



May 25, 2023

Ron and Jesika Aardema
680 Temple Hills Drive
Laguna Beach, CA 92651
VPP 23-0277

Dear Ron and Jesika,

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".

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach".

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
Tel. 949.497.0322
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 23-0277**

Visit Date: **04/19/2023**

Applicant: **Ron and Jesika Aardema**

View Address: **680 Temple Hills Drive**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

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
Lower level:	Stairs/bedroom
Upper level:	Family room/den, bedroom 2, 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 is primarily ocean horizon and city/neighborhoods.

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: *5/25/2023* By: *Joshua DeLoach*

End of Checklist



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
1 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
2 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Mountain vista

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
4 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
5 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
6 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
7 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
8 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
9 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
10 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
11 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
12 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
13 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
14 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level of the primary residential structure.

Visual scene description: Mountain vista

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
15 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level family room/den of the primary residential structure.

Visual scene description: Mountain vista

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
16 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level family room/den of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
17 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level family room/den of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
18 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level family room/den of the primary residential structure.

Visual scene description: Ocean horizon and mountain/city.

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
19 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level family room/den of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
20 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level family room/den of the primary residential structure.

Visual scene description: Mountain/city

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
21 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
22 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
23 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

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

Visual scene description: Ocean horizon and city

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
24 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level of the primary residential structure.

Visual scene description: Mountain vista

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
25 of 26



RECORD OF VIEW

VPP 23-0277



680 Temple Hills Drive

The photograph above was taken from the second level of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 4/19/23 Photographed by: *Joshua DeLoach* Submitted to property file: 5/25/23

Document
26 of 26



MAY 20 2023

SUBJECT: **NOTICE - RECORD OF VIEW**
 View Preservation VPP 23-0277
 680 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 **680 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 > click on green box to the right "Record of Views by Address". 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 included. 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.

Warm Regards,

Joshua DeLoach

Joshua DeLoach, Planning Technician
View Preservation and Restoration
Community Development
jdeloach@lagunabeachcity.net

FILE# 239224
680 TEMPLE HILLS DR
LAGUNA BEACH CA
APN 644 122 46
PREPARED ON 5/20/23
SUBJECT KEY NUMBER 1

::



Susan Case Inc
4000 Barranca Pkwy #250
Irvine CA 92604
orders@susancaseinc.com

ID	APN_D	Ownername
	1 644-122-56	Jesika R Aardema
	2 641-372-01	Mark T Itnyre
	3 641-372-02	Chris Garoosi
	4 641-372-04	Yann H Audebert
	5 641-372-09	Rosemary A Mcdonald
	6 641-372-10	Josef Chazan
	7 641-372-11	Linda Lee Hughes
	8 641-372-12	John T & Claire Pardun
	9 641-372-13	Richard Ira Frank
	10 641-372-14	Dave Lee Ferguson
	11 641-372-15	Samuel Sunshine
	12 641-372-16	City Of Laguna Beach
	13 641-372-17	Lauren Simon
	14 641-373-01	Companies Llc Arden
	15 641-373-02	Thomas James Ribarich
	16 641-373-03	John D Mangus
	17 641-373-04	Jianping Sun
	18 641-373-05	T J Paul
	19 641-373-06	Trevor James & Chien Hu Paul
	20 641-373-31	Michael S & Kristen L Simmons
	21 641-373-32	3d Adda Pte.
	22 641-373-34	Robyn Sue Rakov
	23 641-373-35	Robyn Sue Rakov
	24 641-373-36	Steven Kellenberg
	25 641-373-37	Patrick M Stanton
	26 644-101-14	Sharon A Sagar
	27 644-111-01	Michael Page Davis
	28 644-111-02	Priya Bhatia & Jack Edward Monahan
	29 644-111-03	Donn B Tragnitz
	30 644-111-04	Gary L Pattengill
	31 644-111-05	Laurie Kickert
	32 644-111-06	Norman M Marshall
	33 644-111-07	Carl A Winefordner
	34 644-111-08	Nicolas P Thiery
	35 644-111-09	Marilyn B Johnson
	36 644-111-10	Cherise L Gordon
	37 644-111-11	Alexander Mendivil
	38 644-111-12	Spencer Street
	39 644-111-13	Leroy W Eaton
	40 644-111-14	Candace S Marshall
	41 644-111-15	John F Stollsteimer
	42 644-111-16	Jennifer J Abt
	43 644-111-17	Christine Ann Lyon Rhoades
	44 644-111-18	Michael W Marriner
	45 644-111-20	Richard Ira Frank
	46 644-111-21	Toofan M Namini

47 644-111-22 Jila B Nikkhah
48 644-111-52 Queen Bee Ventures
49 644-111-53 Christian C & Melodi A Kreymann
50 644-122-54 Steven R Titus
51 644-122-55 Shirley A Bowen
52 644-123-02 Terry Crandall Robinson
53 644-123-03 Mary Delores Sherman
54 644-123-25 Brazil F Kevin
55 644-123-26 Wayne W Clevenger
56 644-123-27 Cecile D Scott
57 644-123-28 Hills Llc Sdr
58 644-123-29 John A Zraick
59 644-123-30 Canyon View Enterprises
60 644-123-31 John Hayne Shaddock
61 644-123-32 Elliot Quint
62 644-123-38 Jill Cooper
63 644-123-39 Dennis K Hall
64 644-123-40 Terry Crandall Robinson
65 644-123-41 Kent P Plank

address	M_city	M_STATE	M_ZIP
Po Box 6202	Ketchum	ID	83340
861 Park Ave	Laguna Beach	CA	92651
5510 Abrams Rd 109	Dallas	TX	75214
615 Wilcox Way	Laguna Beach	CA	92651
611 Wendt Ter	Laguna Beach	CA	92651
637 Wendt Ter	Laguna Beach	CA	92651
685 Glomstad Ln	Laguna Beach	CA	92651
620 Wilcox Way	Laguna Beach	CA	92651
646 Glomstad Ln	Laguna Beach	CA	92651
635 Glomstad Ln	Laguna Beach	CA	92651
670 Glomstad Ln A-c	Laguna Beach	CA	92651
505 Forest Ave	Laguna Beach	CA	92651
611 Wilcox Way	Laguna Beach	CA	92651
660 Wendt Terrace	Laguna Beach	CA	92651
591 Temple Hills Dr	Laguna Beach	CA	92651
575 Temple Hills Dr	Laguna Beach	CA	92651
3009 N Mountain View Ave	Renton	WA	98056
569 Temple Hills Dr	Laguna Beach	CA	92651
563 Temple Hills Dr	Laguna Beach	CA	92651
657 Buena Vista Way	Laguna Beach	CA	92651
18 Technology Dr 110	Irvine	CA	92618
590 Temple Hills Dr	Laguna Beach	CA	92651
590 Temple Hills Dr	Laguna Beach	CA	92651
576 Temple Hills Dr	Laguna Beach	CA	92651
1278 Glenneyre St	Laguna Beach	CA	92651
1411 Mar Vista Way	Laguna Beach	CA	92651
674 Wendt Terrace	Laguna Beach	CA	92651
677 Wendt Ter	Laguna Beach	CA	92651
683 Wendt Terrace	Laguna Beach	CA	92651
691 Wendt Ter	Laguna Beach	CA	92651
Po Box 600051	Dallas	TX	75360
666 Griffith Way	Laguna Beach	CA	92651
711 Wendt Ter	Laguna Beach	CA	92651
727 Wendt Ter	Laguna Beach	CA	92651
790 Griffith Way	Laguna Beach	CA	92651
820 Park Ave	Laguna Beach	CA	92651
730 Griffith Way	Laguna Beach	CA	92651
710 Griffith Way	Laguna Beach	CA	92651
690 Griffith Way	Laguna Beach	CA	92651
666 Griffith Way	Laguna Beach	CA	92651
1052 Pescador Dr	Newport Beach	CA	92660
648 Griffith Way	Laguna Beach	CA	92651
644 Griffith Way	Laguna Beach	CA	92651
620 Griffith Way	Laguna Beach	CA	92651
625 Glomstad Ln	Laguna Beach	CA	92651
3610 Blue Ky	Corona Del Mar	CA	92625

605 Griffith Way B	Laguna Be@ CA	92651
668 N Coast Hwy 1256	Laguna Be@ CA	92651
605 Glomstad Ln	Laguna Be@ CA	92651
740 Temple Hills Dr	Laguna Be@ CA	92651
700 Temple Hills Dr	Laguna Be@ CA	92651
665 Temple Hills Dr	Laguna Be@ CA	92651
695 Temple Hills Dr	Laguna Be@ CA	92651
12643 Panorama Vw	Santa Ana CA	92705
720 Wendt Terr	Laguna Be@ CA	92651
711 Temple Hills Dr	Laguna Be@ CA	92651
705 Temple Hills Dr	Laguna Be@ CA	92651
699 Temple Hills Dr	Laguna Be@ CA	92651
1380 Enterprise Pkwy	Ashland OH	44805
41 Hallmark Cir	Menlo Park CA	94025
672 Wendt Ter	Laguna Be@ CA	92651
664 Wendt Ter	Laguna Be@ CA	92651
668 Wendt Terr	Laguna Be@ CA	92651
645 Temple Hills Dr	Laguna Be@ CA	92651
625 Temple Hills Dr	Laguna Be@ CA	92651