



September 28, 2021

James Ardery  
1258 Temple Hills Drive  
Laguna Beach, CA 92651

Dear Mr. Ardery,

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, appearing to read "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 21-10291**

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Visit Date: **9/22/21**  
Applicant: **James Ardery**  
View Address: **1258 Temple Hills Drive**

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: Sun room, bar area, dining room, living room, formal dining room, and 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 includes Catalina Island and the 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: 9/28/21 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *[Signature]* Submitted to property file: 9/28/21



**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: 9/28/21

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *M. Farr* Submitted to property file: *7/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *[Signature]* Submitted to property file: *9/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *[Signature]* Submitted to property file: 9/22/21

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon

Date of photograph: 9/22/21 Photographed by: *M. Jarr* Submitted to property file: *9/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

The photograph above was taken from the bar area on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *mfarr* Submitted to property file: *9/22/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

The photograph above was taken from the bar area on the main level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/22/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

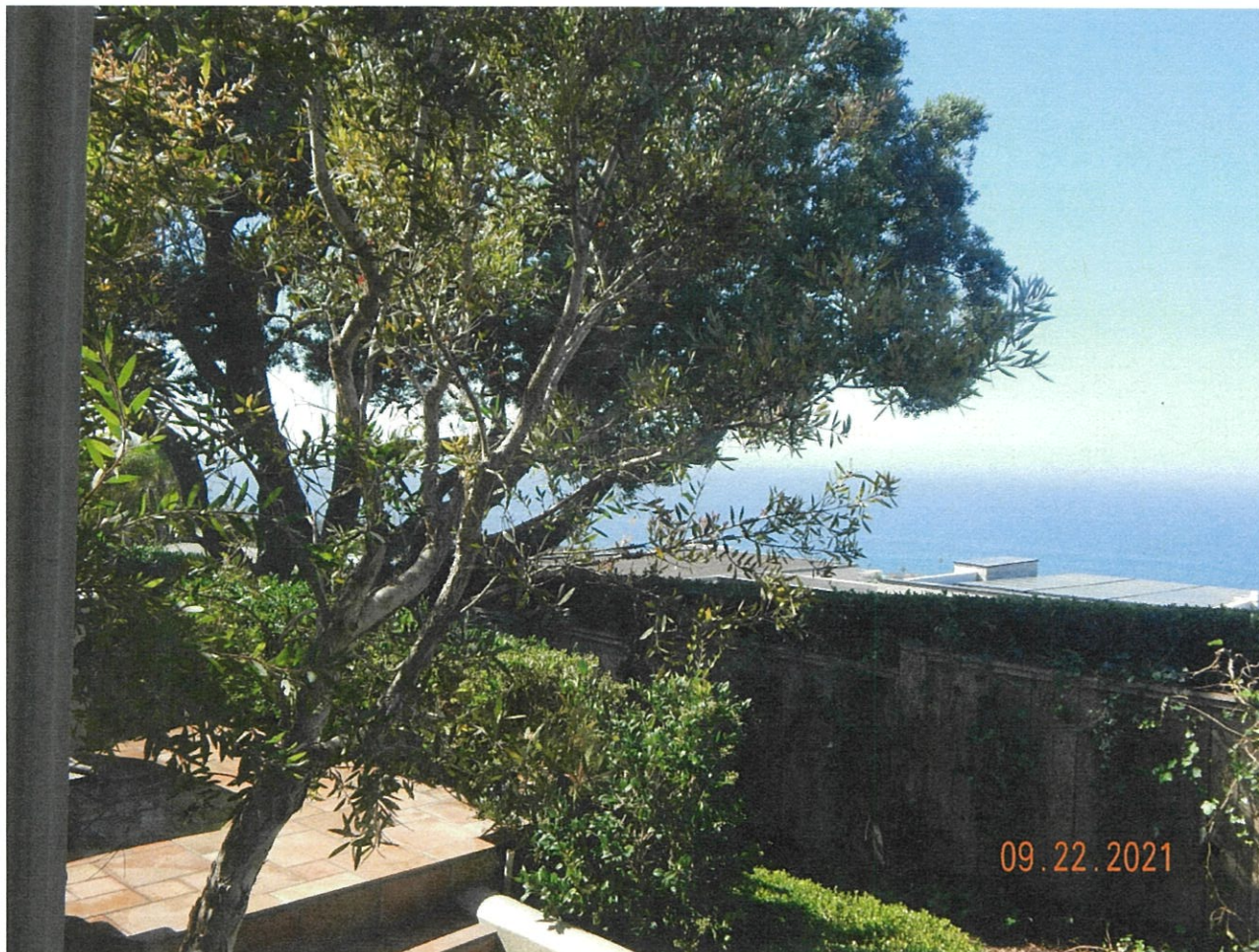
Date of photograph: 9/22/21 Photographed by: *M. Ann* Submitted to property file: *9/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *[Signature]* Submitted to property file: *9/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *[Signature]* Submitted to property file: *2/20/21*



**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *[Signature]* Submitted to property file: *9/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/22/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: *9/28/21*



**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *[Signature]* Submitted to property file: *[Signature]*



**RECORD OF VIEW**

**VPP 21-10291**



**1258 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: *2/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 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: 9/22/21 Photographed by: M. J. [Signature] Submitted to property file: 9/28/21

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 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: 9/22/21 Photographed by: *[Signature]* Submitted to property file: *9/22/21*



**RECORD OF VIEW**

**VPP 21-10291**



**1258 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: 9/22/21 Photographed by: *mjaan* Submitted to property file: 9/28/21

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 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: 9/22/21 Photographed by: *M. J. [Signature]* Submitted to property file: *2/28/21*

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**RECORD OF VIEW**

**VPP 21-10291**



**1258 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: 9/22/21 Photographed by: Myasa Submitted to property file: 9/28/21





September 28, 2021

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 21-10291**  
**1258 Temple Hills Drive, Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1258 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.

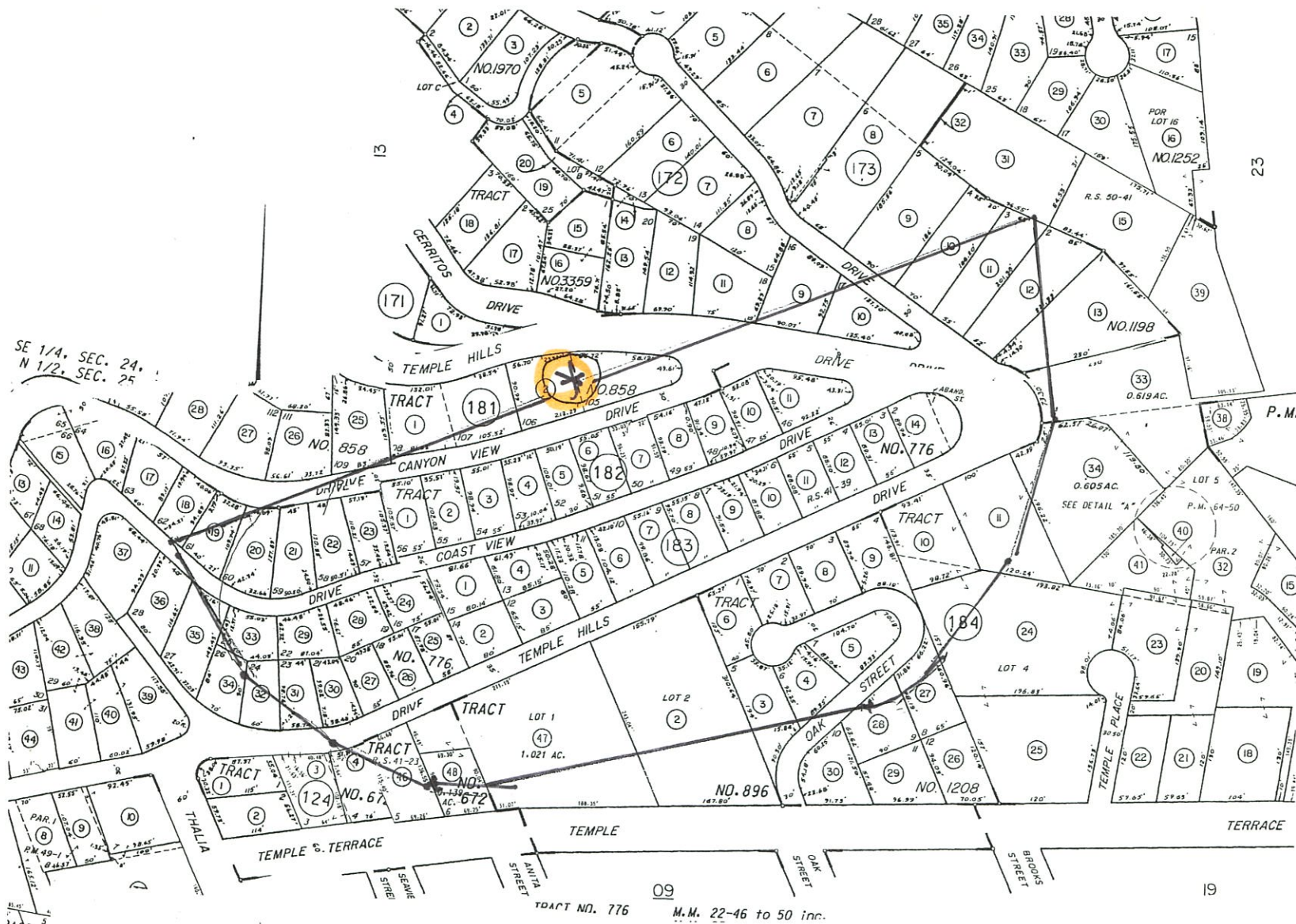
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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,


A handwritten signature in blue ink, appearing to read "Tony Farr".

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



**Map Preparer:**  
**SUSAN W. CASE, INC.**  
**4000 BARRANCA PKWY #250**  
**IRVINE CA 92604**  
**949 494 6105**  
[susan@susancaseinc.com](mailto:susan@susancaseinc.com)

**FILE # 218734**  
**1258 TEMPLE HILLS DR**  
**VIEW PRESERVATION**  
**SEPTEMBER 24 2021**  
**644 181 01**



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

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

**FILE # 218734**  
**1258 TEMPLE HILLS DR**  
**VIEW PRESERVATION**  
**SEPTEMBER 24 2021**  
**644 181 01**

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

644-122-19  
Deborah Drucker  
5950 Canoga Ave #510  
Woodland Hills CA 91367

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

644-122-21  
Paul Oconnor  
1930 Port Trinity Pl  
Newport Beach CA 92660

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

644-122-23  
William F Peck  
987 Canyon View Dr  
Laguna Beach CA 92651

644-122-24  
David Mc Natt  
999 Coast View Dr  
Laguna Beach CA 92651

644-122-25  
Irvine Diyar  
2901 W Coast Hwy #242  
Nepwort Beach CA 92663

644-122-26  
Lisa M Cambria  
5239 Skylark Ct  
Cape Coral FL 33904

644-122-27  
Reese R Anthony  
Po Box 4562  
Irvine CA 92616

644-122-28  
John Nicholas Fothergill Clayton  
108 Byrsonima Cir  
Homosassa FL 34446

644-122-29  
Roy Greenblatt  
10 W Newcastle Rd  
Ocean City NJ 8226

644-122-30  
Paul T Maguire  
964 Temple Hills Dr  
Laguna Beach CA 92651

644-122-31  
Lansing Scott Woo  
143 S Saltair Ave  
Los Angeles CA 90049

644-122-32  
Roman & Sarah Shtylman  
340 S Lemon Ave #6828  
Walnut CA 91789

644-122-33  
G Voss Revocable Betty  
11245 Tomah St  
Phoenix AZ 85044

644-122-34  
Thomas C Greenwell  
906 Temple Hills Dr  
Laguna Beach CA 92651

644-122-35  
Jason & Susan Bass  
205 E 69th St  
Apt Sc New York NY 10024

644-124-04  
Ursula E Adams  
954 Temple Terrace  
Laguna Beach CA 92651

644-134-25  
Lou R Novak  
1294 Temple Hls  
Laguna Beach CA 92651

644-172-09  
Brian Mc Elhaney  
1229 Temple Hills Dr  
Laguna Beach CA 92651

644-172-10  
Jerome C Immel  
1217 Temple Hills Dr  
Laguna Beach CA 92651

644-173-10  
Thomas E Bodamer  
1225 Dunning Dr  
Laguna Beach CA 92651

644-173-11  
Lauren Ann Howell  
1215 Dunning Dr  
Laguna Beach CA 92651

644-173-12  
John Tsai  
1199 Temple Hills Dr  
Laguna Beach CA 92651

644-173-13  
Jon David & Katherine Ann  
1195 Temple Hills Dr  
Laguna Beach CA 92651

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

644-181-02  
James Robert Ardery  
1258 Temple Hls  
Laguna Beach CA 92651

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

644-182-02  
Deane H Shapiro  
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  
Alexander C Kweskin  
1061 Canyon View Dr  
Laguna Beach CA 92651

644-182-06  
David & April Raber  
1085 Canyon Vw  
Laguna Beach CA 92651

644-182-07  
Syam P Gaddam  
1105 Canyon View Dr  
Laguna Beach CA 92651

644-182-08  
Elliot D Pollack  
7175 E Camelback Rd #1302  
Scottsdale AZ 85251

644-182-09  
Douglass G Garibaldi  
50 Graystone Ter  
San Francisco CA 94114

644-182-10  
Mohammad Farsheed  
1135 Canyon View Dr  
Laguna Beach CA 92651

644-182-11  
Paul A De Pfyffer  
1224 Temple Hills Dr  
Laguna Beach CA 92651

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

644-183-02  
Mamdoh A Abas  
1012 Temple Hills Dr  
Laguna Beach CA 92651

644-183-03  
Emily A Erusha-hilleque  
2105 Irving Ave  
Minneapolis MN 55405

644-183-04  
Thomas C & Linda Parisi  
1035 Coast View Dr  
Laguna Beach CA 92651

644-183-05  
Douglas E Kinn  
1061 Coast View Dr  
Laguna Beach CA 92651

644-183-06  
Mike D Dunn  
1082 Temple Hills Dr  
Laguna Beach CA 92651

644-183-07  
Christopher Everett Ricketts  
4132 N 18th Ave  
Phoenix AZ 85015

644-183-08  
Adam Benjamin & Kimberly Marie  
1107 Coast View Dr  
Laguna Beach CA 92651

644-183-09  
Dore J Gilbert  
27641 Deputy Cir  
Laguna Hills CA 92653

644-183-10  
Shirley J Endresen  
1133 Coast View Dr  
Laguna Beach CA 92651

644-183-11  
Nicole Annette Smith  
7929 Appaloosa Ct  
Rancho Cucamonga CA 91701

644-183-12  
Robert Caballero Bacall Bacall  
2395 Melville Dr  
San Marino CA 91108

644-183-13  
Thomas L Schwilke  
1185 Coast View Dr  
Laguna Beach CA 92651

644-183-14  
Thomas Combs  
1195 Coast View Dr  
Laguna Beach CA 92651

644-184-02  
Laguna Beach County  
P O Box 987  
Laguna Beach CA 92652

644-184-03  
Karen A Christensen  
710 Oak St  
Laguna Beach CA 92651

644-184-04  
Stephen B Prepas  
740 Oak Street  
Laguna Beach CA 92651

644-184-05  
Dennis A King  
8354 Secura Way  
Santa Fe Springs CA 90670

644-184-06  
Gary Jordan Kaleta  
795 Oak St  
Laguna Beach CA 92651

644-184-07  
Emily A Griffin  
785 Oak St  
Laguna Beach CA 92651

644-184-08  
Carl A Brown  
775 Oak St  
Laguna Beach CA 92651

644-184-09  
Alexander M Masarik  
761 Oak St  
Laguna Beach CA 92651

644-184-10  
Robert C Braun  
1155 Temple Hills Dr  
Laguna Beach CA 92651

644-184-11  
Christina F Watson  
Po Box 3692  
Dana Point CA 92629

644-184-24  
Gordon Cowan  
1146 Glenneyre St  
Laguna Beach CA 92651

644-184-27  
Charles Grant Craig  
381 California Ter  
Pasadena CA 91105

644-184-28  
Fred Shaw  
725 Oak St  
Laguna Beach CA 92651

644-184-33  
Omar Ishrak  
2309 Lake Of Isles Pkwy  
Minneapolis MN 55405

644-184-34  
Omar Ishrak  
2309 Lake Of Isles Pkwy  
Minneapolis MN 55405

644-184-46  
Stephen G Larson  
215 W 20th St  
Upland CA 91784

644-184-47  
Saint Catherine Of Siena Church  
13280 Chapman Ave  
Garden Grove CA 92840

644-184-48  
Saint Catherine Of Siena Church  
13280 Chapman Ave  
Garden Grove CA 92840