



May 13, 2021

John Hensley
1737 Temple Hills Dr.
Laguna Beach, CA 92651

Dear Mr. Hensley,

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,

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: **VPP 21-8656**

Visit Date: **April 29, 2021**
Applicant: **John Hensley**
View Address: **1737 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
Lower level: Family room, master bedroom, child's bedroom
ADU: Cottage

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists of the 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.

Date: 5/13/21 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: M. J. [Signature] Submitted to property file: 5/13/21

Document
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RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. J. [Signature]* Submitted to property file: 5/13/21

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RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *[Signature]* Submitted to property file: 5/13/21

Document
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RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *W. Farr* Submitted to property file: 5/13/21

Document
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RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. Farr* Submitted to property file: *5/13/21*

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RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: M. J. [Signature] Submitted to property file: 5/13/21

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RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. J. [Signature]* Submitted to property file: 5/13/21

Document
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RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

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

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. J. Farr* Submitted to property file: *5/13/21*

Document
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RECORD OF VIEW

VPP 21-8656



1737 Temple Hills Dr.

The photograph above was taken from the cottage on the lower level of the parcel separate from the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 04/29/21 Photographed by: *M. Farr* Submitted to property file: *5/13/21*

Document
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May 13, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-8656
1737 Temple Hills Dr., Laguna Beach, CA

Dear Property Owner:

A Record of Views has been documented with the City of Laguna Beach by the property owner(s) at **1737 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.

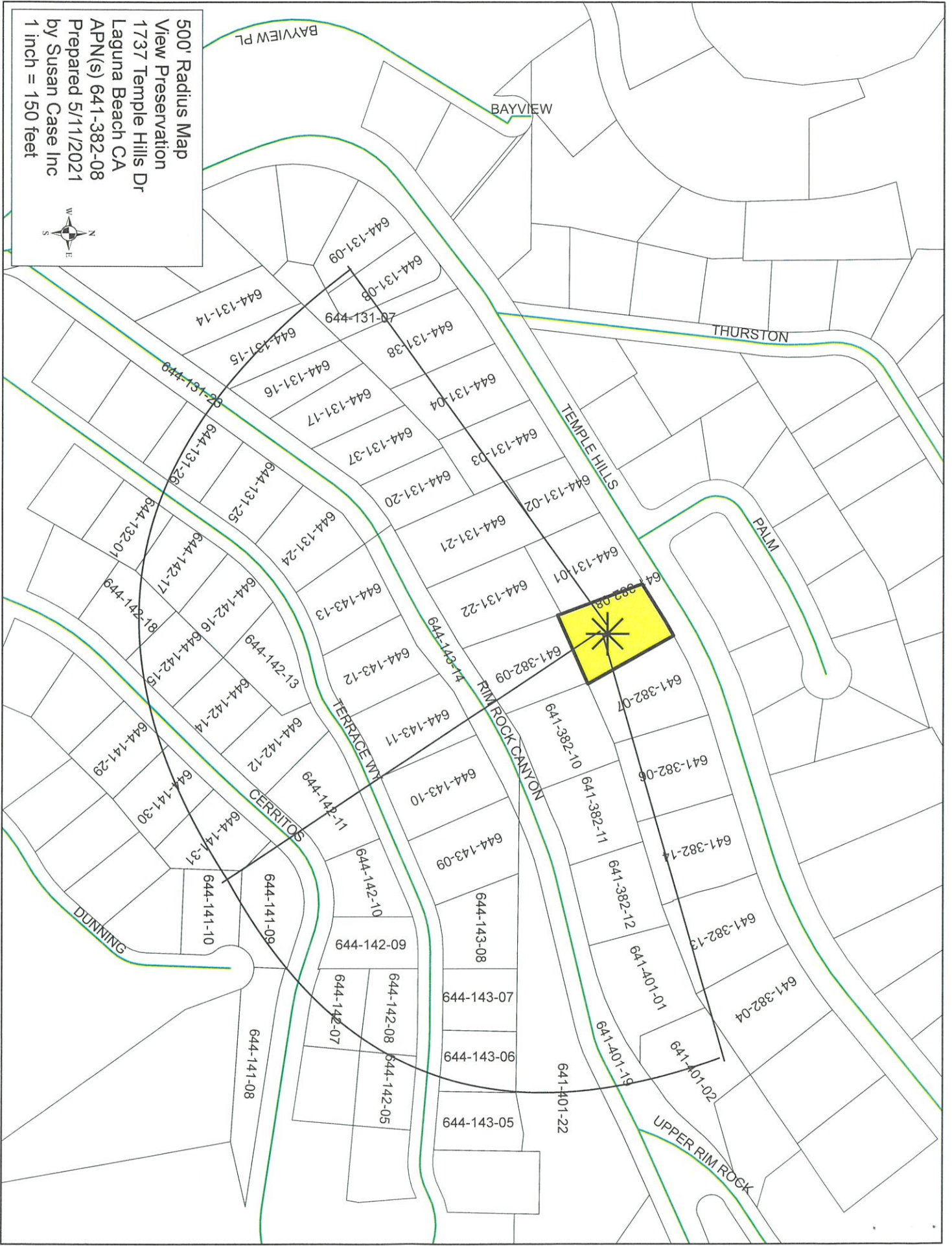
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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

500' Radius Map
View Preservation
1737 Temple Hills Dr
Laguna Beach CA
APN(s) 641-382-08
Prepared 5/11/2021
by Susan Case Inc
1 inch = 150 feet



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

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

File# 318419
1737 Temple Hills Dr
Laguna Beach CA
APNs 641 382 08
500' View Preservation
May 11 2021

641 382 04
Nevada Premier
1863 Temple Hills Dr
Laguna Beach CA 92651

641 382 06
Roy Greenblatt
818 W Shore Dr
Brigantine NJ 08203

641 382 07
Spencer Harrison
1765 Temple Hills Dr
Laguna Beach CA 92651

641 382 08
John Hensley
1737 Temple Hills Dr
Laguna Beach CA 92651

641 382 09
Mitchell Rocheleau
1734 Rim Rock Canyon Rd
Laguna Beach CA 92651

641 382 10
Timothy Patrick Nielsen
1754 Rim Rock Canyon Rd
Laguna Beach CA 92651

641 382 11
James Fletcher
1774 Rim Rock Canyon Rd
Laguna Beach CA 92651

641 382 12
Harlan The Carroll
1794 Rim Rock Canyon Rd
Laguna Beach CA 92651

641 382 13
Rhett Schiffman
1970 Temple Hills Dr
Laguna Beach CA 92651

641 382 14
Rideau Bridge
1813 Temple Hills Dr
Laguna Beach CA 92651

641 401 01
Betz Trust
1814 Rim Rock Canyon Rd
Laguna Beach CA 92651

641 401 02
Greg & Erin Whiteley
1844 Upper Rim Rock Rd
Laguna Beach CA 92651

641 401 19
Don Helwig
Po Box 68
Lake Havasu City AZ 86405

641 401 22
Kirk Matthew Saunders
1847 Rim Rock Canyon Rd
Laguna Beach CA 92651

644 131 01
John Walker
1715 Temple Hills Dr
Laguna Beach CA 92651

644 131 02
Debra Davis
1697 Temple Hills Dr
Laguna Beach CA 92651

644 131 03
Kathleen Kane
1687 Temple Hills Dr
Laguna Beach CA 92651

644 131 04
Richard Dillon Chiera
906 Calle Frondosa
San Dimas CA 91773

644 131 07
Yvonne C Y Schroeder
1585 Temple Hills Dr
Laguna Beach CA 92651

644 131 08
Mundorff Trust
1585 Temple Hills Dr
Laguna Beach CA 92651

644 131 09
Shane R S & S Donavan
1529 Temple Hills Dr
Laguna Beach CA 92651

644 131 14
Robert Coffee
1435 Temple Hills Dr
Laguna Beach CA 92651

644 131 15
John Wilkerson
1437 Temple Hills Dr
Laguna Beach CA 92651

644 131 16
Beau & Brandee Bianchi
1439 Temple Hills Dr
Laguna Beach CA 92651

644 131 17
Heidi Burkhardt
1441 Temple Hills Dr
Laguna Beach CA 92651

644 131 22
Nicole Anderson
1701 Temple Hills Dr
Laguna Beach CA 92651

644 131 25
John Colladay
1354 Terrace Way
Laguna Beach CA 92651

644 131 38
James Claude Musselman
1609 Temple Hills Dr
Laguna Beach CA 92651

644 141 09
Stuart Bloom
1395 Cerritos Dr
Laguna Beach CA 92651

644 141 30
Khosrow Golshan
1379 Cerritos Dr
Laguna Beach CA 92651

644 142 07
James Russell
1402 Cerritos Dr
Laguna Beach CA 92651

644 142 10
Michael Clark
1389 Terrace Way
Laguna Beach CA 92651

644 142 13
Kathleen The Marcus
1369 Terrace Way
Laguna Beach CA 92651

644 142 16
Alexander Kalmanovich
1361 Terrace Way
Laguna Beach CA 92651

644 131 20
Arsalan The Naderi
1445 Temple Hills Dr
Laguna Beach CA 92651

644 131 23
Robert Coffee
1470 Jamboree Rd #200
Newport Beach CA 92660

644 131 26
Ilya Tsiperfal
1348 Terrace Way
Laguna Beach CA 92651

644 132 01
Phyllis Ripley Elise
1349 Terrace Way
Laguna Beach CA 92651

644 141 10
Eric McCoy
1414 Dunning Dr
Laguna Beach CA 92651

644 141 31
Feiz Paris 2010 Feiz
23 Sanctuary
Irvine CA 92620

644 142 08
David Abrahamson
1415 Terrace Way
Laguna Beach CA 92651

644 142 11
Andrew Robert Mattie
1385 Terrace Way
Laguna Beach CA 92651

644 142 14
Heidi Miller
1374 Cerritos Dr
Laguna Beach CA 92651

644 142 17
Christopher Hecker
1616 E Desert Island Dr
Fresno CA 93730

644 131 21
Ronald Lynne Russ
3035 White Oak Ln
Highlands Ranch CO 80129

644 131 24
Michael M M Goldman
1360 Terrace Way
Laguna Beach CA 92651

644 131 37
Alfred Hammond
1443 Temple Hills Dr
Laguna Beach CA 92651

644 141 08
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644 141 29
James Gundersen
1375 Cerritos Dr
Laguna Beach CA 92651

644 142 05
John Bernard
1425 Terrace Way
Laguna Beach CA 92651

644 142 09
Fereidoon Sharifi
1397 Terrace Way
Laguna Beach CA 92651

644 142 12
Craig Lund
1375 Terrace Way
Laguna Beach CA 92651

644 142 15
David Yanes
1368 Cerritos Dr
Laguna Beach CA 92651

644 142 18
John Youngstead
1362 Cerritos Dr
Laguna Beach CA 92651

644 143 05
Debra Ann Nickel
1434 Terrace Way
Laguna Beach CA 92651

644 143 06
David Begay
1422 Terrace Way
Laguna Beach CA 92651

644 143 07
Guy Farris
1408 Terrace Way
Laguna Beach CA 92651

644 143 08
Anna Lejerskar
1396 Terrace Way
Laguna Beach CA 92651

644 143 09
Jorj Nofal
13039 S Warpaint Dr
Phoenix AZ 85044

644 143 10
Carolyn Zehner
1384 Terrace Way
Laguna Beach CA 92651

644 143 11
Sabee Molloi
1378 Terrace Way
Laguna Beach CA 92651

644 143 12
Sheri Myers
1372 Terrace Way
Laguna Beach CA 92651

644 143 13
Joanna Wilson
1366 Terrace Way
Laguna Beach CA 92651

644 143 14
Gill Development
1130 Pontiac St
Denver CO 80220