



February 12, 2020

Brent Kulp  
860 Wendt Terrace  
Laguna Beach, CA 92651

Dear Mr. Kulp,

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 20-5694**

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Visit Date: **February 7, 2020**  
Applicant: **Brent Kulp**  
View Address: **860 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, Family room, Guest bedroom, 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 consists primarily of Catalina and San Clemente Islands, Heisler Park, Emerald Bay, city lights, hillside terrain, whitewater and 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: 2/10/2020 By: T. Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Emerald Bay, whitewater and ocean horizon.

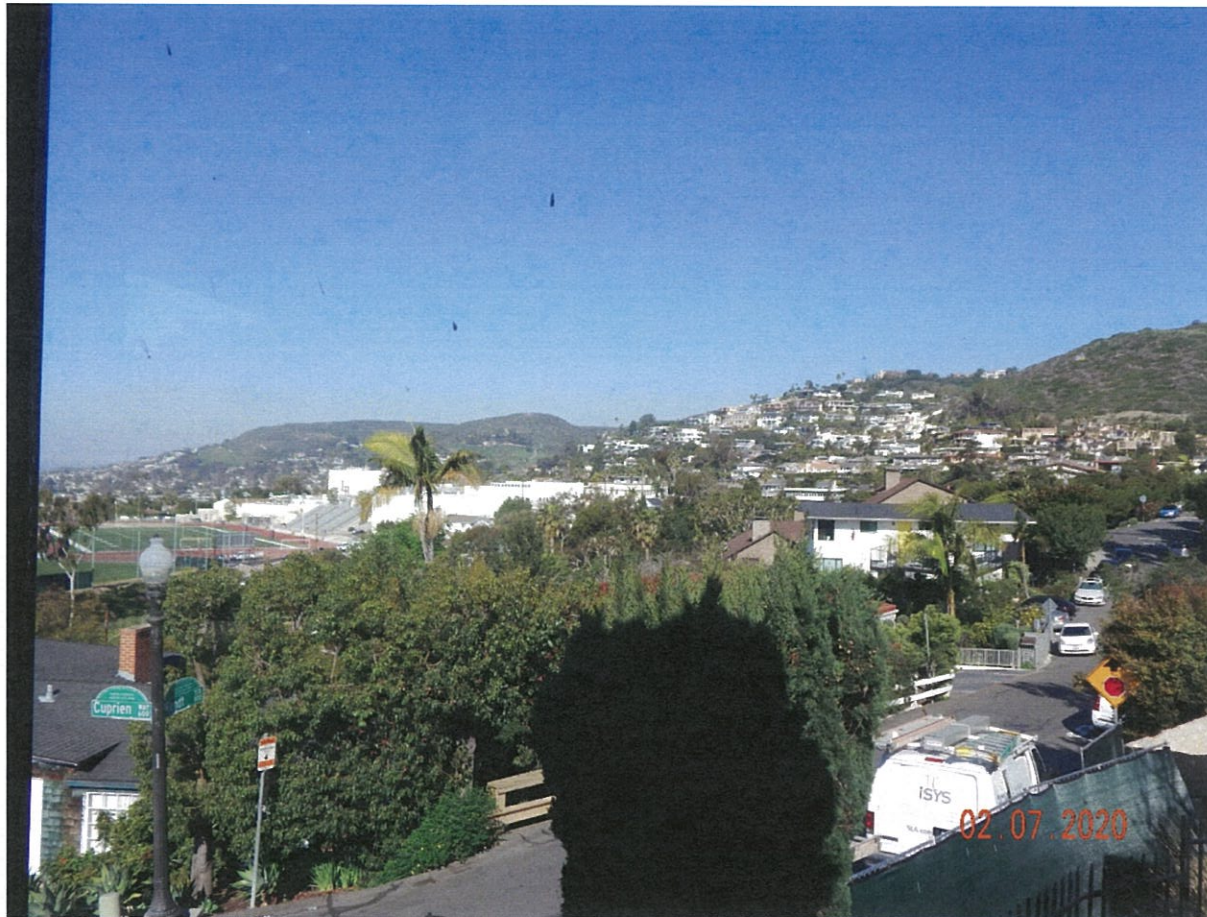
Date of photograph: 2/7/2020 Photographed by: M. J. J. J. Submitted to property file: 2/12/2020

Document  
1 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt 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: 2/7/2020 Photographed by: [signature] Submitted to property file: 2/12/2020

Document  
2 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: Catalina Island, Heisler Park, Emerald Bay and ocean horizon.

Date of photograph: 2/7/2020 Photographed by: M. Farr Submitted to property file: 2/12/2020

Document  
3 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/7/2020 Photographed by: *Marr* Submitted to property file: *2/2/2020*

Document  
4 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: Catalina Island, Heisler Park, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 2/7/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*

Document  
5 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/7/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*

Document  
6 of 13





**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 2/7/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*

Document

7 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: Catalina Island, Heisler Park, Emerald Bay, city lights and hillside terrain.

Date of photograph: 2/7/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/7/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*

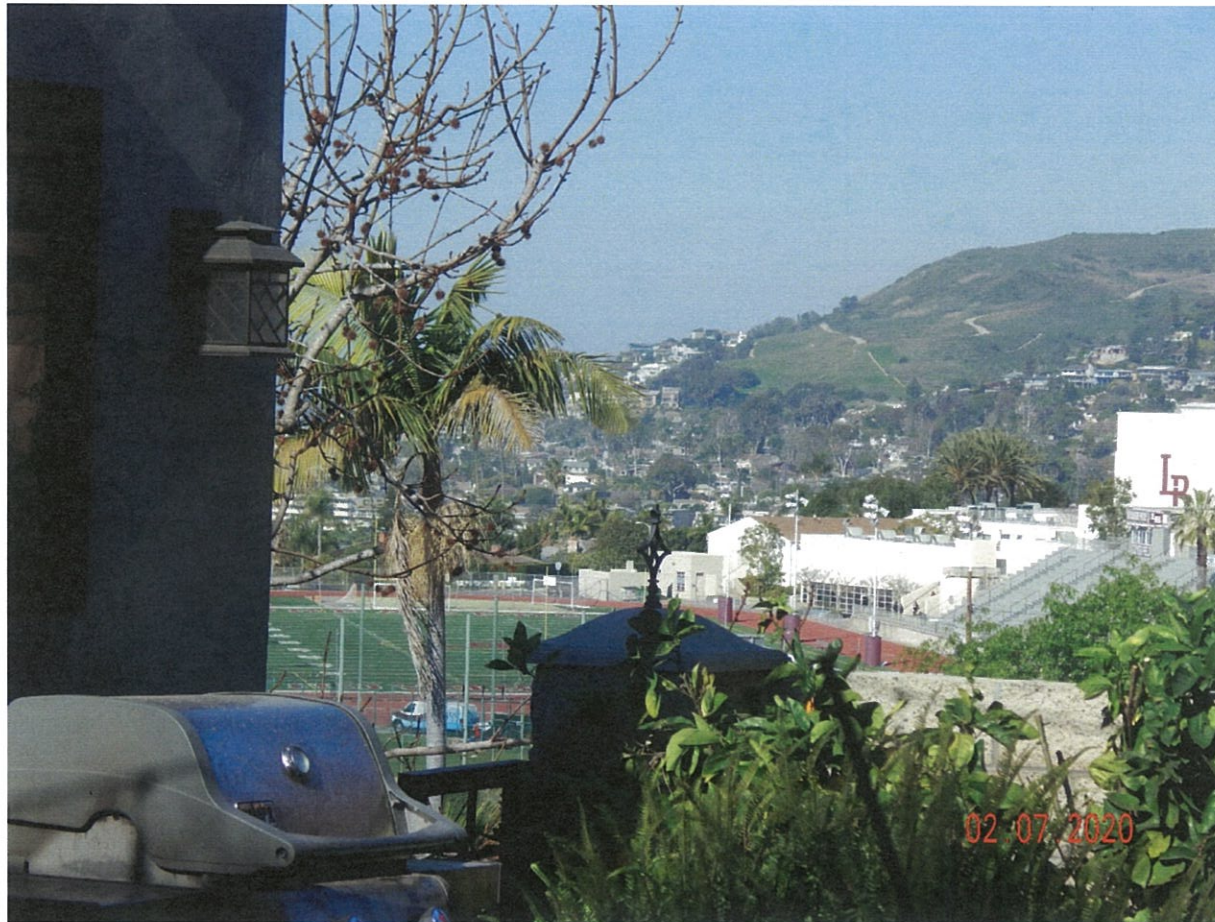
Document

9 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: city lights and hillside terrain.

Date of photograph: 2/7/2020 Photographed by: M. J. [Signature] Submitted to property file: 2/12/2020

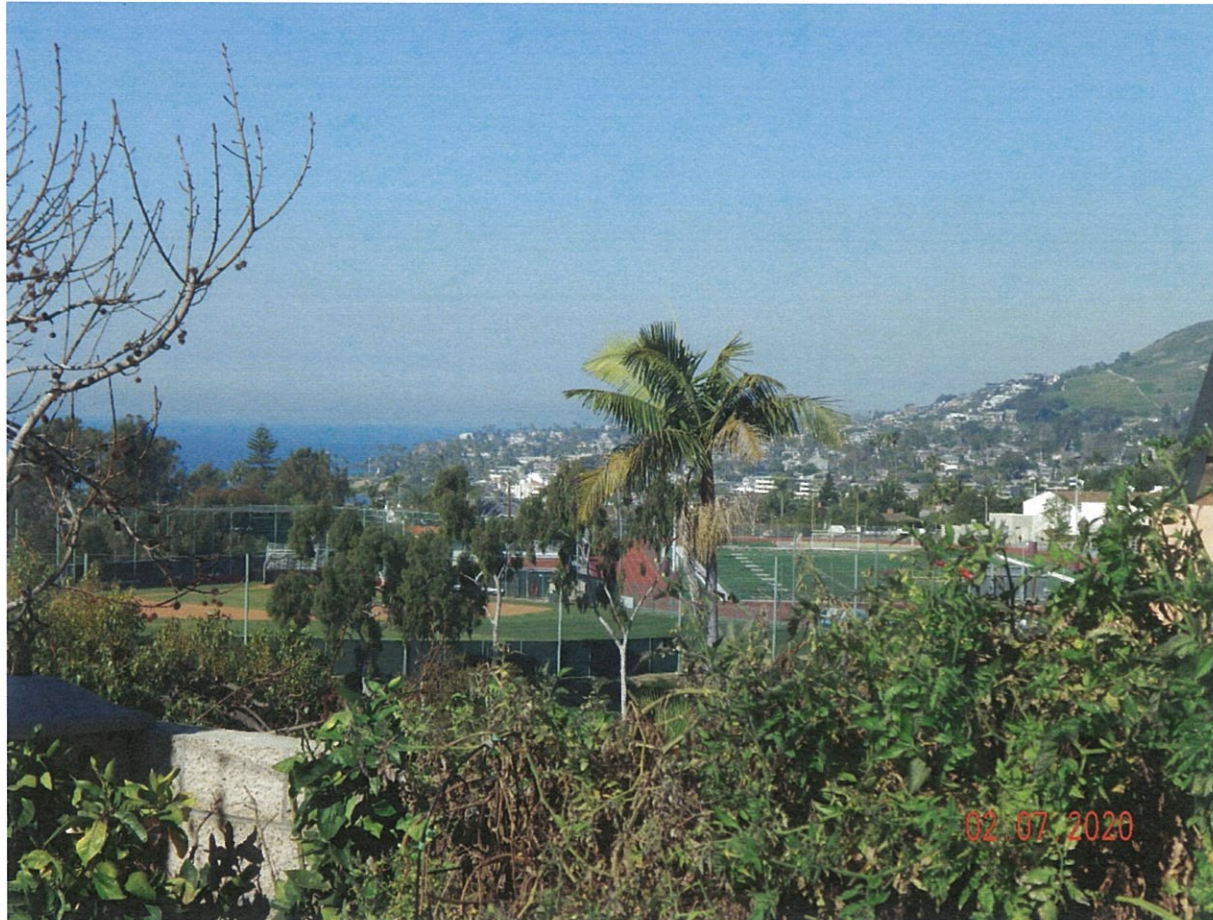
Document

10 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: Catalina Island, Heisler Park, Emerald Bay, whitewater, city lights, hillside terrain and ocean horizon.

Date of photograph: 2/7/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*

Document  
11 of 13



## RECORD OF VIEW

VPP 20-5694



### 860 Wendt Terrace

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

Visual scene description: Catalina Island, Heisler Park, Emerald Bay, whitewater and ocean horizon.

Date of photograph: 2/7/2020 Photographed by: M. Farr Submitted to property file: 2/12/2020

Document

12 of 13



**RECORD OF VIEW**

**VPP 20-5694**



**860 Wendt Terrace**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/7/2020 Photographed by: *M. J. [Signature]* Submitted to property file: *2/12/2020*

Document

13 of 13



February 12, 2020

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 20-5694  
860 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 **860 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.

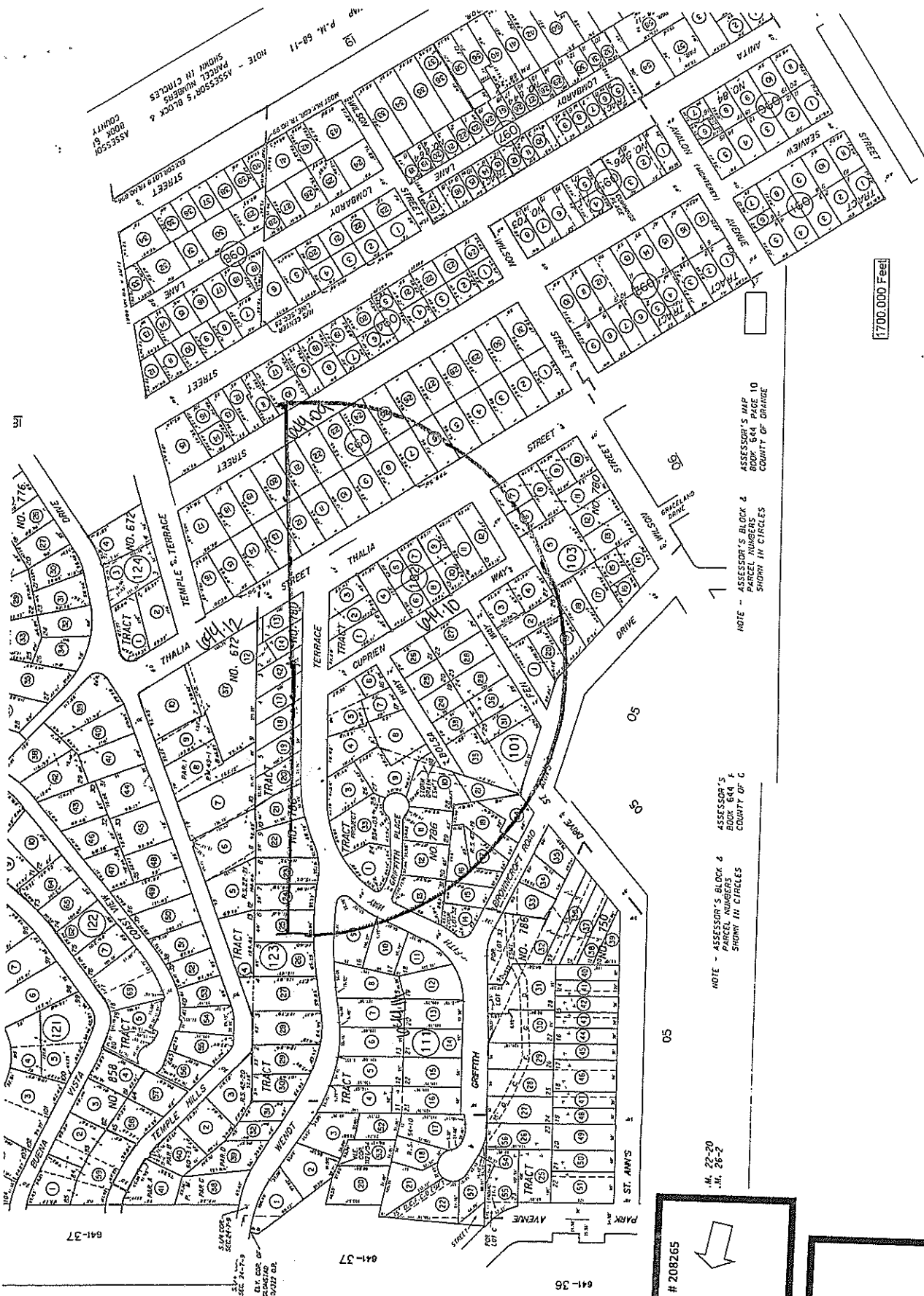
The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from the subject property. A map of the affected 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)





ASSESSOR'S MAP  
BLOCK 4  
COUNTY OF  
LAGUNA BEACH  
P.M. 68-11

NOTE - ASSESSOR'S BLOCK 4  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSESSOR'S  
BLOCK 4  
COUNTY OF C

M. 22-20  
M. 26-2

File # 208265  
02/10/2020  
860 Wendt Terrace  
Laguna Beach CA  
APN(s) 644 123 42  
500' View Preservation

Map Preparer:  
Laura Emerson  
SUSAN W. CASE, INC.  
917 GLENNEYRE ST #7  
LAGUNA BEACH CA 92651  
949 494 6105  
orders@susaninc.com

1700,000 Feet

641-37

641-37

641-36

05

05

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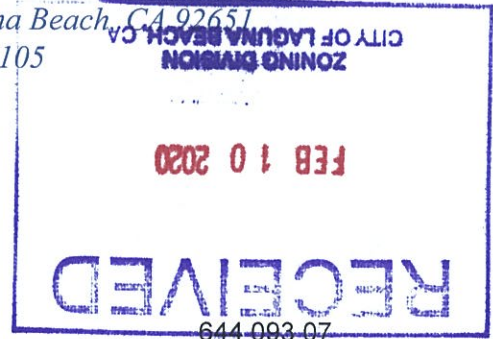
05

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

File# 208265  
860 Wendt Terrace  
Laguna Beach CA  
APN 644 123 42  
500' View Preservation  
February 10 2020

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



644 093 05  
Doris Oftelie  
627 Thalia St  
Laguna Beach CA 92651

644 093 06  
Patrick Quilter  
639 Thalia St  
Laguna Beach CA 92651

644 093 07  
Patrick Quilter  
639 Thalia St  
Laguna Beach CA 92651

644 093 08  
Laurens Vandenaeker  
58 Avenue Theophile Gautier  
75016 Paris France

644 093 09  
Erik & Susan Ristuben  
1505 11th Ave #401  
Seattle WA 98122

644 093 10  
Aaron Coastal Spitz  
657 Thalia St  
Laguna Beach CA 92651

644 093 11  
Michael Gamerl  
564 Legion St  
Laguna Beach CA 92651

644 093 12  
Jack Everett McNutt  
669 Thalia St  
Laguna Beach CA 92651

644 093 13  
Kate Shaffer Garrigan  
675 Thalia St  
Laguna Beach CA 92651

644 093 20  
Barnyard Trust  
674 Seaview St  
Laguna Beach CA 92651

644 093 21  
Linda Delora  
1650 Park Newport #318  
Newport Beach CA 92660

644 093 22  
Earl Hamner  
Po Box 220038  
Newhall CA 91322

644 093 23  
Tim Merchant  
652 Seaview St  
Laguna Beach CA 92651

644 093 24  
Philip W P W Gough  
642 Seaview St  
Laguna Beach CA 92651

644 093 25  
F Monroe Residence Gary  
638 Seaview St  
Laguna Beach CA 92651

644 093 26  
Peter The French  
630 Seaview St  
Laguna Beach CA 92651

644 094 09  
Wallace James W F 4th  
4443 E Burning Tree Loop  
Flagstaff AZ 86004

644 094 10  
Patricia Phillips  
665 Seaview St  
Laguna Beach CA 92651

644 101 01  
Gordon Michael DeLang  
481 S Orange Grove Blvd #2  
Pasadena CA 91105

644 101 03  
Kevin James The Apman  
785 Wendt Ter  
Laguna Beach CA 92651

644 101 04  
Byron & Ann Barker  
811 Wendt Ter  
Laguna Beach CA 92651

644 101 05  
Paul Darrow  
690 Cuprien Way  
Laguna Beach CA 92651

644 101 06  
James 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 & Candy Duncan  
850 Bolsa Way  
Laguna Beach CA 92651

644 101 09  
George Tr Gade  
553 Seaward Rd  
Corona Del Mar CA 92625

644 101 10  
Lori Beasley  
219 La Verne Ave  
Long Beach CA 90803

644 101 11  
Murray Hutcherson  
4841 S Bailey St  
Republic MO 65738

644 101 12  
Joseph Becker  
2830 Park Pl  
Laguna Beach CA 92651

644 101 13  
Thomas Lopes  
741 Griffith Way  
Laguna Beach CA 92651

644 101 15  
Barbara Hawthorne  
735 Browncroft Rd  
Laguna Beach CA 92651

644 101 16  
Vido Butler  
725 Browncroft Rd  
Laguna Beach CA 92651

644 101 17  
Patricia Abbey  
5521 Alta Canyon Rd  
La Canada Flintridge CA 91011

644 101 18  
Brinderson Trust  
721 Browncroft Rd  
Laguna Beach CA 92651

644 101 21  
John 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 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 Platzer  
4205 Carney Ct  
Riverside CA 92507

644 101 34  
Hess Linda The Hess  
9054 White Oak Dr  
Twinsburg OH 44087

644 101 35  
Jill Bright  
59-778 Kapuhi Pl  
Haleiwa HI 96712

644 101 36  
Radiology & Med Coast  
276 Bentley Cir  
Los Angeles CA 90049

644 101 38  
Alan Flatt  
839 Bolsa Way  
Laguna Beach CA 92651

644 102 01  
Michael Mohammed  
867 Wendt Ter  
Laguna Beach CA 92651

644 102 02  
Nancy 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 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 J & G Fotsch  
667 Cuprien Way  
Laguna Beach CA 92651

644 102 07  
Gregory Nook  
5715 N Woodland Pt  
Parkville MO 64152

644 102 08  
Roland P R P Dilda  
655 Cuprien Way  
Laguna Beach CA 92651

644 102 09  
Stacey L S L Rollings  
646 Thalia St  
Laguna Beach CA 92651

644 102 10  
Arthur & S A Fong  
645 Cuprien Way  
Laguna Beach CA 92651

644 102 11  
Brian Jones  
635 Cuprien Way  
Laguna Beach CA 92651

644 102 12  
Claudia Olsen  
628 Thalia St  
Laguna Beach CA 92651

644 103 01  
McDermott Trust  
841 Fen Way  
Laguna Beach CA 92651

644 103 02  
Boccardo Dubey  
865 Fen Way  
Laguna Beach CA 92651

644 103 03  
Glenn Dismang  
Po Box 444  
San Juan Capistrano CA 92693

644 103 04  
Martha Jean Piety  
5300 24th Ave NE #333  
Seattle WA 98105

644 103 05  
K & D Entrprs Inc  
3009 Zell Dr  
Laguna Beach CA 92651

644 103 06  
Daniel Bassett  
610 Cuprien Way  
Laguna Beach CA 92651

644 103 07  
622 Thalia LLC  
11625 Wander Ln  
Dallas TX 75230

644 103 18  
Bettina Elisabeth Rey  
1278 Glenneyre St #419  
Laguna Beach CA 92651

644 103 19  
Herbert Rose  
645 Saint Anns Dr  
Laguna Beach CA 92651

644 103 20  
Harrison Lyon Kelley  
1481 E Loma Alta Dr  
Altadena CA 91001

644 111 09  
Richard P R P Johnson  
790 Griffith Way  
Laguna Beach CA 92651

644 111 10  
Gordon Trust  
820 Park Ave  
Laguna Beach CA 92651

644 123 13  
Julie Duquette  
684 Thalia St  
Laguna Beach CA 92651

644 123 14  
William Jager  
872 Wendt Ter  
Laguna Beach CA 92651

644 123 17  
Housing Solutions Relief  
16478 Beach Blvd #326  
Westminster CA 92683

644 123 18  
Mark Sorenson  
850 Wendt Ter  
Laguna Beach CA 92651

644 123 19  
Brett Kelts  
840 Wendt Ter  
Laguna Beach CA 92651

644 123 20  
Charanjit Singh Sekhon  
802 Wendt Ter  
Laguna Beach CA 92651

644 123 21  
Wayne Baglin  
790 Wendt Ter  
Laguna Beach CA 92651

644 123 22  
Paul Willman  
770 Wendt Ter  
Laguna Beach CA 92651

644 123 23  
Leslie Davis  
750 Wendt Ter  
Laguna Beach CA 92651

644 123 24  
Dianne Card  
744 Wendt Ter  
Laguna Beach CA 92651

644 123 25  
Wendt Terrace LLC  
12643 Panorama Vw  
Santa Ana CA 92705

644 123 42  
Brent Martin Kulp  
860 Wendt Ter  
Laguna Beach CA 92651