



October 16, 2018

Brian Sandquist
940 Temple Hills Dr.
Laguna Beach, CA 92651

Dear Mr. Sandquist,

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 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
Department of Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 18-1554**

Visit Date: **October 4, 2018**
Applicant: **Brian Sandquist**
View Address: **940 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 & dining room
Mid-level: Guest bedroom & office
Upper level: 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 Catalina Island, Main Beach, Seal Rock, Bird Rock, Heisler Park, whitewater, sandy beaches and ocean horizon.

RECORD OF VIEWS DOCUMENTED AND NOTICED

Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.

Date: 10/16/2018 By: 

End of Checklist



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island, and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *Myfan* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *[Signature]* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *[Signature]* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *Myan* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *ryan* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

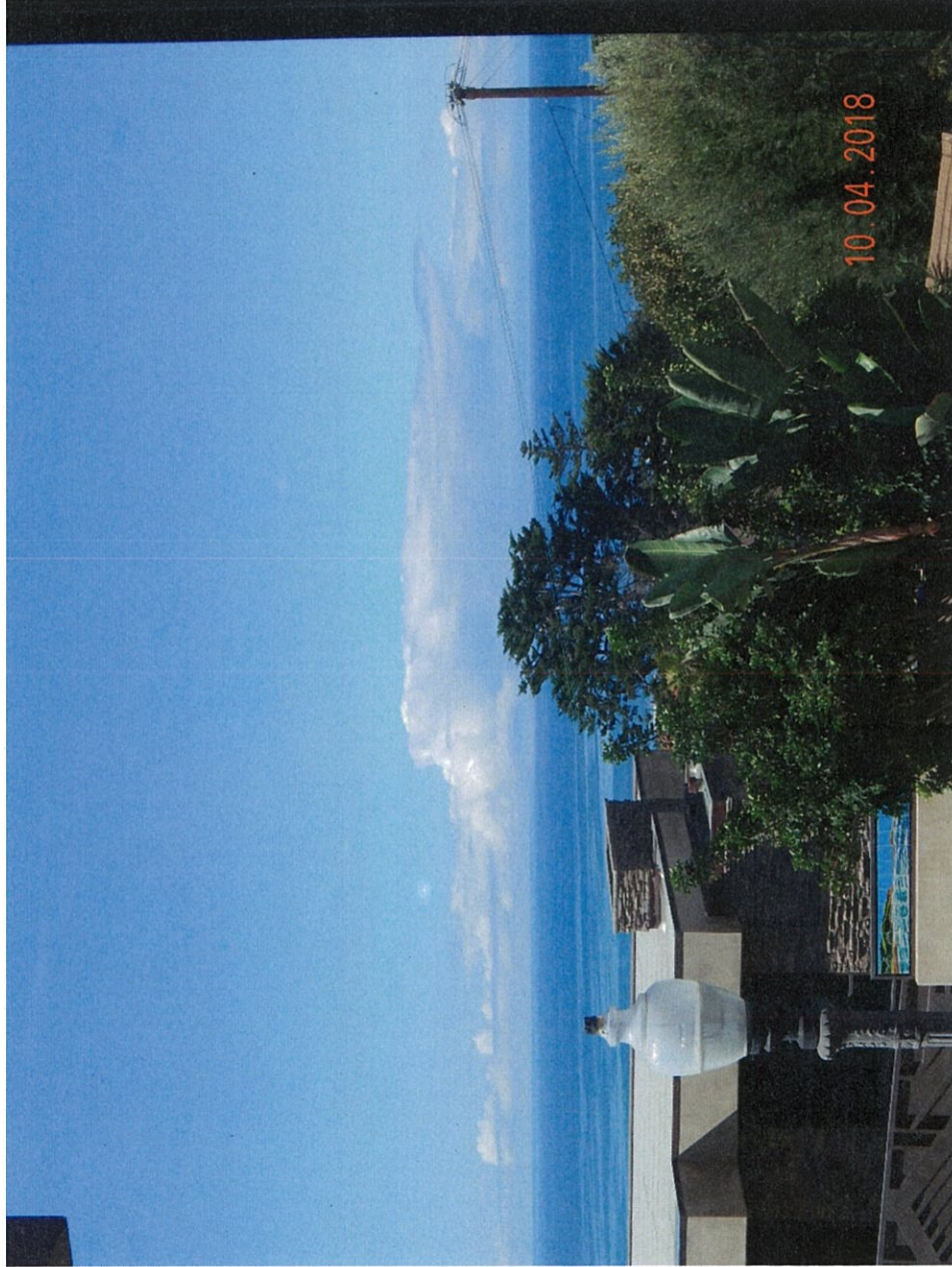
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *[Signature]* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *mfarn* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *[Signature]* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

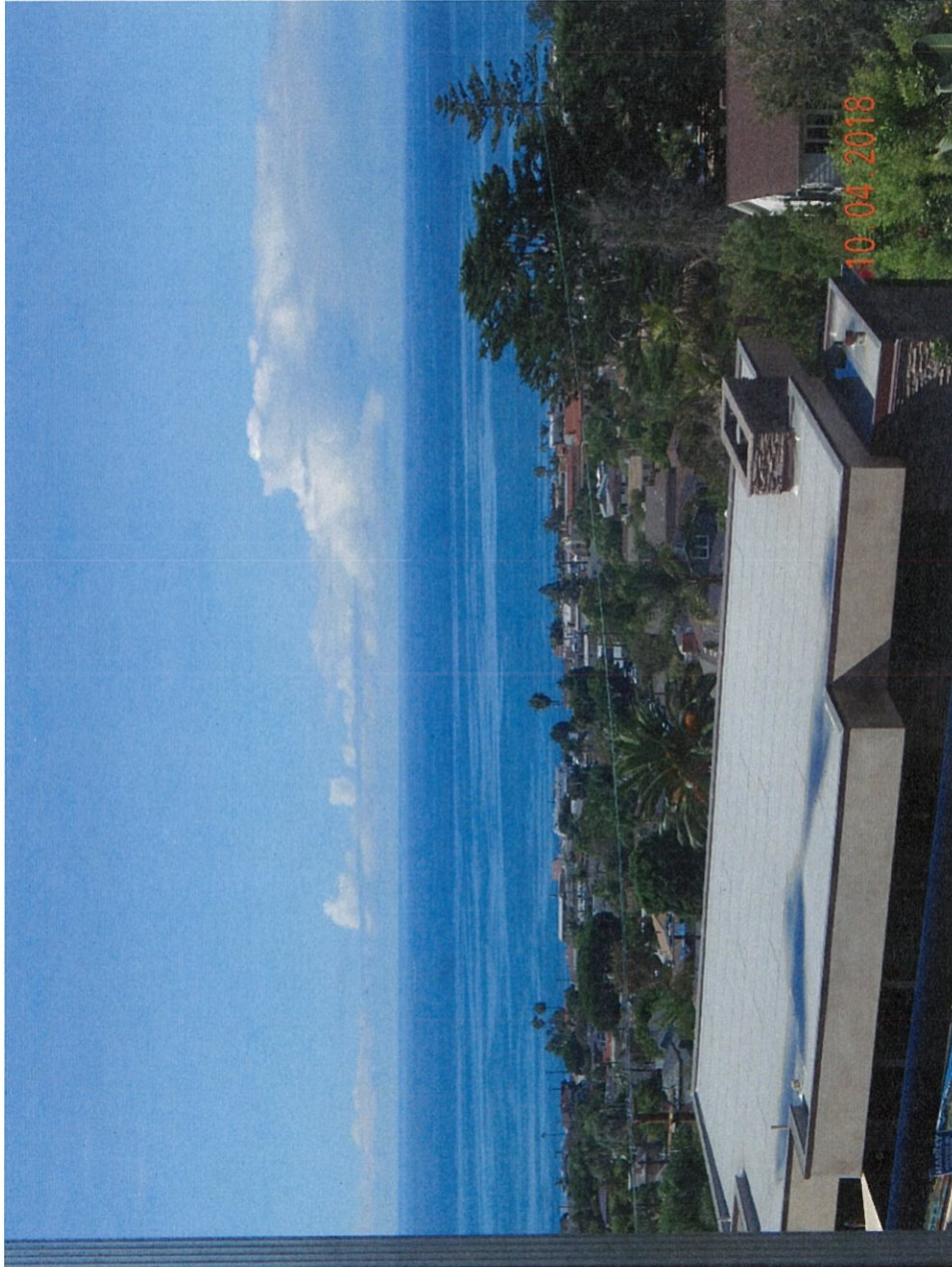
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *W. Jan* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *[Signature]* Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

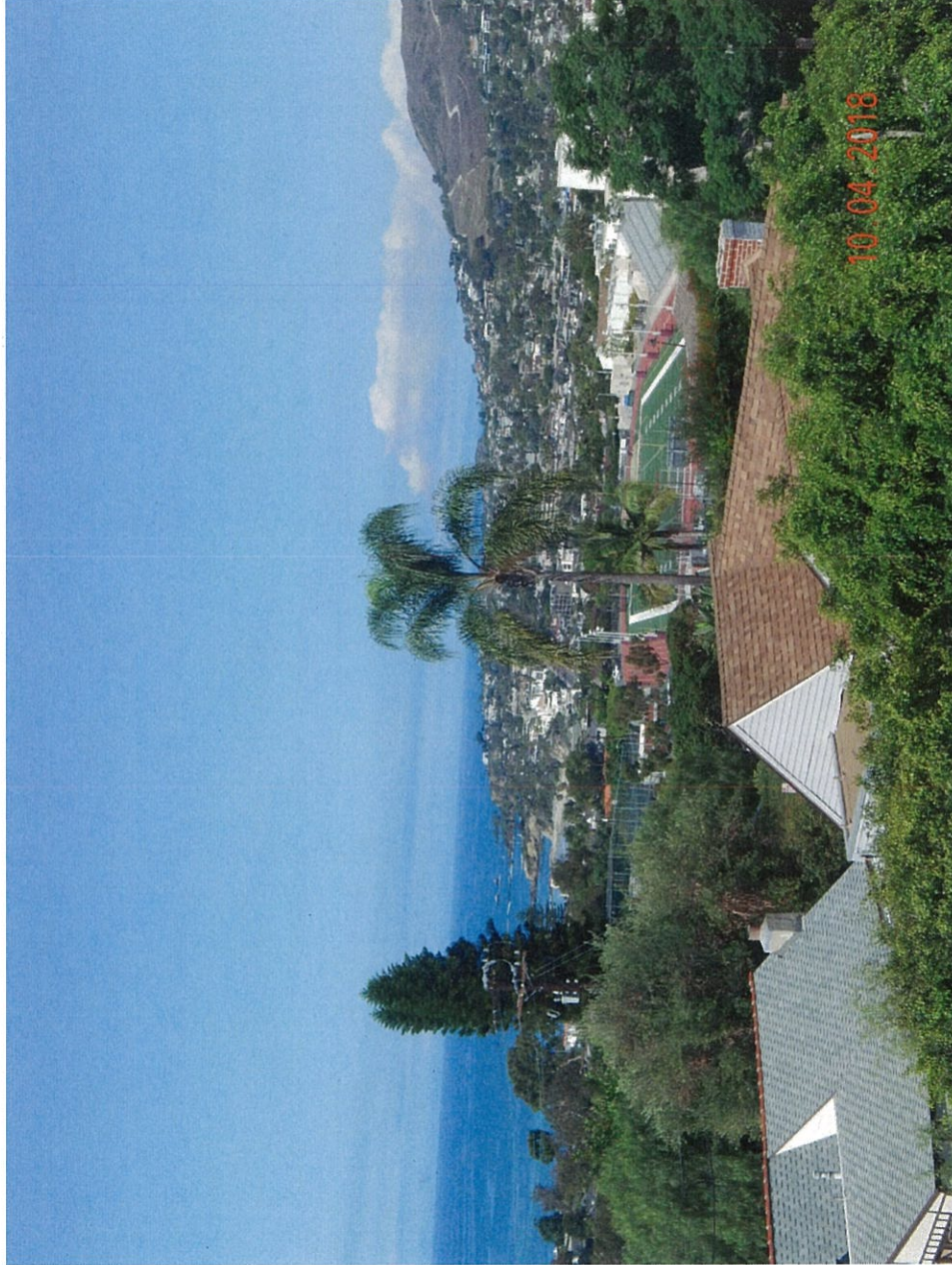
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 10/04/18 Photographed by: myan Submitted to property file: 10/16/2018



RECORD OF VIEW

VPP 18-1554



940 Temple Hills Drive

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

Visual scene description: Catalina Island, Main Beach, Seal Rock, Bird Rock, Heisler Park, whitewater, sandy beaches and ocean horizon.

Date of photograph: 10/04/18 Photographed by: *[Signature]* Submitted to property file: 10/16/2018



October 16, 2018

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 18-1554
940 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 **940 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,

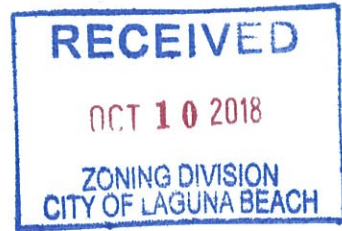
A handwritten signature in black ink, appearing to read "Tony Farr".

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

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

File# 186461
940 Temple Hills Dr
Laguna Beach CA
APN 644 122 32
500' Owner
October 9 2018

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



644 093 11
Michael Gamerl
564 Legion St
Laguna Beach CA 92651

644 093 12
Jack Everett McNutt
669 Thalia St
Laguna Beach CA 92651

644 093 13
Kate Shaffer Garrigan
675 Thalia St
Laguna Beach CA 92651

644 093 14
Edward Myron Peterson
683 Thalia St
Laguna Beach CA 92651

644 093 15
Z & K Rankin
Po Box 50025
Irvine CA 92619

644 093 16
John Whitledge
695 Thalia St
Laguna Beach CA 92651

644 093 17
Reinecke Trust
1685 Louise St
Laguna Beach CA 92651

644 093 18
Roy Reineman
690 Seaview St
Laguna Beach CA 92651

644 093 19
James Lansdell
684 Seaview St
Laguna Beach CA 92651

644 093 20
Michael Ferrari
674 Seaview St
Laguna Beach CA 92651

644 093 21
Linda Delora
666 Seaview St
Laguna Beach CA 92651

644 094 12
Glenn Gillette
674 Anita St
Laguna Beach CA 92651

644 094 13
Maudie Twigden
5189 Llano Dr
Woodland Hills CA 91364

644 094 14
Noel David Puffer
685 Seaview St
Laguna Beach CA 92651

644 094 15
Krishnansu Sujata Tewari
695 Seaview St
Laguna Beach CA 92651

644 094 16
Michelle Ebbecke
686 Anita St
Laguna Beach CA 92651

644 098 11
Jeffrey Kaplan
Po Box 9576
Laguna Beach CA 92652

644 098 12
Elliot Tyson
13713 Bayliss Rd
Los Angeles CA 90049

644 101 04
Byron Barker
811 Wendt Ter
Laguna Beach CA 92651

644 101 05
Paul Darrow
690 Cuprien Way
Laguna Beach CA 92651

644 102 01
Michael & Mary Mohammed
867 Wendt Ter
Laguna Beach CA 92651

644 102 02
Nancy Wessel
879 Wendt Ter
Laguna Beach CA 92651

644 102 03
William Howard Nelson
484 Cliff Dr #14
Laguna Beach CA 92651

644 122 24
David Mc McNatt
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 Cambria
982 Temple Hills Dr
Laguna Beach CA 92651

644 122 27
R Anthony Reese
Po Box 4562
Irvine CA 92616

644 122 28
John Nicholas Clayton
108 Byrsonima Cir
Homosassa FL 34446

644 122 29
Chelsea Wild
965 Coast View Dr
Laguna Beach CA 92651

644 122 30
Paul Maguire
964 Temple Hills Dr
Laguna Beach CA 92651

644 122 31
Lance Peterson Woo
143 S Saltair Ave
Los Angeles CA 90049

644 122 32
James Kisel
940 Temple Hills Dr
Laguna Beach CA 92651

644 122 33
Herbert Voss
945 Coast View Dr
Laguna Beach CA 92651

644 122 34
Thomas Greenwell
906 Temple Hills Dr
Laguna Beach CA 92651

644 122 35
Warren Lackey
933 Coast View Dr
Laguna Beach CA 92651

644 122 39
Rebecca M R M Lyles
888 Temple Hills Dr
Laguna Beach CA 92651

644 122 40
William John Brennan
850 Temple Hills Dr
Laguna Beach CA 92651

644 122 41
Gregory Barragar
844 Temple Hills Dr
Laguna Beach CA 92651

644 122 44
Richard Linting
830 Temple Hills Dr
Laguna Beach CA 92651

644 122 45
Kurt Topik
820 Temple Hills Dr
Laguna Beach CA 92651

644 122 48
David Walker
806 Temple Hills Dr
Laguna Beach CA 92651

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

644 123 06
Nitoglia Trust
805 Temple Hills Dr
Laguna Beach CA 92651

644 123 07
Esley Cowman
821 Temple Hills Dr
Laguna Beach CA 92651

644 123 08
Dennis A D Eastman
835 Temple Hills Dr
Laguna Beach CA 92651

644 123 09
Teeple Trust
845 Temple Hills Dr
Laguna Beach CA 92651

644 123 10
Peggy Susan Herrington
5500 Preston Rd #B
Dallas TX 75205

644 123 12
Michael Wilkes
690 Thalia St
Laguna Beach CA 92651

644 123 13
Julie Duquette
684 Thalia St
Laguna Beach CA 92651

644 123 14
William Jager
872 Wendt Ter
Laguna Beach CA 92651

644 123 17
Relief Housing Solutions LLC
16478 Beach Blvd #326
Westminster CA 92683

644 123 18
Gregory Nathanson
850 Wendt Ter
Laguna Beach CA 92651

644 123 19
Brett Kelts
840 Wendt Ter
Laguna Beach CA 92651

644 123 20
Charanjit Singh Sekhon
802 Wendt Ter
Laguna Beach CA 92651

644 123 21
Wayne Baglin
790 Wendt Ter
Laguna Beach CA 92651

644 123 37
James Maguire
700 Thalia St
Laguna Beach CA 92651

644 123 42
Brent Martin Kulp
860 Wendt Ter
Laguna Beach CA 92651

644 124 01
Vicki Long
711 Thalia St
Laguna Beach CA 92651

644 124 02
William Kail
Po Box 5037
Laguna Beach CA 92652

644 124 03
Barry Simons
260 Saint Anns Dr
Laguna Beach CA 92651

644 124 04
Ursula Adams
954 Temple Ter
Laguna Beach CA 92651

644 184 46
Stephen Larson
215 W 20th St
Upland CA 91784

644 184 47
Saint Catherine Of Siena
1042 Temple Ter
Laguna Beach CA 92651

644 184 48
Saint Catherine Of Siena
13280 Chapman Ave
Garden Grove CA 92840