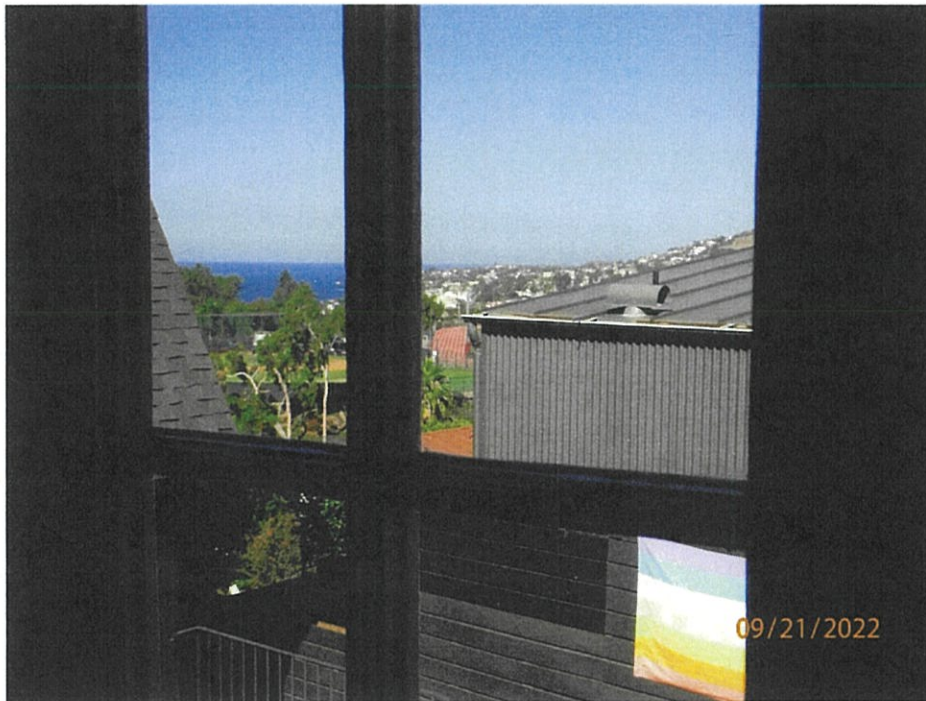
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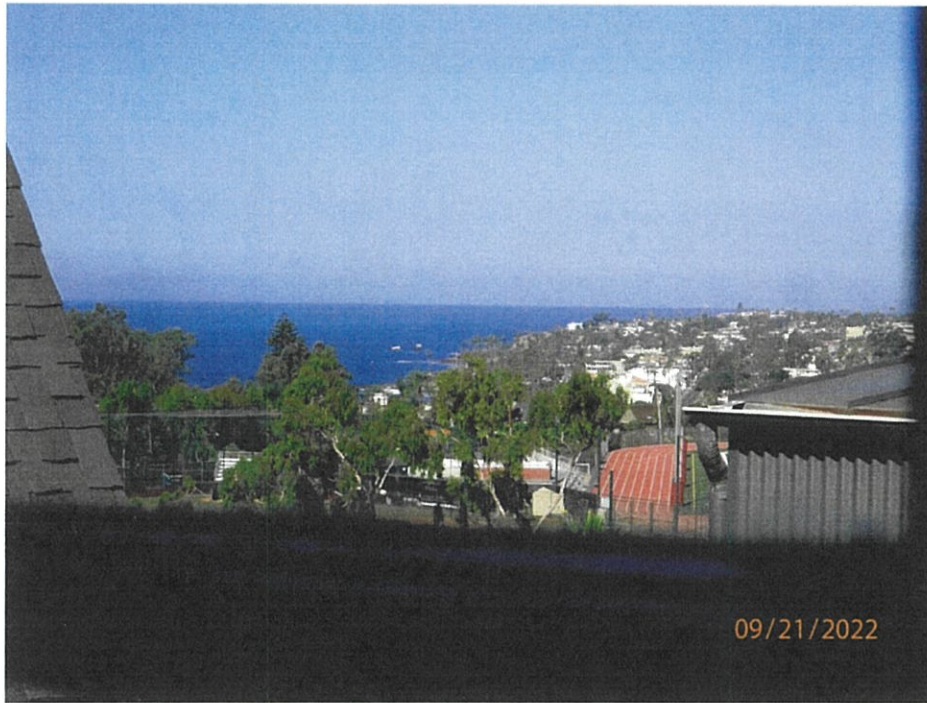
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# Advanced Listing Services Inc

Ownership Listings & Radius Maps

P.O. Box 2593 • Laguna Hills, CA • 92653

Office (949) 361-3921 • Cell (949) 310-6865

[www.AdvancedListing.com](http://www.AdvancedListing.com) • [depreise@advanced-listing.com](mailto:depreise@advanced-listing.com)

# RECEIVED

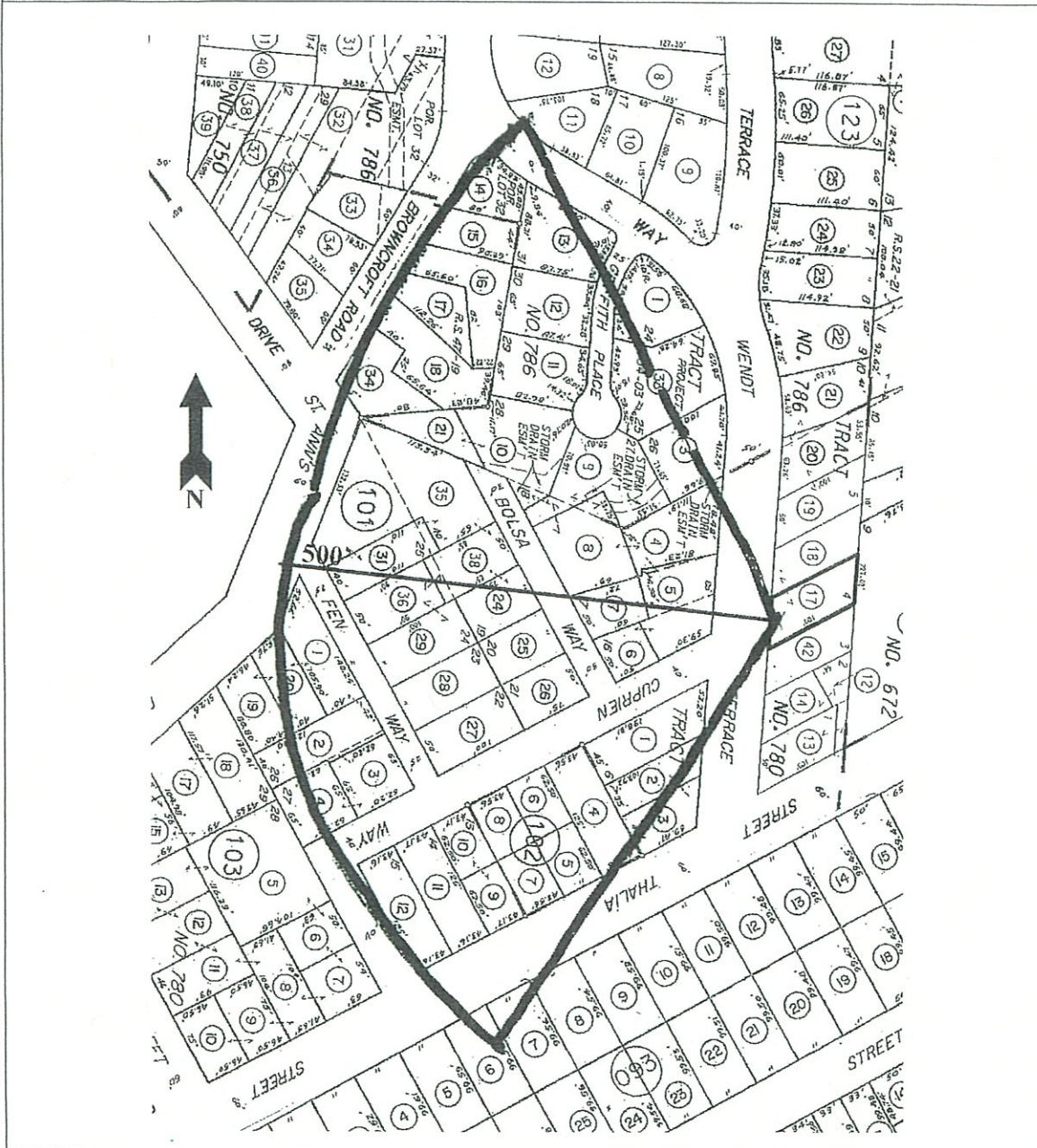
OCT 02 2022

ZONING DIVISION

CITY OF LAGUNA BEACH

Subject APN: 644-123-17  
500' RADIUS for View Preservation

Address: 854 WENDT TERRACE  
LAGUNA BEACH CA 92651





## 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)

#11434

9/27/2022

500' Ownership Listing for  
View Preservation

Prepared for:

644-123-17

JAMES E BUTRYNSKI  
854 WENDT TERRACE  
LAGUNA BEACH CA 92651

RECEIVED

SEP 27 2022

ZONING DIVISION  
CITY OF LAGUNA BEACH

644-093-06, 07

PATRICK H QUILTER  
639 THALIA ST  
LAGUNA BEACH CA 92651

644-093-08

LAURENS VANDENACKER  
58 AVENUE THEOPHILE GAUT I  
PARIS FRANCE 75016

644-101-01

GORDON MICHAEL DE LANG DE  
LANG  
481 ORANGE GROVE BLVD SOUTH 2  
PASADENA CA 91105

644-101-03

KEVIN JAMES APMAN  
785 WENDT TER  
LAGUNA BEACH CA 92651

644-101-04, 05

ANN S BARKER  
811 WENDT TERRACE  
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

644-101-10

DANIEL KOVACHEV  
720 GRIFFITH PL  
LAGUNA BEACH CA 92651

644-101-11

MURRAY KIRKLAND & JANAN  
HUTCHERSON  
PO BOX 485  
REPUBLIC MO 65738

644-101-12

THOMAS GARROOD  
736 GRIFFITH PL  
LAGUNA BEACH CA 92651

644-101-13

THOMAS LOPES  
741 GRIFFITH WAY  
LAGUNA BEACH CA 92651

644-101-14

SHARON A SAGAR  
1411 MAR VISTA WAY  
LAGUNA BEACH CA 92651

644-101-15

BARBARA HAWTHORNE  
735 BROWNCROFT RD  
LAGUNA BEACH CA 92651

644-101-16

VIDO C BUTLER  
725 BROWNCROFT RD  
LAGUNA BEACH CA 92651

644-101-17

PATRICIA A ABBEY  
5521 ALTA CANYADA RD  
LA CANADA FLINTRI CA 91011

644-101-18

DANIEL BRINDERSON  
721 BROWNCROFT RD  
LAGUNA BEACH CA 92651

644-101-21

JOHN R AMOROSO  
2890 TERRY RD  
LAGUNA BEACH CA 92651

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

KATHRYN WICKETT OSTENSEN  
660 CUPRIEN WAY  
LAGUNA BEACH CA 92651

644-101-28

CHAD NELSEN  
870 FEN WAY  
LAGUNA BEACH CA 92651



644-101-29  
TERRANCE HART  
860 FEN WAY  
LAGUNA BEACH CA 92651

644-101-31  
EDWARD G PLATZER  
4205 CARNEY CT  
RIVERSIDE CA 92507

644-101-34  
LINDA HESS  
9054 WHITE OAK DR  
TWINSBURG OH 44087

644-101-35  
JILL M BRIGHT  
59 KAPUHI PL  
HALEIWA HI 92612

644-101-36  
RADIOLOGY & MED IMAGING  
PROFIT SHARING COAST  
276 BENTLEY CIR  
LOS ANGELES CA 90049

644-101-38  
ALAN L FLATT  
839 BOLSA 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  
SUEKO ARAYA 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

644-103-01  
MICHAEL GARY MCDERMOTT  
841 FEN WAY  
LAGUNA BEACH CA 92651

644-103-02  
JULIE SHIRLEY  
865 FEN WAY  
LAGUNA BEACH CA 92651

644-103-03  
TIMOTHY R DISMANG  
PO BOX 1295  
SAN JUAN CAPISTRA CA 92693

644-103-04  
GARY L ROTH  
630 CUPRIEN WAY  
LAGUNA BEACH CA 92651

644-103-19  
CHRISTOPHER R BARRIER  
645 ST ANNS DR  
LAGUNA BEACH CA 92651

644-103-20  
CYNTHIA K THIEL  
655 ST ANNS DR  
LAGUNA BEACH CA 92651

644-111-11  
ALEXANDER MENDIVIL  
730 GRIFFITH WAY  
LAGUNA BEACH CA 92651

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

934-03-001  
CALVARY CHURCH OF LAGUNA  
BEACH  
468 LEGION ST  
LAGUNA BEACH CA 92651

934-03-002  
HOWARD CONN  
1960 GLENNEYRE  
LAGUNA BEACH CA 92651

934-03-003  
CHRISTINE ILLUMINATO  
765 WENDT TER  
LAGUNA BEACH CA 92651

934-03-004  
MORLEY DEAN FREITAS  
775 WENDT TERRACE 4  
LAGUNA BEACH CA 92651

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

644-123-18  
MARK SORENSON  
850 WENDT TER  
LAGUNA BEACH, CA 92651