



March 15, 2022

Dennis Grzeskowiak  
1995 Temple Hills Drive  
Laguna Beach, CA 92651

Dear Mr. Grzeskowiak,

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 > click on the green box to the right "Record of Views by Address".

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  
Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 22-0217**

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Visit Date: **3/7/22**

Applicant: **Dennis Grzeskowiak**  
View Address: **1995 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: Dining room, sitting area/kitchen  
Lower level: Family room

***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 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: 3/15/22 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: *3/15/22*

Document  
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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22

Document  
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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22

Document  
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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22

Document  
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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22

Document  
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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22





**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22

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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22

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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: *5/15/22*

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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22

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**RECORD OF VIEW**

**VPP 22-0217**



**1995 Temple Hills Drive**

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

Visual scene description: ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/15/22

Document  
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March 15, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-0217**  
**1995 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 **1995 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 > click on green box to the right "Record of Views by Address". 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 that reads "Tony Farr".

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



641 163 15  
Temple Hills Properties  
16 Sunset Cv  
Newport Coast CA 92657

641 163 21  
Laguna Beach County  
306 3rd St  
Laguna Beach CA 92651

641 163 22  
Temple Hills Properties  
16 Sunset Cv  
Newport Coast CA 92657

641 163 24  
Temple Hills Properties  
16 Sunset Cv  
Newport Coast CA 92657

641 163 25  
Temple Hills Properties  
16 Sunset Cv  
Newport Coast CA 92657

641 163 42  
Fioraville LLC  
700 Harris St #201  
Charlottesville VA 22903

641 163 43  
2095 Temple Hills Drive LLC  
Po Box 1899  
Laguna Beach CA 92652

641 394 02  
Scott Thompson  
1955 Temple Hills Dr  
Laguna Beach CA 92651

641 394 04  
Frederick Wyler  
3475 Piedmont Rd NE #650  
Atlanta GA 30305

641 394 05  
Michelle Kremer  
1969 Temple Hills Dr  
Laguna Beach CA 92651

641 394 07  
Sisters Forever LLC  
346 N Lima St  
Burbank CA 91505

641 394 08  
Dennis Bryan Grzeskowiak  
1995 Temple Hills Dr  
Laguna Beach CA 92651

641 394 09  
Susan Blachman Isaacson  
2021 Temple Hills Dr  
Laguna Beach CA 92651

641 394 10  
Michele Nelson  
2035 Temple Hills Dr  
Laguna Beach CA 92651

641 394 14  
Temple Hills Properties  
16 Sunset Cv  
Newport Coast CA 92657

641 394 15  
Temple Hills Properties  
16 Sunset Cv  
Newport Coast CA 92657

641 401 06  
Theodore Edward Durbin  
1930 Upper Rim Rock Rd  
Laguna Beach CA 92651

641 401 07  
Scott Thompson  
1955 Temple Hills Dr  
Laguna Beach CA 92651

641 401 10  
Thomas Niederberger  
1945 Upper Rim Rock Rd  
Laguna Beach CA 92651

641 401 11  
Janet Melk  
1933 Upper Rim Rock Rd  
Laguna Beach CA 92651

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

641 401 20  
Temple Hills Properties  
16 Sunset Cv  
Newport Coast CA 92657

641 401 21  
Temple Hills Properties  
16 Sunset Cv  
Newport Coast CA 92657

641 401 23  
Barbara Jean Hedges  
1947 Rim Rock Canyon Rd  
Laguna Beach CA 92651



MATERIALS TO SUBMIT TO THE CITY

1995 Temple Hills Dr, Laguna Beach

APN 641-394-08

INCLUDES:

500' OWNER LIST

500' VIEW PRESERVATION MAP

(1) SET OF STAMPED ENVELOPES

PREPARED 03/09/2022

FILE #328905