



February 10, 2020

Jill Cooper  
664 Wendt Terrace  
Laguna Beach, CA 92651

Dear Ms. Cooper,

Attached are the documents for the View Preservation/Record of Views claim 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 link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 20-5594**

---

Visit Date: **January 29, 2020**

Applicant: **Jill Cooper**  
View Address: **664 Wendt 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.***

Entry level: Master bedroom  
Middle level: Guest bedroom  
Upper level: Living room and dining room

***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 and San Clemente Islands, whitewater and 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: 2/10/2020 By: M. Farr

---

End of Checklist



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/10/2020*

**Document  
1 of 15**



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *[Signature]* Submitted to property file: *2/10/2020*



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

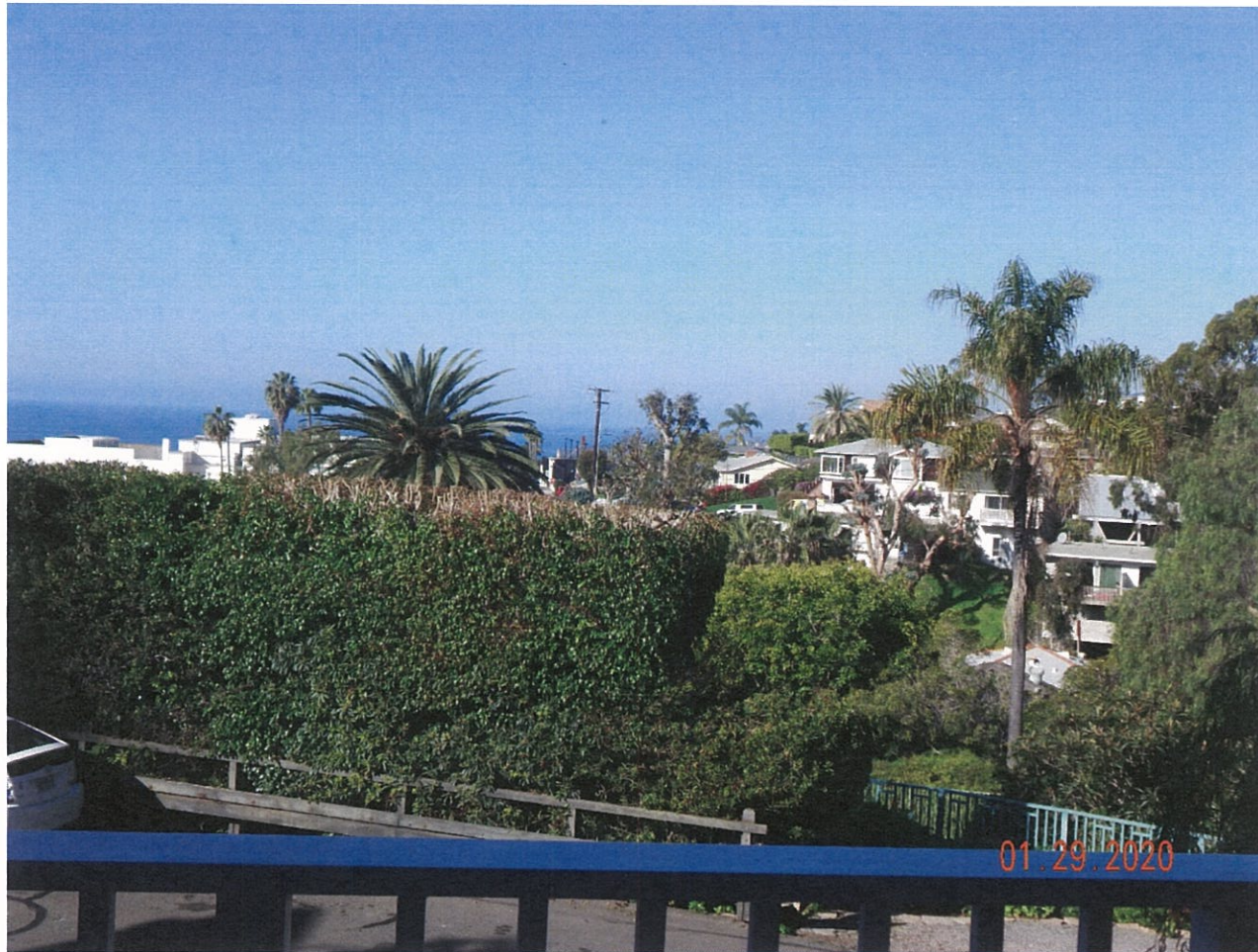
Date of photograph: 1/29/2020 Photographed by: *[Signature]* Submitted to property file: *2/10/2020*

Document  
3 of 15



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *M. Jara* Submitted to property file: *2/10/2020*



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: W. J. [Signature] Submitted to property file: 2/10/2020

Document  
5 of 15



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *M. Jan* Submitted to property file: *2/16/2020*

Document  
6 of 15





**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *[Signature]* Submitted to property file: *2/10/2020*

Document  
7 of 15



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

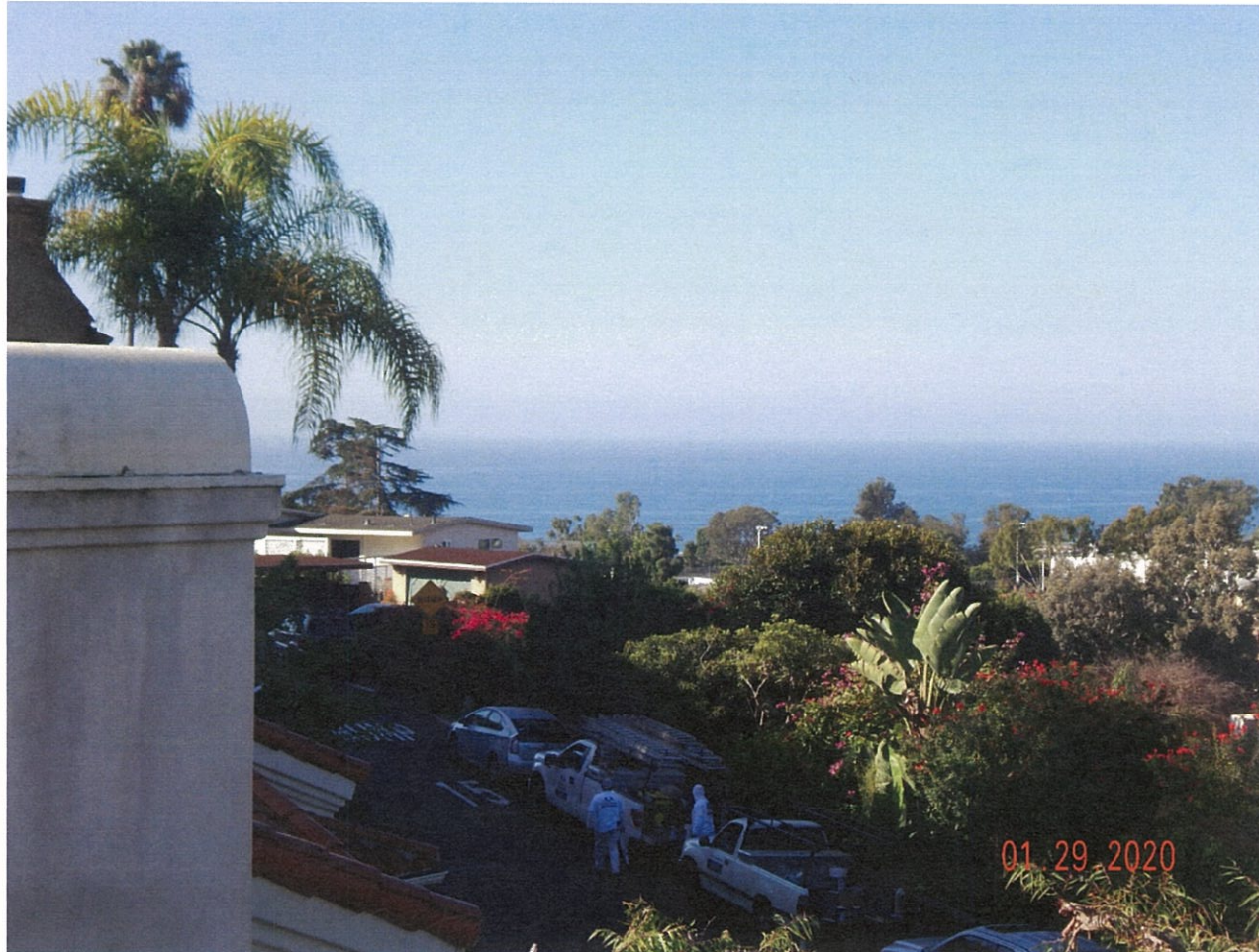
Date of photograph: 1/29/2020 Photographed by: *mfarn* Submitted to property file: *2/10/2020*

Document  
8 of 15



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

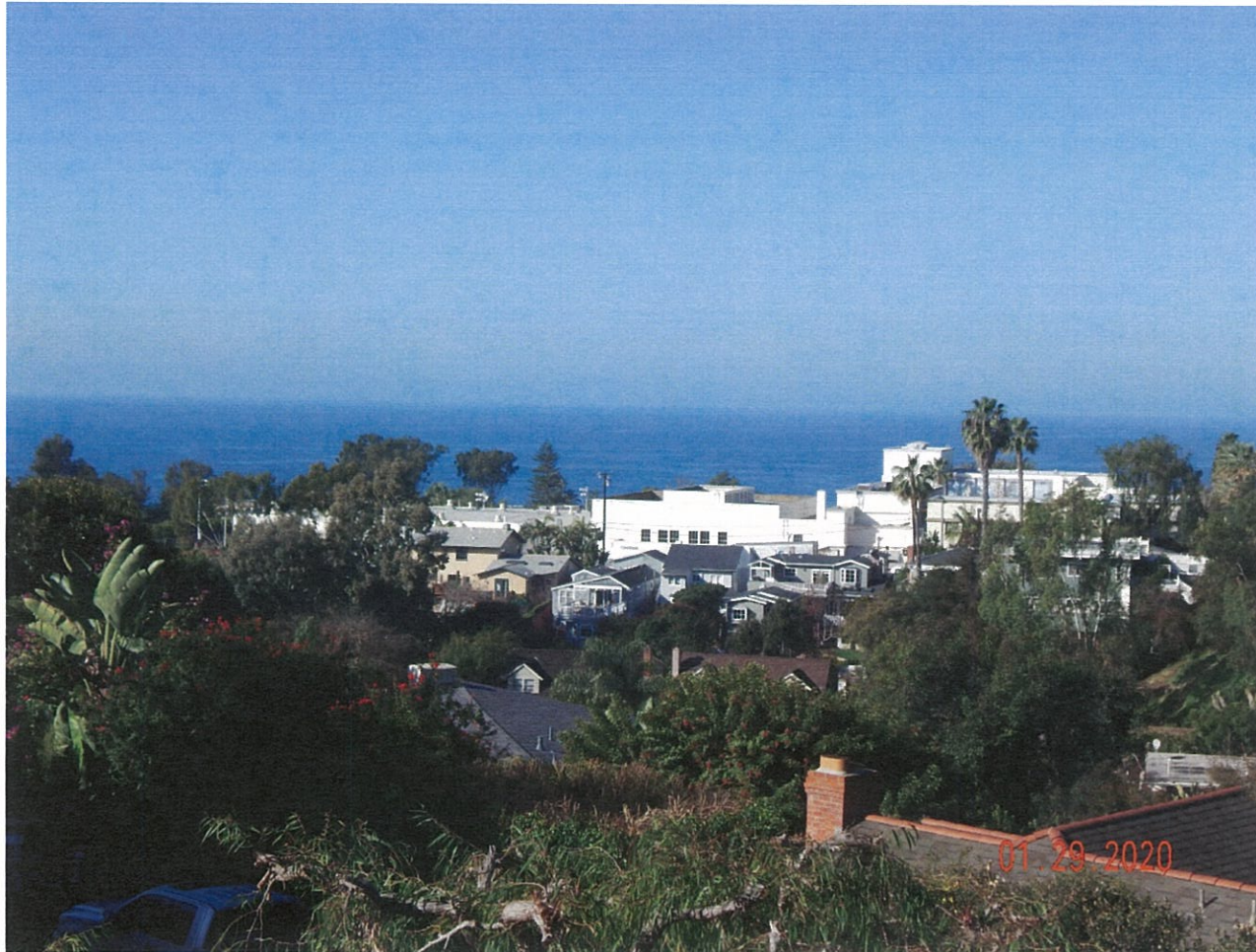
Date of photograph: 1/29/2020 Photographed by: *M. Far* Submitted to property file: *2/10/2020*

Document  
9 of 15



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *W. J. [Signature]* Submitted to property file: *2/10/2020*

Document  
10 of 15



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *[Signature]* Submitted to property file: *[Signature]*

Document  
11 of 15



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/10/2020*

Document  
12 of 15



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *[Signature]* Submitted to property file: *2/10/2020*



**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *[Signature]* Submitted to property file: *[Signature]*

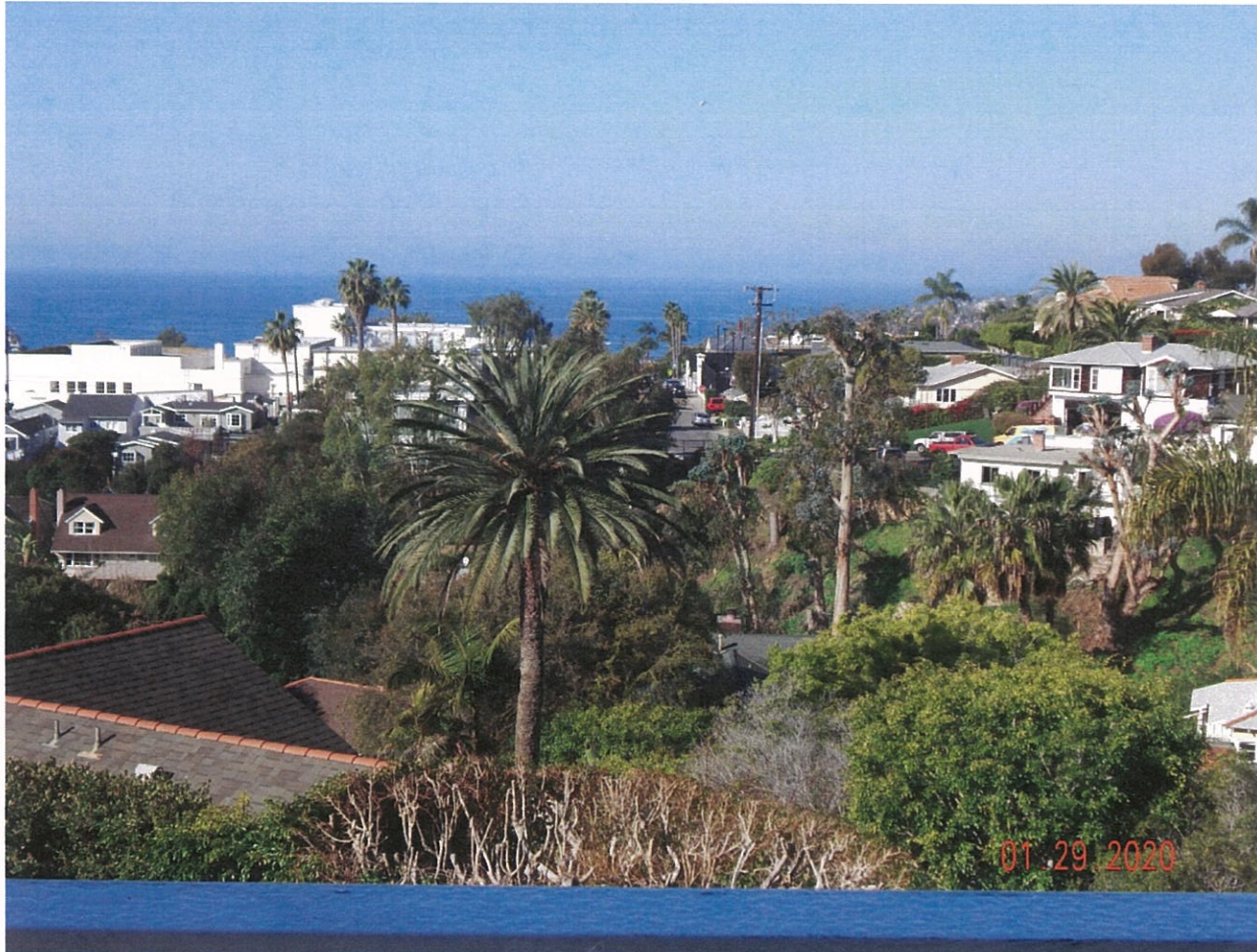
Document  
14 of 15





**RECORD OF VIEW**

**VPP 20-5594**



**664 Wendt Terrace**

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

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

Date of photograph: 1/29/2020 Photographed by: *mfarr* Submitted to property file: *2/10/2020*

Document  
15 of 15



February 10, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 20-5594  
664 WENDT TERRACE, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **664 Wendt 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 Municipal Code Section 12.16.030.

As an affected 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 link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). 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 cursive script, appearing to read "Tony Farr".

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

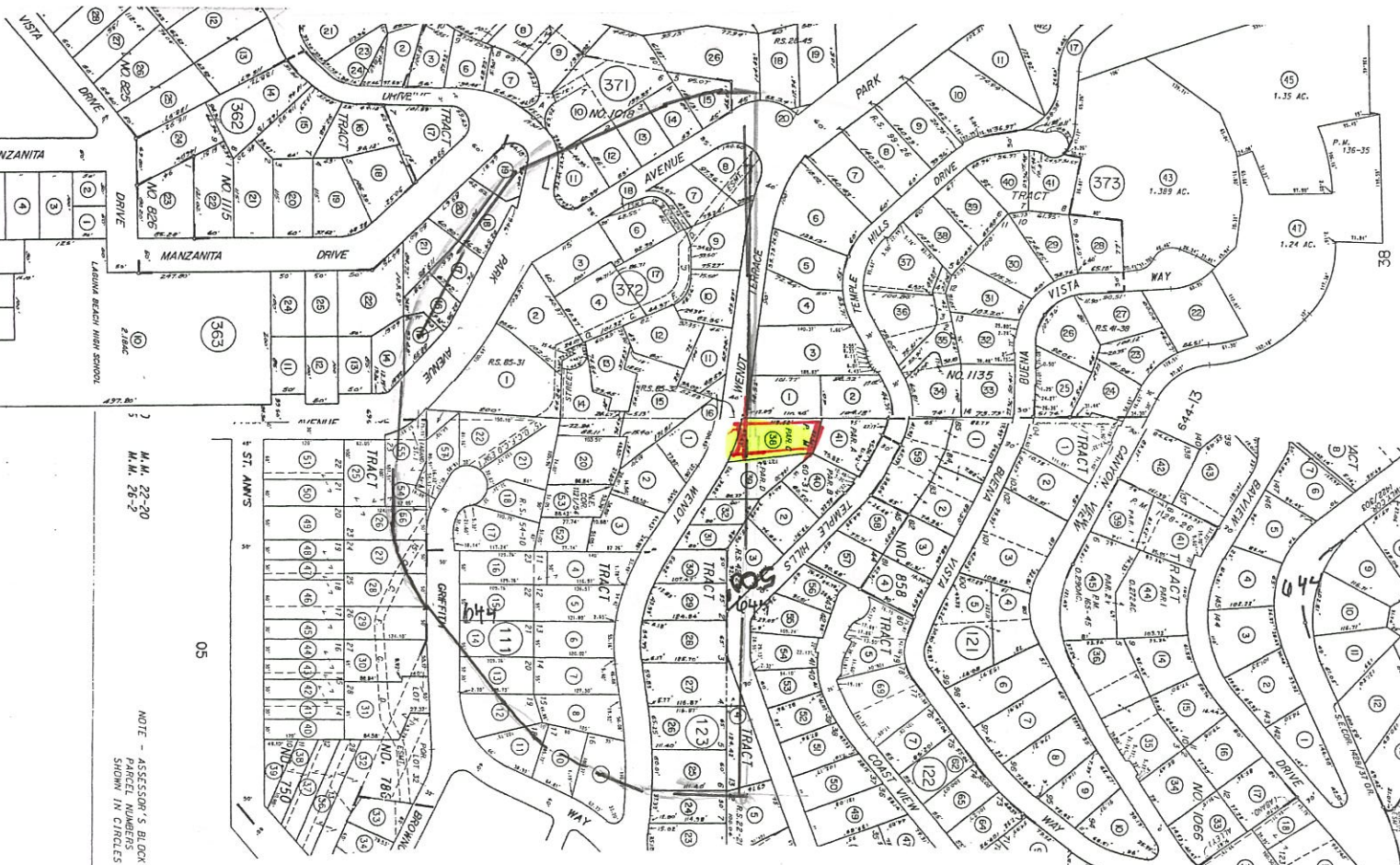
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 641 PAGE 36 COUNTY OF ORANGE

35

MANZANITA DRIVE

1800,000 Feet



M.M. 22-20  
M.M. 28-2

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

**Map Preparer:**  
**SUSAN W. CASE, INC.**  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
 susancaseinc@yahoo.com

**FILE #208241**  
 664 WENDT TER  
 LAGUNA BEACH CA  
 500' OWNER VIEW PRESERVATION  
 FEBRUARY 3 2020  
 644 123 38



THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE ASSessor'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. COUNTY OF ORANGE, CALIFORNIA. COUNTY ASSESSOR 2016

SUSAN W. CASE, INC.

orders@susancaseinc.com



FILE #208241  
664 WENDT TER  
LAGUNA BEACH CA  
500' OWNER VIEW PRESERVATION  
FEBRUARY 3 2020  
644 123 38

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

641 363 14  
Uwe Schramm  
844 Park Ave  
Laguna Beach CA92651

641 363 15  
Andrew Baxt  
850 Park Ave  
Laguna Beach CA92651

641 363 16  
Moin Tayebi  
856 Park Ave  
Laguna Beach CA92651

641 363 17  
Scot Alan Gregory  
860 Park Ave  
Laguna Beach CA92651

641 363 18  
E Lincoln Swett  
1025 Park Ave  
Laguna Beach CA92651

641 363 19  
Daniel Satterthwaite  
895 Manzanita Dr  
Laguna Beach CA92651

641 363 20  
Richard Clinton Linder  
885 Manzanita Dr  
Laguna Beach CA92651

641 363 21  
Anna Pehoushek  
545 E Palmyra Ave  
Orange CA92866

641 371 10  
Justin Joseph Becker  
910 Skyline Ter  
Laguna Beach CA92651

641 371 11  
Larry Nye Nebel  
900 Park Ave  
Laguna Beach CA92651

641 371 12  
Patricia Twitty  
914 Park Ave  
Laguna Beach CA92651

641 371 13  
Marcy Middler Herdeg  
924 Park Ave  
Laguna Beach CA92651

641 371 14  
Halsey Williams  
934 Park Ave  
Laguna Beach CA92651

641 371 15  
Deanna Whitaker  
944 Park Ave  
Laguna Beach CA92651

641 371 26  
Cherie Fortin-O'Grady  
948 Park Ave  
Laguna Beach CA92651

641 372 01  
Mark Itnyre  
861 Park Ave  
Laguna Beach CA92651

641 372 02  
Chris Garoosi  
5510 Abrams Rd #109  
Dallas TX75214

641 372 03  
Richard Schuelke  
905 Park Ave  
Laguna Beach CA92651

641 372 04  
Mark Chaillie  
615 Wilcox Way  
Laguna Beach CA92651

641 372 06  
Russell Won  
915 Park Ave  
Laguna Beach CA92651

641 372 07  
Brian & Diana Anderson  
925 Park Ave  
Laguna Beach CA92651

641 372 08  
Chris Turnbull  
945 Park Ave  
Laguna Beach CA92651

641 372 09  
Rosemary McDonald  
611 Wendt Ter  
Laguna Beach CA92651

641 372 10  
Josef Chazan  
637 Wendt Ter  
Laguna Beach CA92651

641 372 11  
Linda Lee Hughes  
685 Glomstad Ln  
Laguna Beach CA92651

641 372 14  
Dave Lee Ferguson  
635 Glomstad Ln  
Laguna Beach CA92651

641 372 17  
Lauren Simon  
611 Wilcox Way  
Laguna Beach CA92651

644 111 02  
Priya & Jack Monahan  
677 Wendt Ter  
Laguna Beach CA92651

644 111 05  
Laurie Kickert  
Po Box 600051  
Dallas TX75360

644 111 08  
Nicolas Thiery  
727 Wendt Ter  
Laguna Beach CA92651

644 111 11  
Alexander Mendivil  
730 Griffith Way  
Laguna Beach CA92651

644 111 14  
Norman Marshall  
666 Griffith Way  
Laguna Beach CA92651

644 111 17  
Christine Ann Rhoades  
644 Griffith Way  
Laguna Beach CA92651

644 111 21  
Toofan The Namini  
3610 Blue Ky  
Corona Del Mar CA92625

641 372 12  
John Pardun  
620 Wilcox Way  
Laguna Beach CA92651

641 372 15  
Samuel Sunshine  
670 Glomstad Ln #A-C  
Laguna Beach CA92651

641 372 18  
Owner Unknown

644 111 03  
Donn Tragnitz  
683 Wendt Ter  
Laguna Beach CA92651

644 111 06  
Norman Marshall  
666 Griffith Way  
Laguna Beach CA92651

644 111 09  
Richard P R P Johnson  
790 Griffith Way  
Laguna Beach CA92651

644 111 12  
Shari Orenstein  
710 Griffith Way  
Laguna Beach CA92651

644 111 15  
John Stollsteimer  
1052 Pescador Dr  
Newport Beach CA92660

644 111 18  
Michael Marriner  
620 Griffith Way  
Laguna Beach CA92651

644 111 22  
Urie Properties Inc  
668 N Coast Hwy #236  
Laguna Beach CA92651

641 372 13  
Richard Ira Frank  
625 Glomstad Ln  
Laguna Beach CA92651

641 372 16  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA92651

644 111 01  
Michael Page Davis  
674 Wendt Ter  
Laguna Beach CA92651

644 111 04  
Gary Pattengill  
691 Wendt Ter  
Laguna Beach CA92651

644 111 07  
Carl A C Winefordner  
711 Wendt Ter  
Laguna Beach CA92651

644 111 10  
Gordon  
820 Park Ave  
Laguna Beach CA92651

644 111 13  
Leroy Eaton  
690 Griffith Way  
Laguna Beach CA92651

644 111 16  
Peter Anderson  
648 Griffith Way  
Laguna Beach CA92651

644 111 20  
Richard Ira Frank  
625 Glomstad Ln  
Laguna Beach CA92651

644 111 26  
Maria Testa M T Price  
32430 Cole Grade Rd  
Valley Center CA92082

644 111 27  
Phillip Greibe  
7 Laguna Woods Dr  
Laguna Niguel CA92677

644 111 28  
Fausta Vitali  
645 Griffith Way  
Laguna Beach CA92651

644 111 52  
Gary Leshgold  
1202 Rimmer Ave  
Pacific Palisades CA90272

644 111 53  
Christian & Melodi Kreymann  
605 Glomstad Ln  
Laguna Beach CA92651

644 111 54  
Justin Michael Smyers  
611 Griffith Way  
Laguna Beach CA92651

644 111 55  
837 Park Avenue LLC  
8871 Research Dr  
Irvine CA92618

644 111 56  
837 Park Avenue LLC  
8871 Research Dr  
Irvine CA92618

644 111 57  
Justin Michael Smyers  
611 Griffith Way  
Laguna Beach CA92651

644 123 03  
Mary Delores Sherman  
695 Temple Hills Dr  
Laguna Beach CA92651

644 123 04  
Louise Sandoval  
761 Temple Hills Dr  
Laguna Beach CA92651

644 123 05  
Ruth Elaine Robertson  
799 Temple Hills Dr  
Laguna Beach CA92651

644 123 24  
Dianne Card  
744 Wendt Ter  
Laguna Beach CA92651

644 123 25  
Wendt Terrace LLC  
12643 Panorama Vw  
Santa Ana CA92705

644 123 26  
Wayne Clevenger  
720 Wendt Ter  
Laguna Beach CA92651

644 123 27  
Cecile Scott  
711 Temple Hills Dr  
Laguna Beach CA92651

644 123 28  
Charles Hawkins  
1278 Glenneyre St #185  
Laguna Beach CA92651

644 123 29  
John Zraick  
699 Temple Hills Dr  
Laguna Beach CA92651

644 123 30  
Canyon View Enterprises  
1380 Township Road 743  
Ashland OH44805

644 123 31  
Vivienne The Parisi  
680 Wendt Ter  
Laguna Beach CA92651

644 123 32  
Elliot Quint  
672 Wendt Ter  
Laguna Beach CA92651

644 123 38  
Jill Cooper  
664 Wendt Ter  
Laguna Beach CA92651

644 123 39  
Dennis Hall  
668 Wendt Ter  
Laguna Beach CA92651

644 123 40  
Terry Crandall Robinson  
645 Temple Hills Dr  
Laguna Beach CA92651

644 123 41  
Plank Kent The  
625 Temple Hills Dr  
Laguna Beach CA92651