



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,

A handwritten signature in blue ink that reads "Tony Farr".

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**

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Visit Date: **December 16, 2020**  
Applicant: **Jonathan Wheeler**  
View Address: **2745 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, 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.

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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: 2/16/21 By: *Tony Farr*

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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: *[Signature]* Submitted to property file: *2/16/21*

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: *[Signature]* Submitted to property file: *2/16/21*

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: *[Signature]* Submitted to property file: *[Signature]*

Document  
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**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: *M. J. [Signature]* Submitted to property file: *2/16/21*

Document  
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**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: *[Signature]* Submitted to property file: *2/16/21*

Document  
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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,

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





500' Radius Map  
View Preservation  
2745 Temple Hills Dr  
Laguna Beach CA  
APN(s) 641-126-10  
Prepared 2/7/2021  
by Susan Case Inc  
1 inch = 125 feet



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

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

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

641-062-10  
Raymond H Thornton  
3004 Cresta Way  
Laguna Beach CA 92651

641-062-11  
K & D Enterprises  
3009 Zell Dr  
Laguna Beach CA 92651

641-123-01  
Debbie L Forsyth  
2926 Dorn Ct  
Laguna Beach CA 92651

641-123-02  
James C Davison  
2944 Dorn Ct  
Laguna Beach CA 92651

641-123-03  
Mccarthy Matthew D & Celeste M  
2960 Dorn Ct  
Laguna Beach CA 92651

641-123-07  
Ralph & Fredra Bates  
2645 Temple Hls  
Laguna Beach CA 92651

641-123-08  
Donald B Pooley  
2665 Temple Hills Dr  
Laguna Beach CA 92651

641-123-09  
Marilyn F Conrath  
2995 Zell Dr  
Laguna Beach CA 92651

641-123-10  
Malcolm J Baca  
2985 Zell Dr  
Laguna Beach CA 92651

641-123-11  
Michael D Landau  
215 E 22nd St  
Costa Mesa CA 92627

641-123-12  
Matthew M Smith  
2955 Zell Dr  
Laguna Beach CA 92651

641-123-13  
Gregory Rd Evans  
2945 Zell Dr  
Laguna Beach CA 92651

641-123-14  
William C Howorth  
2935 Zell Dr  
Laguna Beach CA 92651

641-123-15  
John Jensen  
2925 Zell Dr  
Laguna Beach CA 92651

641-123-16  
Robert R Hedden  
2905 Zell Dr  
Laguna Beach CA 92651

641-124-02  
Judith Jameson-trulock  
2996 Zurich Ct  
Laguna Beach CA 92651

641-125-01  
Kaye Arlene Marseilles  
2880 Zell Dr  
Laguna Beach CA 92651

641-125-02  
Judith Frances Lomax  
2890 Zell Dr  
Laguna Beach CA 92651

641-125-03  
William Steven & Vasilia Natasha  
2894 Zell Dr  
Laguna Beach CA 92651

641-125-04  
Roger L Zrimec  
2904 Zell Dr  
Laguna Beach CA 92651

641-125-05  
John D Morreale  
2934 Zell Dr  
Laguna Beach CA 92651

641-125-06  
Jon Thomas Hermie  
2954 Zell Dr  
Laguna Beach CA 92651

641-125-07  
Blake A Coler-dark  
2975 Chillon Way  
Laguna Beach CA 92651

641-125-08  
Douglas E & Dawn M Franz  
2955 Chillon Way  
Laguna Beach CA 92651

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