

February 16, 2021

Jonathan Wheeler 2745 Temple Hills Drive Laguna Beach, CA 92651

RE: Record of Views 2745 Temple Hills Drive

Dear Mr. Wheeler,

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. The documented Record of Views they may be located on the city's website.

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,

Tony Farr, Associate Planner

View Preservation and Restoration

Planning Division, Community Development

Tel. 949.497.0322

tfarr@lagunabeachcity.net

VIEW PRESERVATION SITE VISIT CHECKLIST

City of Laguna Beach View Claim No: VRP 20-6713

Visit Date:

December 16, 2020

Applicant:

View Address:

Jonathan Wheeler 2745 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, kitchen, 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 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.

End of Checklist



RECORD OF VIEW

VPP 20-6713



2745 Temple Hills Dr.

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

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

Date of photograph: 12/16/20 Photographed by: Submitted to property file:

Document 1 of 5



RECORD OF VIEW VPP 20-6713



2745 Temple Hills Dr.

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

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

Date of photograph: 12/16/20 Photographed by: Mary Submitted to property file: 3/16/31

Document 2 of 5



RECORD OF VIEW VPP 20-6713



2745 Temple Hills Dr.

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

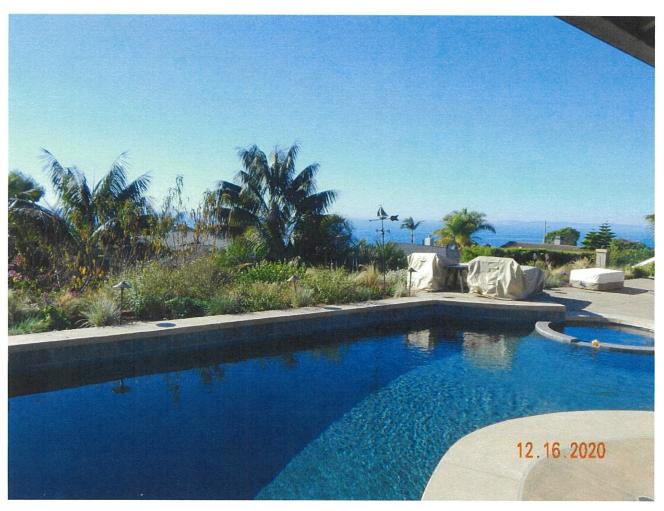
Visual scene description: San Clemente and Catalina Islands and ocean horizon

Date of photograph: 12/16/20 Photographed by: Submitted to property file:

Document 3 of 5

CALIFORNIA CALIFORNIA

RECORD OF VIEW VPP 20-6713



2745 Temple Hills Dr.

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

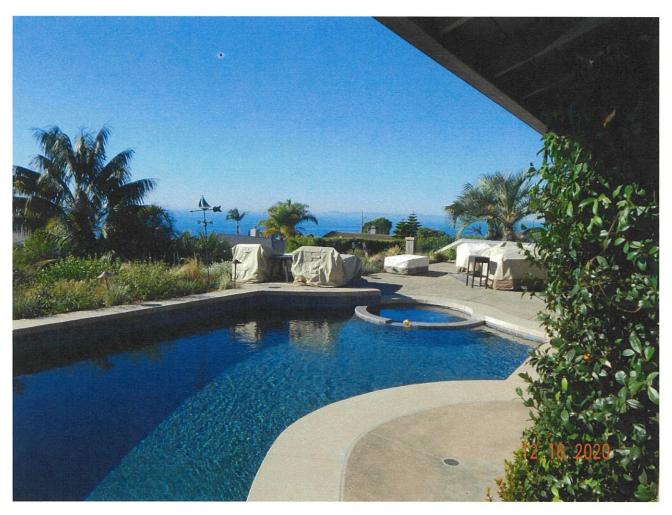
Visual scene description: San Clemente and Catalina Islands and ocean horizon

Date of photograph: 12/16/20 Photographed by: ______ Submitted to property file:

Document 4 of 5



RECORD OF VIEW VPP 20-6713



2745 Temple Hills Dr.

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

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

Date of photograph: 12/16/20 Photographed by: Submitted to property file:

Document 5 of 5



February 16, 2021

SUBJECT: NOTICE - RECORD OF VIEW

VIEW PRESERVATION CLAIM 20-6713

2745 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 **2745 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 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.

The Record of Views for the subject address can be found on the city's website under Community Development > Planning Zoning > Views and Trees. Click on the address under Record of View by Address to view the recorded view. 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,

War

Tony Farr, Associate Planner View Preservation and Restoration Community Development

tfarr@lagunabeachcity.net



SUSAN W. CASE, INC.

orders@susancaseinc.com

File #308242 2745 Temple Hills Dr Laguna Beach CA APN 641 126 10 500' View Preservation February 7 2021

Jon Thomas Hermie

Laguna Beach CA 92651

2954 Zell Dr

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

641-062-10	641-062-11	641-123-01
Raymond H Thornton	K & D Enterprises	Debbie L Forsyth
3004 Cresta Way	3009 Zell Dr	2926 Dorn Ct
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-123-02	641-123-03	641-123-07
James C Davison	Mccarthy Matthew D & Celeste M	Ralph & Fredra Bates
2944 Dorn Ct	2960 Dorn Ct	2645 Temple Hls
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-123-08	641-123-09	641-123-10
Donald B Pooley	Marilyn F Conrath	Malcolm J Baca
2665 Temple Hills Dr	2995 Zell Dr	2985 Zell Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-123-11	641-123-12	641-123-13
Michael D Landau	Matthew M Smith	Gregory Rd Evans
215 E 22nd St	2955 Zell Dr	2945 Zell Dr
Costa Mesa CA 92627	Laguna Beach CA 92651	Laguna Beach CA 92651
641-123-14	641-123-15	641-123-16
William C Howorth	John Jensen	Robert R Hedden
2935 Zell Dr	2925 Zell Dr	2905 Zell Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-124-02	641-125-01	641-125-02
Judith Jameson-trulock	Kaye Arlene Marseilles	Judith Frances Lomax
2996 Zurich Ct	2880 Zell Dr	2890 Zell Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-125-03	641-125-04	641-125-05
William Steven & Vasilia Natasha	Roger L Zrimec	John D Morreale
2894 Zell Dr	2904 Zell Dr	2934 Zell Dr
Laguna Beach CA 92651	Laguna Beach CA 92651	Laguna Beach CA 92651
641-125-06	641-125-07	641-125-08

Blake A Coler-dark

2975 Chillon Way

Laguna Beach CA 92651

Douglas E & Dawn M Franz

Laguna Beach CA 92651

2955 Chillon Way

641-125-09 Robert Mott Jacob 2935 Chillon Way Laguna Beach CA 92651

641-125-12 Christopher Lee Brazelton 2891 Chateau Way Laguna Beach CA 92651

641-126-03 Tyler J Spring 2928 Chillon Way Laguna Beach CA 92651

641-126-06 Karen A Jones 2978 Chillon Way Laguna Beach CA 92651

641-126-09 Mark & Kathi Tinkess 2725 Temple Hills Dr Laguna Beach CA 92651

641-132-14 Roger Kempler 2885 Chillon Way Laguna Beach CA 92651 641-125-10 St John Maria & Derek 2925 Chillon Way Laguna Beach CA 92651

641-125-13 Jennifer T Strickland 2885 Chateau Way Laguna Beach CA 92651

641-126-04 Lucille Begin 2938 Chillon Way Laguna Beach CA 92651

641-126-07 Aaron D Moss 2998 Chillon Way Laguna Beach CA 92651

641-126-10 Jonathan Howard Wheeler 2745 Temple Hills Dr Laguna Beach CA 92651 641-125-11 Robin Nabors 2897 Chateau Way Laguna Beach CA 92651

641-125-14 Richard A Jackson 2879 Chateau Way Laguna Beach CA 92651

641-126-05 Avi & Maria Magolalena Michaeli 2958 Chillon Way Laguna Beach CA 92651

641-126-08 Van Hanswyk S Trust 2705 Temple Hills Dr Laguna Beach CA 92651

641-132-13 Aleksandra Elzbieta Korfanty 2886 Chateau Way Laguna Beach CA 92651