



September 13, 2018

Jessica McNicholas
1320 Temple Hills Drive
Laguna Beach, CA 92651

Dear Ms. McNicholas,

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. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at www.lagunabeachcity.net on the View Preservation and Restoration web page.

As we discussed, 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
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-1471**

Visit Date: **August 22, 2018**
Applicant: **Jessica McNicholas**
View Address: **1320 Temple Hills Drive**

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: Dining room, family room, living room, study
and 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 San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Heisler Park, Contino Point, 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.

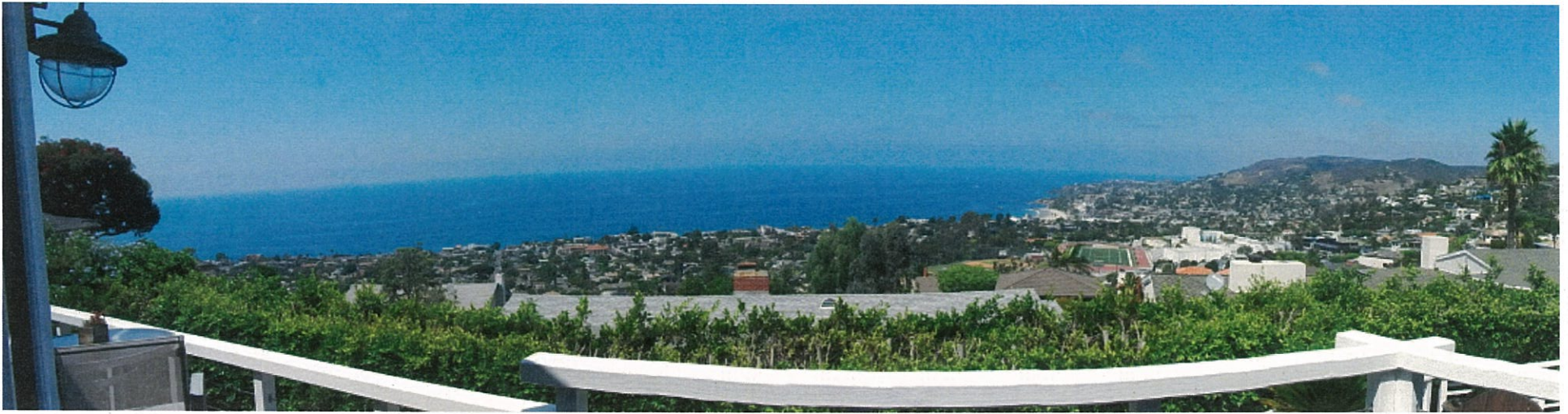
Date: 9/13/2018 By: mfarr

End of Checklist



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018

Document
1 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018

Document
2 of 19



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VPP 18-1471



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Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018

Document
3 of 19



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VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018

Document
4 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the dining room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018

Document
5 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the family room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018

Document
6 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the family room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *W. J. Farr* Submitted to property file: 09/13/2018

Document
7 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the family room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *M. Farr* Submitted to property file: 09/13/2018

Document
8 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the family room on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *mfarr* Submitted to property file: 09/13/2018

Document
9 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

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, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018

Document
10 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

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, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018

Document
11 of 19



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1320 Temple Hills Drive

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Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the study on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: nyou Submitted to property file: 09/13/2018

Document
13 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

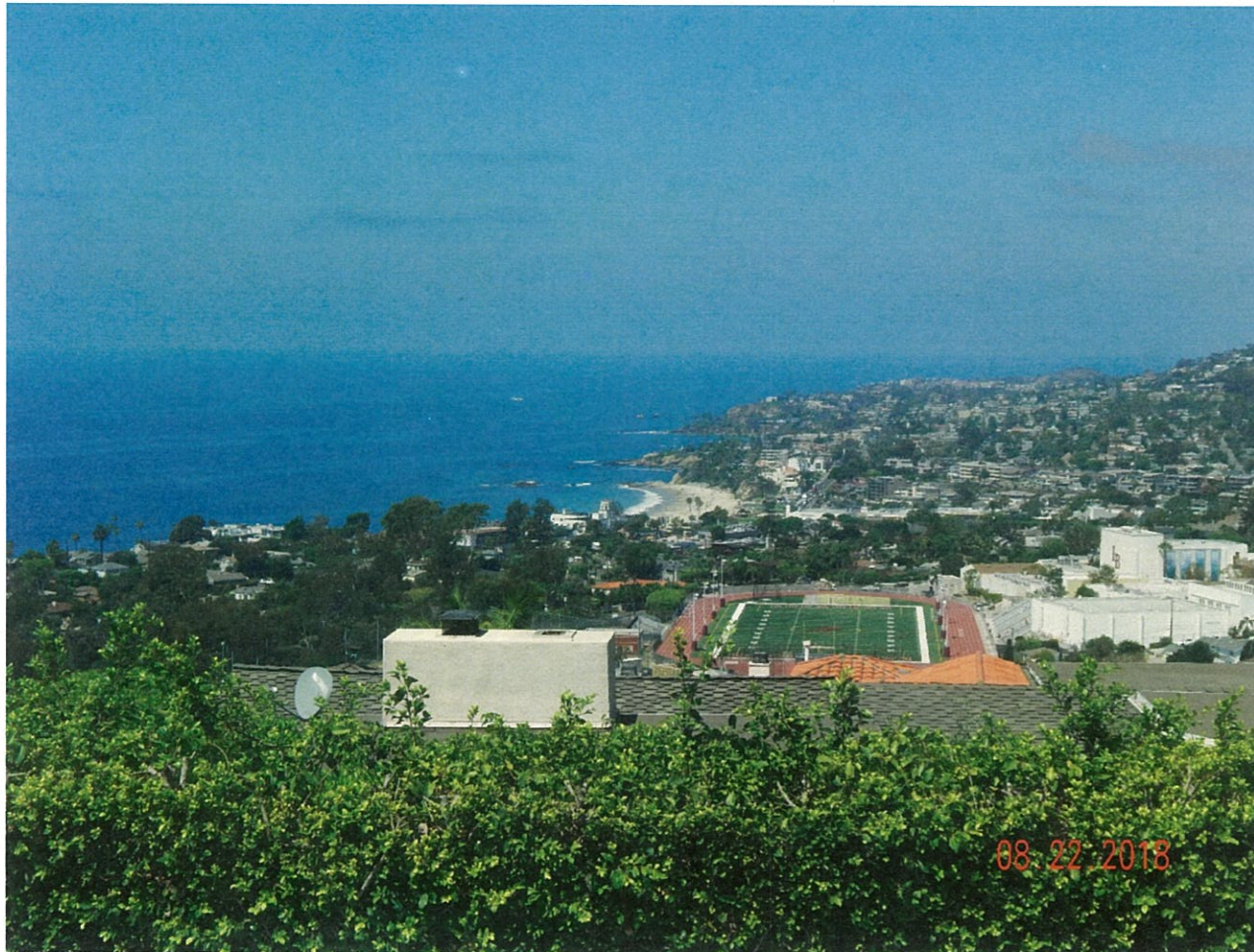
The photograph above was taken from the study on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *Myar* Submitted to property file: 09/13/2018



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1320 Temple Hills Drive

The photograph above was taken from the study on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *[Signature]* Submitted to property file: 09/13/2018



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Document
16 of 19

Date of photograph: 8/22/18 Photographed by: *M. Jarr* Submitted to property file: 09/13/2018



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *myan* Submitted to property file: 09/13/2018

Document
17 of 19



RECORD OF VIEW

VPP 18-1471



1320 Temple Hills Drive

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *W. J. ...* Submitted to property file: 09/13/2018

Document
18 of 19



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1320 Temple Hills Drive

The photograph above was taken from the master bedroom on the main level of the primary residential structure. Visual scene description: San Clemente and Catalina Islands, Main Beach, Bird Rock, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 8/22/18 Photographed by: *myass* Submitted to property file: 09/13/2018

Document
19 of 19



September 13, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-1471
1320 TEMPLE HILLS DRIVE, 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 **1320 Temple Hills Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

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. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

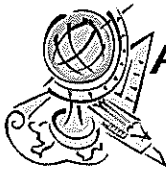
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

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 black ink, appearing to read "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

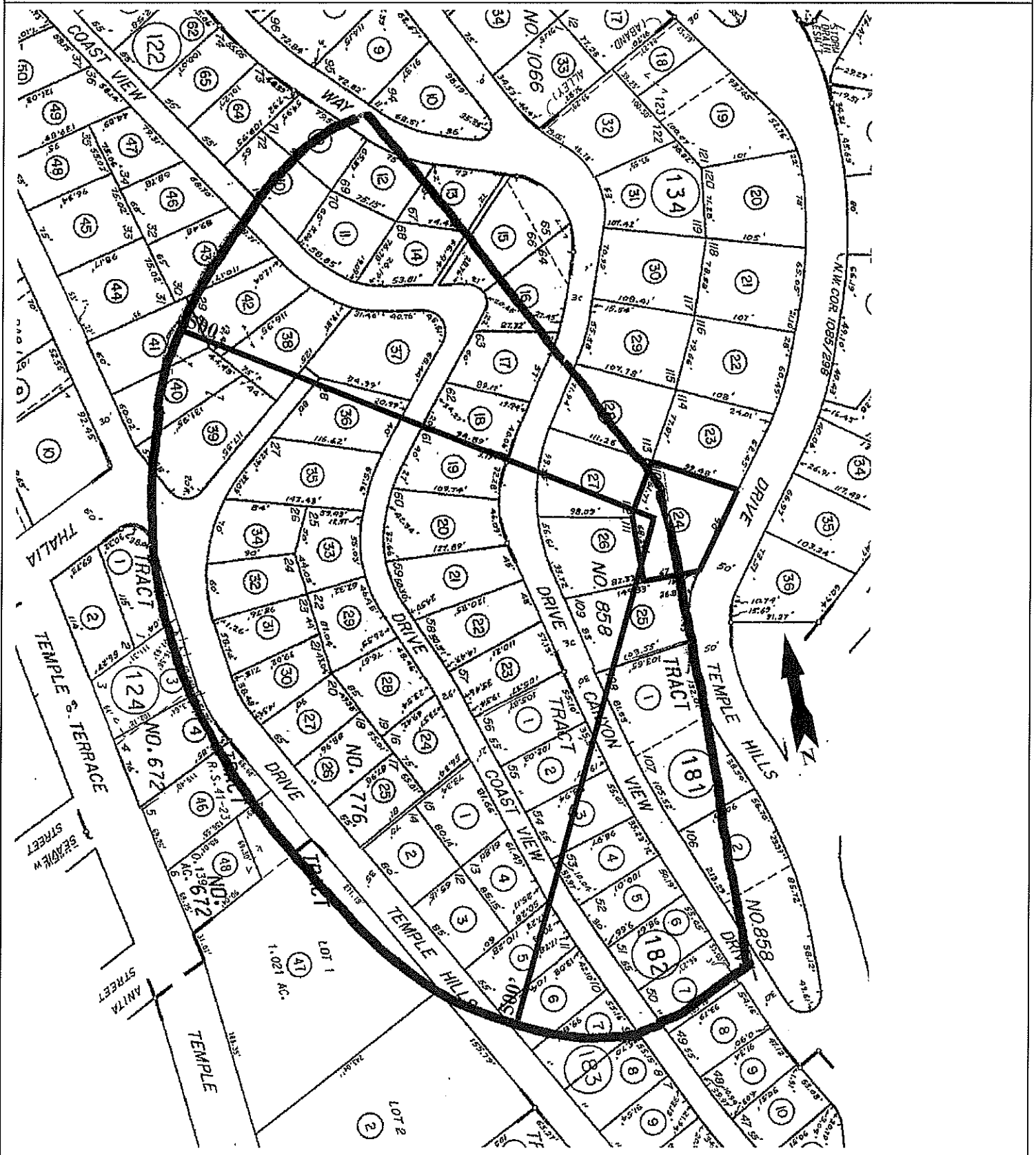
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-134-24
500' Radius

Address: 1320 TEMPLE HILLS DR
LAGUNA BEACH CA 92651





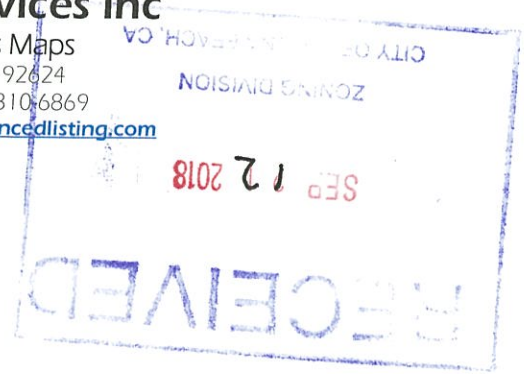
Advanced Listing Services Inc

Ownership Listings & Radius Maps

P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com



#9057
9/11/2018
500' Ownership Listing
(for View Preservation)
Prepared for:
644-134-24
JESSICA MC NICHOLAS
1320 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-09
COUTS JOHN R THE COUTS
825 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-10
JOHN R COUTS
825 BUENA VISTA WAY
LAGUNA BEACH CA 92651

644-122-11
LOU R NOVAK
866 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-12
KENDALL LOCKHART
668 N COAST HWY
LAGUNA BEACH CA 92651

644-122-13
MICHAEL J & MARIANNE FELLMAN
155 LANING DR
WOODSIDE CA 94062

644-122-14
MANISH PATEL
880 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-15
DONALD L WENTZEL
905 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-16
BERGQUIST
496 GRACELAND DR
LAGUNA BEACH CA 92651

644-122-17
BEN A FRYDMAN
915 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-18
LARRY A GORUM
933 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-19
PETER P MONTGOMERY
935 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-20
NICHOLAS D LOMBARDO
955 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-21
DAVID FISHER
3213 TYROL DR
LAGUNA BEACH CA 92651

644-122-22
EDMUND L TRUJILLO
974 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-23
WILLIAM F PECK
987 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-122-24
DAVID MC NATT
999 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-25
DIYAR IRVINE LLC
2901 W COAST HWY 242
NEWPORT BEACH CA 92663

644-122-26
LISA M CAMBRIA
982 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-27
R REESE
PO BOX 4562
IRVINE CA 92616

644-122-28
JOHN CLAYTON
108 BYRSONIMA CIR
HOMOSASSA FL 34446

644-122-29
CHELSEA T WILD
965 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-30
PAUL T MAGUIRE
964 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-31
LANCE WOO
143 S SALT AIR AVE
LOS ANGELES CA 90049

644-122-32
JAMES R KISEL
940 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-33
HERBERT F VOSS
945 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-34
THOMAS C GREENWELL
906 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-35
WARREN M LACKEY
933 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-36
RONALD P KREBER
921 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-37
JOE C BAKER
901 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-38
NICOLAS A RADISAY
875 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-39
REBECCA LYLES
888 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-40
WILLIAM BRENNAN
850 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-41
GREGORY R BARRAGAR
844 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-122-42
WENDY B OFFIELD
861 COAST VIEW DR
LAGUNA BEACH CA 92651

644-122-43
STANLEY S BROWN
169 N SHORE RD
NEW DURHAM NH 3855

644-122-44
RICHARD L LINTING
830 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-124-01
VICKI G & LARRY LONG
711 THALIA ST
LAGUNA BEACH CA 92651

644-124-03
BARRY T SIMONS
260 SAINT ANNS DR
LAGUNA BEACH CA 92651

644-124-04
URSULA E ADAMS
954 TEMPLE TER
LAGUNA BEACH CA 92651

644-134-24
JESSICA MC NICHOLAS
1320 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-134-25
LOU R NOVAK
866 COAST VIEW DR
LAGUNA BEACH CA 92651

644-134-26
SREBNIK
980 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-134-27
ELIZABETH JONES
960 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-134-28
RICK L PESANO
950 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-181-01
BRIAN MALLIET
1284 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-181-02
JAMES R ARDERY
1258 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-182-01
PAUL JABLON
12819 SE 38TH ST 516
BELLEVUE WA 98006

644-182-02
DEANE SHAPIRO
1009 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-03
WILLIAM BIRNBAUM
1025 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-04
PATRICK & SYLVIA AMES
1035 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-05
FRANK C FAYE
1061 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-06
DAVID & APRIL RABER
1085 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-182-07
SYAM P & GOWTAMI GADDAM
1105 CANYON VIEW DR
LAGUNA BEACH CA 92651

644-183-01
DALE R AUSLANDER
1005 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-02
MAMDOH A ABAS
1012 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-183-03
SATISH REDDY
1030 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-183-04
THOMAS C & LINDA PARISI
1035 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-05
DOUGLAS E KINN
1061 COAST VIEW DR
LAGUNA BEACH CA 92651

644-183-06
MIKE D & MICHELLE DUNN
1082 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-183-07
CHRISTOPHER RICKETTS
4132 N 18TH AVE
PHOENIX AZ 85015

644-183-08
GREIG ALTIERI
1107 COAST VIEW DR
LAGUNA BEACH CA 92651

644-184-02
LAGUNA BEACH COUNTY
WATERDISTRIC
PO BOX 987
LAGUNA BEACH CA 92652

644-184-46
STEELE BRENDAN THE B & A STEELE
960 TEMPLE TER
LAGUNA BEACH CA 92651

644-184-47
SAINT CATHERINE OF SIENA CHURCH
13280 CHAPMAN AVE
GARDEN GROVE CA 92840