



May 3, 2021

Teresa Plank  
625 Temple Hills Dr.  
Laguna Beach, CA 92651

Dear Ms. Plank,

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.

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 21-8751**

---

Visit Date: **April 26, 2021**  
Applicant: **Teresa Plank**  
View Address: **625 Temple Hills Dr.**

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, kitchen, dining room, master bedroom  
Upper level: Office  
Lower level: Son's bedroom (end), guest bedroom (middle), game room

***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, northerly coastline, 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: 5/3/21 By: mfarr

---

End of Checklist



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: M. Farr Submitted to property file: 5/3/21

Document  
1 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *M. J. Farr* Submitted to property file: *5/3/21*

Document  
2 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *mfaan* Submitted to property file: *5/3/21*

Document  
3 of 16



RECORD OF VIEW

VPP 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document  
4 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document  
5 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document  
6 of 16





**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *M. Jarr* Submitted to property file: 5/3/21

Document

7 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *M. Far* Submitted to property file: *5/3/21*

Document

8 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document  
9 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document  
10 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document  
11 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document

12 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document  
13 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *W. J. [Signature]* Submitted to property file: 5/3/21

Document  
14 of 16





RECORD OF VIEW

VPP 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *M. J. [Signature]* Submitted to property file: 5/3/21

Document  
15 of 16



**RECORD OF VIEW**

**VPP 21-8751**



**625 Temple Hills Dr.**

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: *[Signature]* Submitted to property file: 5/3/21

Document  
16 of 16



May 3, 2021

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-8751**  
**625 Temple Hills Dr., Laguna Beach**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **625 Temple Hills Dr.** 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,

Tony Farr, Associate Planner  
View Preservation and Restoration  
Planning Division, Community Development  
tfarr@lagunabeachcity.net



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

---

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

File# 318392  
625 Temple Hills Dr  
Laguna Beach CA  
APN 644 123 41  
500' View Preservation  
April 28 2021

641 371 11  
Larry Nye Nebel  
900 Park Ave  
Laguna Beach CA 92651

641 371 12  
Patricia Twitty  
914 Park Ave  
Laguna Beach CA 92651

641 371 13  
Marcy Middler Herdeg  
924 Park Ave  
Laguna Beach CA 92651

641 371 14  
Halsey Williams  
934 Park Ave  
Laguna Beach CA 92651

641 371 15  
Deanna Whitaker  
944 Park Ave  
Laguna Beach CA 92651

641 371 18  
Keith The White  
833 Summit Dr  
Laguna Beach CA 92651

641 371 19  
John Matus  
960 Park Ave  
Laguna Beach CA 92651

641 371 20  
Ruth Preiss  
374 Calle Guaymas  
San Clemente CA 92672

641 371 26  
Cherie Fortin-Ogrady  
948 Park Ave  
Laguna Beach CA 92651

641 372 01  
Mark Itnyre  
861 Park Ave  
Laguna Beach CA 92651

641 372 02  
Chris Garoosi  
5510 Abrams Rd #109  
Dallas TX 75214

641 372 03  
Richard Schuelke  
905 Park Ave  
Laguna Beach CA 92651

641 372 04  
Mark Chaillie  
615 Wilcox Way  
Laguna Beach CA 92651

641 372 06  
Russell Won  
915 Park Ave  
Laguna Beach CA 92651

641 372 07  
Brian Anderson  
925 Park Ave  
Laguna Beach CA 92651

641 372 08  
Chris Turnbull  
945 Park Ave  
Laguna Beach CA 92651

641 372 09  
Rosemary McDonald  
611 Wendt Ter  
Laguna Beach CA 92651

641 372 10  
Josef Chazan  
637 Wendt Ter  
Laguna Beach CA 92651

641 372 11  
Glomstad Trust  
685 Glomstad Ln  
Laguna Beach CA 92651

641 372 12  
John Pardun  
620 Wilcox Way  
Laguna Beach CA 92651

641 372 13  
Richard Ira Frank  
625 Glomstad Ln  
Laguna Beach CA 92651

641 372 14  
Dave Lee Ferguson  
635 Glomstad Ln  
Laguna Beach CA 92651

641 372 15  
Samuel Sunshine  
670 Glomstad Ln #A-C  
Laguna Beach CA 92651

641 372 16  
City Of Laguna Beach  
505 Forest Ave  
Laguna Beach CA 92651

641 372 17  
Lauren Simon  
611 Wilcox Way  
Laguna Beach CA 92651

641 372 18  
Russell Won  
915 Park Ave  
Laguna Beach CA 92651

641 373 01  
Arden Companies LLC  
17595 Harvard Ave #C511  
Irvine CA 92614

641 373 02  
Thomas James Ribarich  
591 Temple Hills Dr  
Laguna Beach CA 92651

641 373 03  
John Mangus  
575 Temple Hills Dr  
Laguna Beach CA 92651

641 373 04  
Jianping Sun  
3009 Mountain View Ave N  
Renton WA 98056

641 373 05  
T J Paul  
569 Temple Hills Dr  
Laguna Beach CA 92651

641 373 06  
Trevor James Paul  
563 Temple Hills Dr  
Laguna Beach CA 92651

644 111 01  
Michael Page Davis  
674 Wendt Ter  
Laguna Beach CA 92651

644 111 02  
Priya & Jack Monahan  
677 Wendt Ter  
Laguna Beach CA 92651

644 111 03  
Donn Tragnitz  
683 Wendt Ter  
Laguna Beach CA 92651

644 111 04  
Gary Pattengill  
691 Wendt Ter  
Laguna Beach CA 92651

644 111 05  
Laurie Kickert  
Po Box 600051  
Dallas TX 75360

644 111 06  
Norman Marshall  
666 Griffith Way  
Laguna Beach CA 92651

644 111 07  
Carl A C Winefordner  
711 Wendt Ter  
Laguna Beach CA 92651

644 111 08  
Nicolas Thiery  
727 Wendt Ter  
Laguna Beach CA 92651

644 111 14  
Norman Marshall  
666 Griffith Way  
Laguna Beach CA 92651

644 111 15  
John Stollsteimer  
1052 Pescador Dr  
Newport Beach CA 92660

644 111 16  
Peter Anderson  
648 Griffith Way  
Laguna Beach CA 92651

644 111 17  
Christine Ann Rhoades  
644 Griffith Way  
Laguna Beach CA 92651

644 111 18  
Michael Marriner  
620 Griffith Way  
Laguna Beach CA 92651

644 111 20  
Richard Ira Frank  
625 Glomstad Ln  
Laguna Beach CA 92651

644 111 21  
Toofan The Namini  
3610 Blue Ky  
Corona Del Mar CA 92625

644 111 22  
Jila Nikkhah  
605 Griffith Way #B  
Laguna Beach CA 92651

644 111 52  
Gary Leshgold  
1202 Rimmer Ave  
Pacific Palisades CA 90272

644 111 53  
Christian Kreymann  
605 Glomstad Ln  
Laguna Beach CA 92651

644 123 02  
Terry Robinson  
665 Temple Hills Dr  
Laguna Beach CA 92651

644 123 03  
Mary Delores Sherman  
695 Temple Hills Dr  
Laguna Beach CA 92651

644 123 27  
Cecile Scott  
711 Temple Hills Dr  
Laguna Beach CA 92651

644 123 28  
Charles Hawkins  
1278 Glenneyre St #185  
Laguna Beach CA 92651

644 123 29  
John Zraick  
699 Temple Hills Dr  
Laguna Beach CA 92651

644 123 30  
Canyon View Enterprises  
1380 Township Road 743  
Ashland OH 44805

644 123 31  
John & Danuta Shadduck  
41 Hallmark Cir  
Menlo Park CA 94025

644 123 32  
Elliot Quint  
672 Wendt Ter  
Laguna Beach CA 92651

644 123 38  
Jill Cooper  
664 Wendt Ter  
Laguna Beach CA 92651

644 123 39  
Dennis Hall  
668 Wendt Ter  
Laguna Beach CA 92651

644 123 40  
Terry Crandall Robinson  
645 Temple Hills Dr  
Laguna Beach CA 92651

644 123 41  
Plank Kent The  
625 Temple Hills Dr  
Laguna Beach CA 92651