



September 5, 2018

Danilo and Victoria Cacciamatta  
1360 Temple Hills Dr.  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Cacciamatta,

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](http://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, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-1651**

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Visit Date: **August 22, 2018**  
Applicant: **Danilo & Victoria Cacciamatta**  
View Address: **1360 Temple Hills Dr.**

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: Living room, dining room & master bedroom  
Lower level: Family room and guest 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, Crescent Bay, Newport peninsula, whitewater and 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: 9/5/2018 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 18-1651**



**1360 Temple Hills Drive**

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, Newport peninsula, whitewater and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *W. J. [Signature]* Submitted to property file: 09/05/2018

**Document  
1 of 11**





## RECORD OF VIEW

VPP 18-1651



### 1360 Temple Hills Drive

The photograph above was taken from the living room and dining room on the main level of the primary residential structure.  
Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, Newport peninsula, whitewater and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *[Signature]* Submitted to property file: 09/05/2018

Document  
2 of 11





**RECORD OF VIEW**

**VPP 18-1651**



**1360 Temple Hills Drive**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *[Signature]* Submitted to property file: 09/05/2018





**RECORD OF VIEW**

**VPP 18-1651**



**1360 Temple Hills Drive**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *[Signature]* Submitted to property file: 09/05/2018

Document  
4 of 11



## RECORD OF VIEW

VPP 18-1651



### 1360 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, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, Newport peninsula, whitewater and ocean horizon.

Date of photograph: 08/22/18 Photographed by:  Submitted to property file: 09/05/2018

Document  
5 of 11





**RECORD OF VIEW**

**VPP 18-1651**



**1360 Temple Hills Drive**

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, Newport peninsula, whitewater and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *W. J. J. J.* Submitted to property file: 09/05/2018





**RECORD OF VIEW**

**VPP 18-1651**



**1360 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *[Signature]* Submitted to property file: 09/05/2018

Document  
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## RECORD OF VIEW

VPP 18-1651



### 1360 Temple Hills Drive

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

Visual scene description: San Clemente and Catalina Islands, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *M. J. [Signature]* Submitted to property file: 09/05/2018

Document  
8 of 11





**RECORD OF VIEW**

**VPP 18-1651**



**1360 Temple Hills Drive**

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *mfarr* Submitted to property file: 09/05/2018





**RECORD OF VIEW**

**VPP 18-1651**



**1360 Temple Hills Drive**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *[Signature]* Submitted to property file: 09/05/2018

Document  
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**RECORD OF VIEW**

**VPP 18-1651**



**1360 Temple Hills Drive**

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

Visual scene description: Catalina Island, Hotel Laguna, Main Beach, Heisler Park, Contino Point, Crescent Bay, whitewater and ocean horizon.

Date of photograph: 08/22/18 Photographed by: *mfarr* Submitted to property file: 09/05/2018

Document  
11 of 11



September 5, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-1651  
1360 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 **1360 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](http://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".

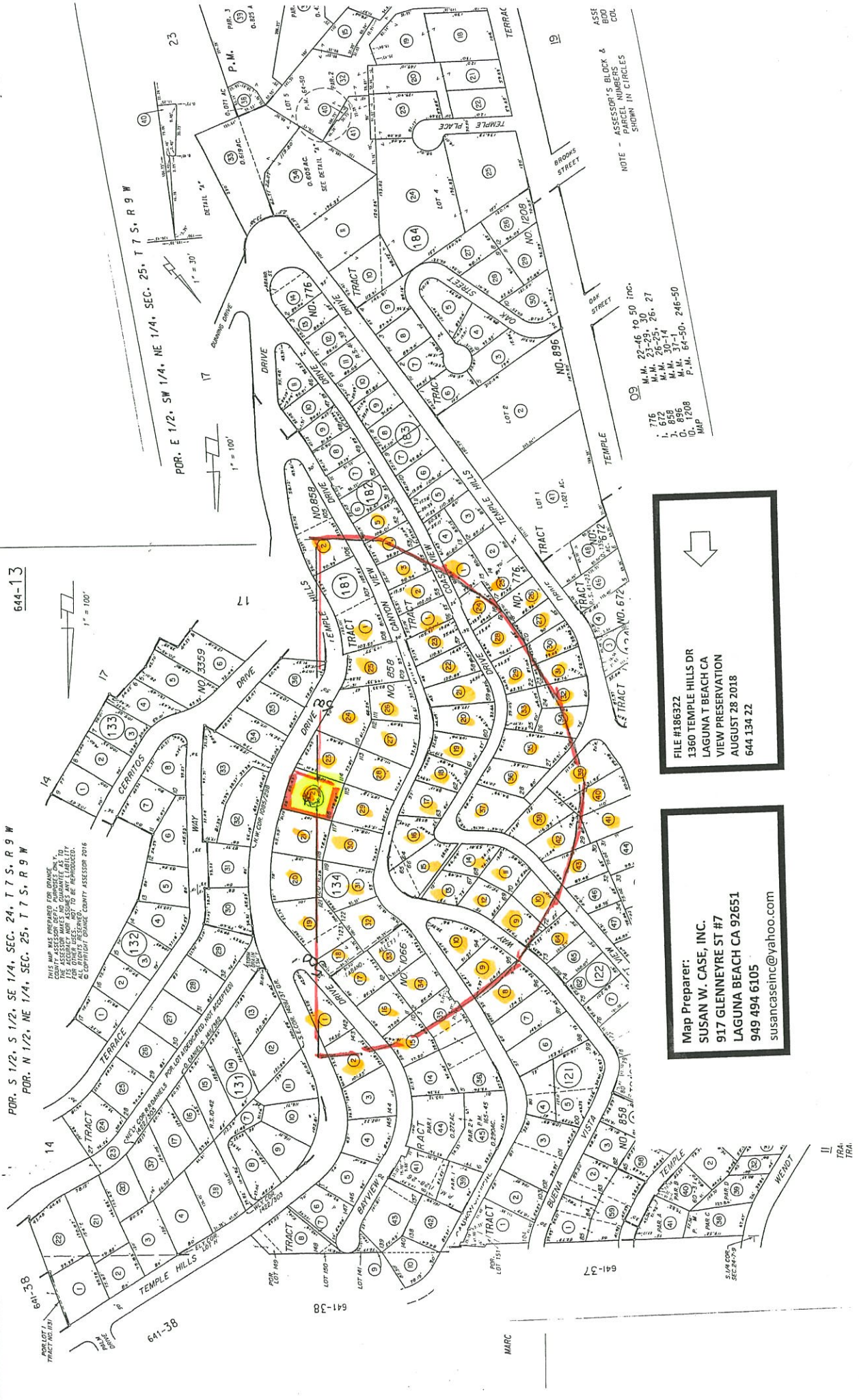
Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



644-13

POR. S 1/2, S 1/2, SE 1/4, SEC. 24, T 7 S, R 9 W  
POR. N 1/2, NE 1/4, SEC. 25, T 7 S, R 9 W

THIS MAP WAS PREPARED FOR USE ONLY BY THE ASSessor. THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE ASSessor IS NOT TO BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. © COPYRIGHT ORANGE COUNTY ASSessor 2016



- 09
- 1. 776 M.M. 22-46 to 50 inc.
  - 2. 672 M.M. 25-26, 26, 27
  - 3. 896 M.M. 30-14
  - 4. 1208 M.M. 37-1
  - MAP P.M. 64-50, 246-50

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

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FILE #186322  
1360 TEMPLE HILLS DR  
LAGUNA T BEACH CA  
VIEW PRESERVATION  
AUGUST 28 2018  
644 134 22

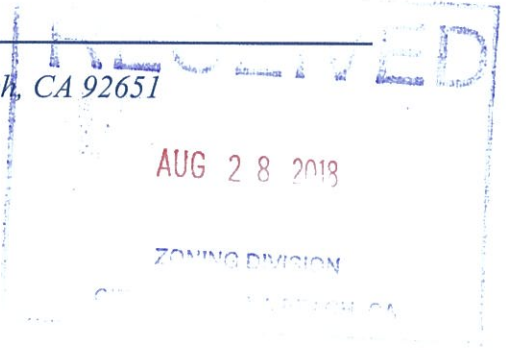
Map Preparer:  
SUSAN W. CASE, INC.  
917 GLENNEYRE ST #7  
LAGUNA BEACH CA 92651  
949 494 6105  
suscancaseinc@yahoo.com

II TRA-TRA

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

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

FILE #186322  
1360 TEMPLE HILLS DR  
LAGUNA T BEACH CA  
VIEW PRESERVATION  
AUGUST 28 2018  
644 134 22



644 121 08  
Ronald Farrell  
855 Canyon View Dr  
Laguna Beach CA 92651

644 121 09  
Lawrence Smith  
865 Canyon View Dr  
Laguna Beach CA 92651

644 121 10  
Suzanne Willhoit  
898 Buena Vista Way  
Laguna Beach CA 92651

644 122 09  
John The Coutts  
825 Buena Vista Way  
Laguna Beach CA 92651

644 122 10  
John Coutts  
825 Buena Vista Way  
Laguna Beach CA 92651

644 122 11  
Lou 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 & 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 Wentzel  
905 Canyon View Dr  
Laguna Beach CA 92651

644 122 16  
Bergquist  
496 Graceland Dr  
Laguna Beach CA 92651

644 122 17  
Ben Frydman  
915 Canyon View Dr  
Laguna Beach CA 92651

644 122 18  
Larry Gorum  
933 Canyon View Dr  
Laguna Beach CA 92651

644 122 19  
Peter Montgomery  
935 Canyon View Dr  
Laguna Beach CA 92651

644 122 20  
Nicholas Lombardo  
955 Canyon View Dr  
Laguna Beach CA 92651

644 122 21  
David Fisher III  
3213 Tyrol Dr  
Laguna Beach CA 92651

644 122 22  
Edmund Trujillo  
974 Coast View Dr  
Laguna Beach CA 92651

644 122 23  
William Peck  
987 Canyon View Dr  
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 36  
Ronald Kreber  
921 Coast View Dr  
Laguna Beach CA 92651

644 122 37  
Joe Baker  
901 Coast View Dr  
Laguna Beach CA 92651

644 122 38  
Nicolas Radisay  
875 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 42  
Wendy Offield  
861 Coast View Dr  
Laguna Beach CA 92651

644 122 43  
Stanley Brown  
169 N Shore Rd  
New Durham NH 03855

644 122 64  
Vonda Van Dyke Scoates  
817 Buena Vista Way  
Laguna Beach CA 92651

644 134 01  
Benjamin Teschner  
1414 Temple Hills Dr  
Laguna Beach CA 92651

644 134 02  
Bruce Alan Donenfeld  
1280 Morningside Dr  
Laguna Beach CA 92651

644 134 15  
Marion Fedoruk  
755 Bayview Pl  
Laguna Beach CA 92651

644 134 16  
Louis Rehlen  
765 Bayview Pl  
Laguna Beach CA 92651

644 134 17  
Douglas Cortez  
789 Bayview Pl  
Laguna Beach CA 92651

644 134 18  
Douglas Cortez  
789 Bayview Pl  
Laguna Beach CA 92651

644 134 19  
Cengiz Sarikcioglu  
105 Crescent Bay Dr #A  
Laguna Beach CA 92651

644 134 20  
Thomas Staudenmeier  
1380 Temple Hills Dr  
Laguna Beach CA 92651

644 134 21  
Brett Daly  
3051 Laguna Canyon Rd  
Laguna Beach CA 92651

644 134 22  
Danilo Cacciamatta  
1360 Temple Hills Dr  
Laguna Beach CA 92651

644 134 23  
Lance W L & L Brown  
1330 Temple Hills Dr  
Laguna Beach CA 92651

644 134 24  
Jessica McNicholas  
1320 Temple Hills Dr  
Laguna Beach CA 92651

644 134 25  
Lou 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 Suzanne Jones  
960 Canyon View Dr  
Laguna Beach CA 92651

644 134 28  
Rick Pesano  
950 Canyon View Dr  
Laguna Beach CA 92651

644 134 29  
Helanie Feingold  
940 Canyon View Dr  
Laguna Beach CA 92651

644 134 30  
Kelly Boyd  
930 Canyon View Dr  
Laguna Beach CA 92651

644 134 31  
Mark Allan Bergendahl  
918 Canyon View Dr  
Laguna Beach CA 92651

644 134 32  
Michael Webster  
904 Canyon View Dr  
Laguna Beach CA 92651

644 134 33  
Bradford Kuish  
890 Canyon View Dr  
Laguna Beach CA 92651

644 134 34  
Barlow  
876 Canyon View Dr  
Laguna Beach CA 92651

644 134 35  
William Gerald Flannery  
840 Canyon View Dr  
Laguna Beach CA 92651

644 181 01  
Brian Keith Malliet  
1284 Temple Hills Dr  
Laguna Beach CA 92651

644 181 02  
J & Hawley Ardery  
1258 Temple Hills Dr  
Laguna Beach CA 92651

644 182 01  
Paul Anthony Jablon  
12819 SE 38th St #516  
Bellevue WA 98006

644 182 02  
Deane Shapiro Jr.  
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 Faye  
1061 Canyon View Dr  
Laguna Beach CA 92651

644 183 01  
Dale Auslander  
1005 Coast View Dr  
Laguna Beach CA 92651