

May 3, 2021

Teresa Plank 625 Temple Hills Dr. Laguna Beach, CA 92651

Dear Ms. Plank,

Attached are the documents for the View Preservation/Record of Views application 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 via the file path, Government > Community Development > Planning & Zoning > Views & Trees.

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: VPP 21-8751

Visit Date:

April 26, 2021

Applicant:

Teresa Plank

View Address:

625 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, kitchen, dining room, master bedroom

Upper level:

Lower level:

Son's bedroom (end), guest bedroom (middle), game

room

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, northerly coastline, whitewater 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 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: _____ Submitted to property file: ___

Document 1 of 16

RECORD OF VIEW

VPP 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: ______ Submitted to property file: ______

Document 2 of 16

RECORD OF VIEW

VPP 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: ______ Submitted to property file: _

5/3/01

Document 3 of 16

RECORD OF VIEW

VPP 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by:

_ Submitted to property file: ___

Document 4 of 16

RECORD OF VIEW VPP 21-8751



625 Temple Hills Dr.

 $\label{thm:composition} The \ photograph \ above \ was \ taken \ from \ the \ dining \ room \ on \ the \ main \ floor \ of \ the \ primary \ residential \ structure.$

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: ______ Submitted to property file: ______

Document 5 of 16





625 Temple Hills Dr.

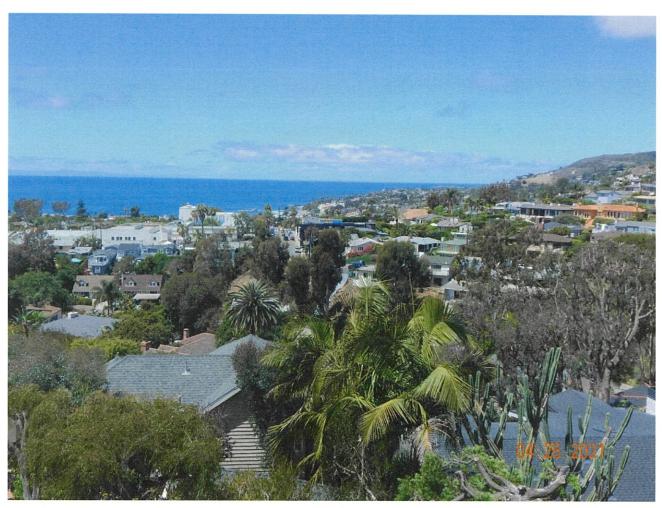
The photograph above was taken from the master bedroom on the main floor of the primary residential structure.

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: _____Submitted to property file:

Document 6 of 16





625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by:

Submitted to property file:

Document 7 of 16





625 Temple Hills Dr.

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

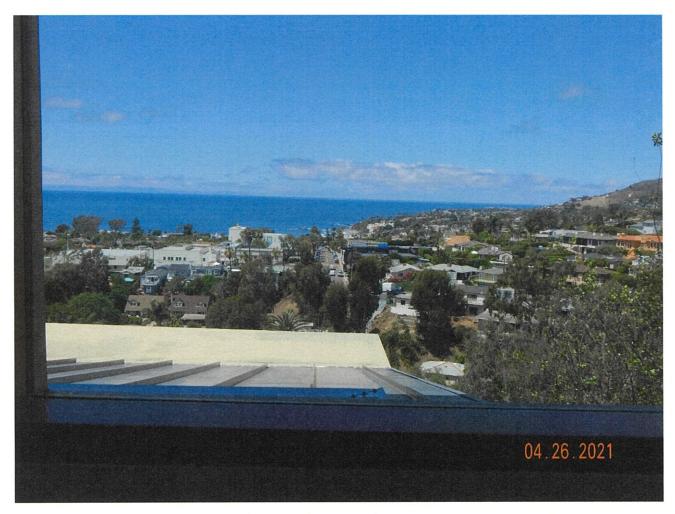
Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: ______Submitted to

Submitted to property file: 5/3/2

Document 8 of 16





625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

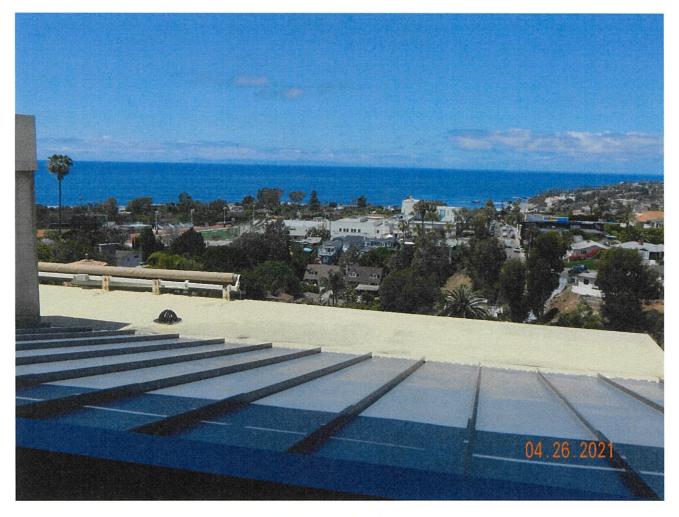
Date of photograph: 04/26/21 Photographed by:

Submitted to property file: 🥧

Document 9 of 16

RECORD OF VIEW

VPP 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by:

Submitted to property file:

Document 10 of 16





625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

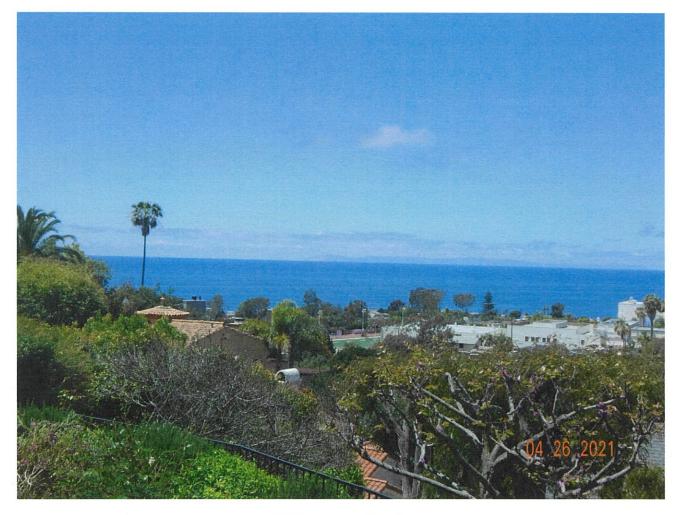
Date of photograph: 04/26/21 Photographed by: ______ Submitted to property file:

Document 11 of 16



RECORD OF VIEW

VPP 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by:

Submitted to property file:

Document 12 of 16





625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: Submitted to property file: 5/3/0

Document 13 of 16





625 Temple Hills Dr.

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

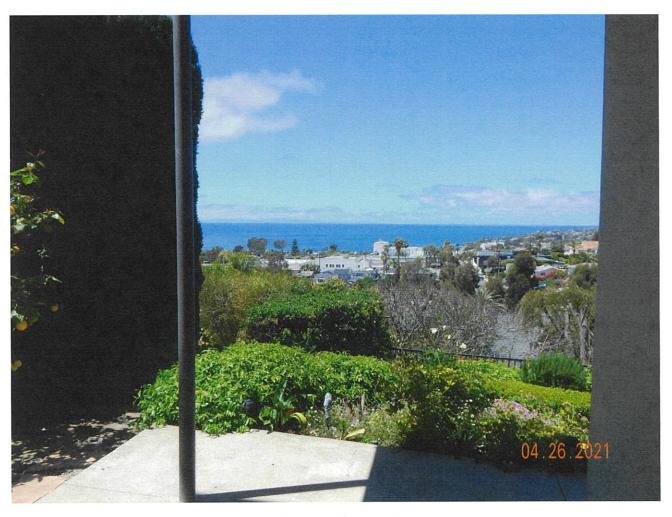
Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by:

Submitted to property file:

Document 14 of 16

RECORD OF VIEW VPP 21-8751



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by:

Submitted to property file:

Document 15 of 16



VPP 21-8751 **RECORD OF VIEW**



625 Temple Hills Dr.

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

Visual scene description: Catalina Island, northerly coastline, whitewater and ocean horizon.

Date of photograph: 04/26/21 Photographed by: Submitted to property file:

Document 16 of 16



May 3, 2021

SUBJECT:

NOTICE - RECORD OF VIEW

View Preservation VPP 21-8751

625 Temple Hills Dr., Laguna Beach

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at 625 Temple Hills Dr. 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 a 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 using the file path, Government > Community Development > Planning & Zoning > Views & Trees. From the webpage, click on the address to view the recorded view from the subject property. 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

Planning Division, Community Development

tfarr@lagunabeachcity.net



SUSAN W. CASE, INC.

orders@susancaseinc.com

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

File# 318392 625 Temple Hills Dr Laguna Beach CA APN 644 123 41 500' View Preservation April 28 2021

641 372 14

Dave Lee Ferguson

Laguna Beach CA 92651

635 Glomstad Ln

641 371 11 641 371 12 641 371 13 Larry Nye Nebel Patricia Twitty Marcy Middler Herdeg 900 Park Ave 914 Park Ave 924 Park Ave Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 371 14 641 371 15 641 371 18 Halsey Williams Deanna Whitaker Keith The White 934 Park Ave 944 Park Ave 833 Summit Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 371 19 641 371 20 641 371 26 John Matus Ruth Preiss Cherie Fortin-Ogrady 960 Park Ave 374 Calle Guaymas 948 Park Ave Laguna Beach CA 92651 San Clemente CA 92672 Laguna Beach CA 92651 641 372 01 641 372 02 641 372 03 Mark Itnyre Chris Garoosi Richard Schuelke 861 Park Ave 5510 Abrams Rd #109 905 Park Ave Laguna Beach CA 92651 Dallas TX 75214 Laguna Beach CA 92651 641 372 04 641 372 06 641 372 07 Mark Chaillie Russell Won Brian Anderson 615 Wilcox Way 915 Park Ave 925 Park Ave Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 372 08 641 372 09 641 372 10 Chris Turnbull Rosemary McDonald Josef Chazan 945 Park Ave 611 Wendt Ter 637 Wendt Ter Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 641 372 11 641 372 12 641 372 13 Glomstad Trust John Pardun Richard Ira Frank 685 Glomstad Ln 620 Wilcox Way 625 Glomstad Ln Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651

641 372 15

Samuel Sunshine

670 Glomstad Ln #A-C

Laguna Beach CA 92651

641 372 16

505 Forest Ave

City Of Laguna Beach

Laguna Beach CA 92651

641 372 17 641 372 18 641 373 01 Lauren Simon Russell Won Arden Companies LLC 611 Wilcox Way 915 Park Ave 17595 Harvard Ave #C511 Laguna Beach CA 92651 Laguna Beach CA 92651 Irvine CA 92614 641 373 02 641 373 03 641 373 04 Thomas James Ribarich John Mangus Jianping Sun 591 Temple Hills Dr 575 Temple Hills Dr 3009 Mountain View Ave N Laguna Beach CA 92651 Laguna Beach CA 92651 Renton WA 98056 641 373 05 641 373 06 644 111 01 T J Paul Trevor James Paul Michael Page Davis 569 Temple Hills Dr 563 Temple Hills Dr 674 Wendt Ter Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 644 111 02 644 111 03 644 111 04 Priya & Jack Monahan Donn Tragnitz Gary Pattengill 677 Wendt Ter 683 Wendt Ter 691 Wendt Ter Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 644 111 05 644 111 06 644 111 07 Laurie Kickert Norman Marshall Carl A C Winefordner Po Box 600051 666 Griffith Way 711 Wendt Ter Dallas TX 75360 Laguna Beach CA 92651 Laguna Beach CA 92651 644 111 08 644 111 14 644 111 15 Nicolas Thiery Norman Marshall John Stollsteimer 727 Wendt Ter 666 Griffith Way 1052 Pescador Dr Laguna Beach CA 92651 Laguna Beach CA 92651 Newport Beach CA 92660 644 111 16 644 111 17 644 111 18 Peter Anderson Christine Ann Rhoades Michael Marriner 648 Griffith Way 644 Griffith Way 620 Griffith Way Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 644 111 20 644 111 21 644 111 22 Richard Ira Frank Toofan The Namini Jila Nikkhah 625 Glomstad Ln 3610 Blue Ky 605 Griffith Way #B Laguna Beach CA 92651 Corona Del Mar CA 92625 Laguna Beach CA 92651 644 111 52 644 111 53 644 123 02 Gary Leshgold Christian Kreymann Terry Robinson 1202 Rimmer Ave 605 Glomstad Ln 665 Temple Hills Dr Pacific Palisades CA 90272 Laguna Beach CA 92651 Laguna Beach CA 92651 644 123 03 644 123 27 644 123 28

Cecile Scott

711 Temple Hills Dr

Laguna Beach CA 92651

Charles Hawkins

1278 Glenneyre St #185

Laguna Beach CA 92651

Mary Delores Sherman

Laguna Beach CA 92651

695 Temple Hills Dr

644 123 29 John Zraick 699 Temple Hills Dr Laguna Beach CA 92651

644 123 32 Elliot Quint 672 Wendt Ter Laguna Beach CA 92651

644 123 40 Terry Crandall Robinson 645 Temple Hills Dr Laguna Beach CA 92651 644 123 30 Canyon View Enterprises 1380 Township Road 743 Ashland OH 44805

644 123 38 Jill Cooper 664 Wendt Ter Laguna Beach CA 92651

644 123 41 Plank Kent The 625 Temple Hills Dr Laguna Beach CA 92651 644 123 31 John & Danuta Shadduck 41 Hallmark Cir Menlo Park CA 94025

644 123 39 Dennis Hall 668 Wendt Ter Laguna Beach CA 92651