



September 1, 2021

Roubina Gourdikian  
660 Temple Hills Drive  
Laguna Beach, CA 92651

Dear Ms. Gourdikian,

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 21-9315**

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Visit Date: **June 10, 2021**  
Applicant: **Roubina Gourdikian**  
View Address: **660 Temple Hills Drive**

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: Kitchen, dining room, living room, 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 of Catalina Island, Hotel Laguna, Main Beach, Heisler Park 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: 9/1/21 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 21-9315**



**660 Temple Hills Drive**

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park and ocean horizon.

Date of photograph: 06/10/21 Photographed by: M. Farr Submitted to property file: 2/1/21



**RECORD OF VIEW**

**VPP 21-9315**



**660 Temple Hills Drive**

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park and ocean horizon.

Date of photograph: 06/10/21 Photographed by: *ryan* Submitted to property file: *9/1/21*

Document

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**RECORD OF VIEW**

**VPP 21-9315**



**660 Temple Hills Drive**

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park and ocean horizon.

Date of photograph: 06/10/21 Photographed by: *mfarr* Submitted to property file: *9/1/21*



**RECORD OF VIEW**

**VPP 21-9315**



**660 Temple Hills Drive**

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park and ocean horizon.

Date of photograph: 06/10/21 Photographed by: *[Signature]* Submitted to property file: 9/10/21

Document  
4 of 4



September 1, 2021

**SUBJECT: NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-9315**  
**660 Temple Hills Drive, Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **660 Temple Hills Drive**. 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.**

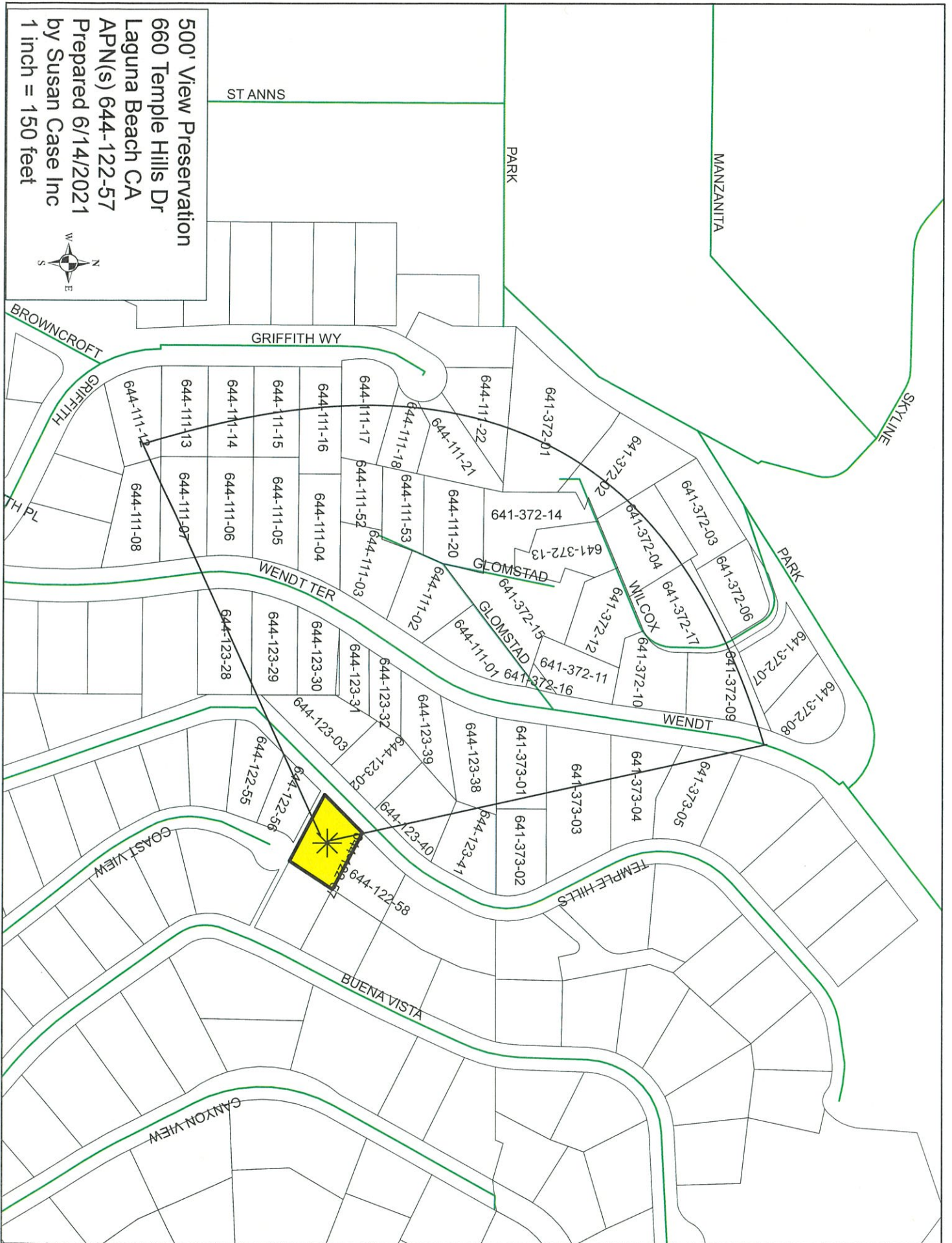
The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees. From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 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,

A handwritten signature in blue ink that reads "Tony Farr".

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

500' View Preservation  
660 Temple Hills Dr  
Laguna Beach CA  
APN(s) 644-122-57  
Prepared 6/14/2021  
by Susan Case Inc  
1 inch = 150 feet





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

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File #318474  
660 Temple Hills Dr  
Laguna Beach  
500' View Preservation  
APN 644 122 57  
June 14 2021

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

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

641 373 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

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

644 111 13  
Leroy Eaton  
690 Griffith Way  
Laguna Beach CA 92651

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

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

644 111 52  
Queen Bee Ventures LLC  
668 N Coast Hwy #1256  
Laguna Beach CA 92651

644 122 56  
Ronald Jon Aardema  
Po Box 6202  
Ketchum ID 83340

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

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

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

644 111 05  
Laurie Kickert  
Po Box 600051  
Dallas TX 75360

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 17  
Christine Ann Rhoades  
644 Griffith Way  
Laguna Beach CA 92651

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

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

644 122 57  
V K Gourdikian  
660 Temple Hills Dr  
Laguna Beach CA 92651

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

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

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

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

644 111 12  
James J A Dowle  
710 Griffith Way  
Laguna Beach CA 92651

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

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

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

644 122 55  
Shirley Bowen  
700 Temple Hills Dr  
Laguna Beach CA 92651

644 122 58  
Invincible Inc  
4029 Henderson Blvd  
Tampa FL 33629

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

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

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