



December 12, 2016

Terry Robinson
645 Temple Hills Drive
Laguna Beach, CA 92651

Dear Mr. Robinson,

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.

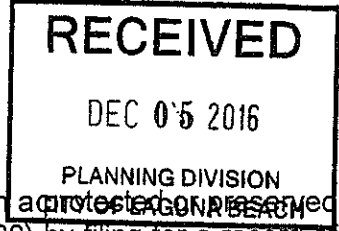
Regards,

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



Date Filed:	11.2.2016
Application No.	VPP 16-2420



**RECORD OF VIEWS
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Please refer to the View Preservation flow chart for a further description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

Noticing Requirements: Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: TERRY ROBINSON

Address: 645 TEMPLE HILL DR, LAGUNA BEACH CA 92651

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-2420**

Visit Date: **December 2, 2016**
Applicant: **Terry Robinson
645 Temple Hills Drive**

Visit Conducted by: **Tony Farr, Associate Planner**

1. VIEW LOCATION / VISUAL SCENE

- a. Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.**

Living room/Dining Room & Kitchen – main level
Master bedroom, Office/Guest bedroom – lower level
Exercise room – upper level

- b. 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 Island, Bird Rock, Main Beach, coastline, whitewater, ocean horizon, city lights and hillside terrain.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)**

Date: 12/12/2016 By: Tony Farr

- b. Record of View documents prepared and attachedd to property file.**

Date: 12/12/2016 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.
Date of photograph: 12/2/16 Photographed by: [Signature] Submitted to property file: 12/2/2016

Document
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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.
Date of photograph: 12/2/16 Photographed by: [signature] Submitted to property file: 12/12/2016



RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

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

Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 12/2/16 Photographed by: [signature] Submitted to property file: 12/12/2016

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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

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

Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 12/2/16 Photographed by: [Signature] Submitted to property file: 12/12/2016

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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

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

Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 12/2/16 Photographed by: [Signature] Submitted to property file: 12/12/2016

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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

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

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 12/2/16 Photographed by: *[Signature]* Submitted to property file: 12/12/2016

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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

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

Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 12/2/16 Photographed by: *M. J. [Signature]* Submitted to property file: *12/12/2016*

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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

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

Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 12/2/16 Photographed by: *[Signature]* Submitted to property file: 12/12/2016

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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

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

Visual scene description: Catalina Island, ocean horizon.

Date of photograph: 12/2/16 Photographed by: *[Signature]* Submitted to property file: 12/12/2016

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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

The photograph above was taken from the Office and Guest bedroom on the lower level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.
Date of photograph: 12/2/16 Photographed by: *[Signature]* Submitted to property file: *12/12/2016*



RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

The photograph above was taken from the Office and Guest bedroom on the lower level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.
Date of photograph: 12/2/16 Photographed by: *[Signature]* Submitted to property file: *12/10/2016*

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RECORD OF VIEW

VPP 16-2420



645 Temple Hills Drive

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

Visual scene description: Catalina Island, Main Beach coastline, Bird Rock, whitewater, ocean horizon, city lights and hillside terrain.

Date of photograph: 12/2/16 Photographed by: [Signature] Submitted to property file: 12/12/2016

Document
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December 12, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-2420
645 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 **645 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,

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

SUSAN W. CASE, INC.

orders@susancaseinc.com

File# 163805
645 Temple Hills
Laguna Beach CA
APN(s) 644 123 40
500' View Preservation
December 8 2016

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418

RECEIVED

DEC - 8 2016

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

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 11
Linda Lee Hughes
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 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
Leslie Perry
34076 Crystal Lantern St
Dana Point CA 92629

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

644 111 02
Priya Yerasi
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
699 Wendt Ter
Laguna Beach CA 92651

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

644 111 10
Chadley & Shauna Covington
1 Riverstone
Laguna Niguel CA 92677

644 111 12
Shari Orenstein
19 Tranby Ave
Toronto M5R Canada

644 111 13
Leroy Eaton
690 Griffith Way
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
Andrew & Tracy 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 Namini
3610 Blue Ky
Corona Del Mar CA 92625

644 111 22
Urie Properties Inc
303 Magnolia Dr
Laguna Beach CA 92651

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

644 111 53
Meta Evans
605 Glomstad Ln
Laguna Beach CA 92651

644 111 57
Justin Michael Smyers
611 Griffith Way
Laguna Beach CA 92651

644 122 49
Catherine Helshoj
795 Coast View Dr
Laguna Beach CA 92651

644 122 50
Douglas Landrum
777 Coast View Dr
Laguna Beach CA 92651

644 122 51
Alicia Carrillo Rowe
7324 Whitegate Ave
Riverside CA 92506

644 122 52
Brett Wayne Hensey
757 Coast View Dr
Laguna Beach CA 92651

644 122 53
Vijay Mistry
10 Laurel Ct
Moreland Hills OH 44022

644 122 54
Steven Titus
740 Temple Hills Dr
Laguna Beach CA 92651

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

644 122 56
Richard Rosenberg
680 Temple Hills Dr
Laguna Beach CA 92651

644 122 57
Andrew & Miriam Lazur
660 Temple Hills Dr
Laguna Beach CA 92651

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

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

644 123 04
Louise Sandoval
761 Temple Hills Dr
Laguna Beach CA 92651

644 123 05
Ruth Elaine Robertson
799 Temple Hills Dr
Laguna Beach CA 92651

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

644 123 25
Jamie Kim
5 First American Way
Santa Ana CA 92707

644 123 26
Wayne Clevenger
720 Wendt Ter
Laguna Beach CA 92651

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

644 123 28
Brandi Paris
705 Temple Hills Dr
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
Vivienne Parisi
680 Wendt Ter
Laguna Beach CA 92651

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