

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,

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

Visit Date:

3/7/22

Applicant:

View Address:

Dennis Grzeskowiak 1995 Temple Hills Drive

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:

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.

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

3/15/22 By: Tony Fare

VPP 22-0217



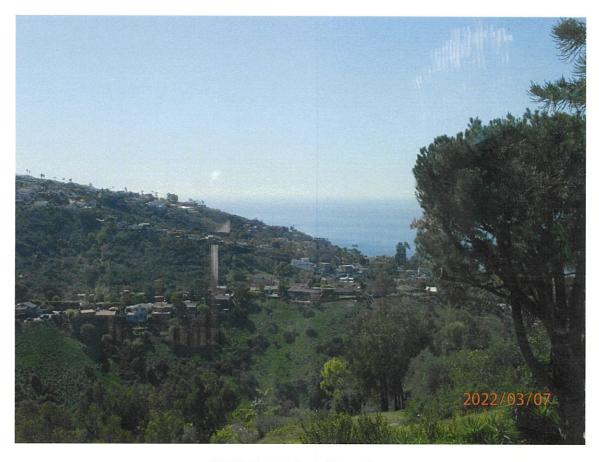
1995 Temple Hills Drive

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

Document 1 of 11

VPP 22-0217



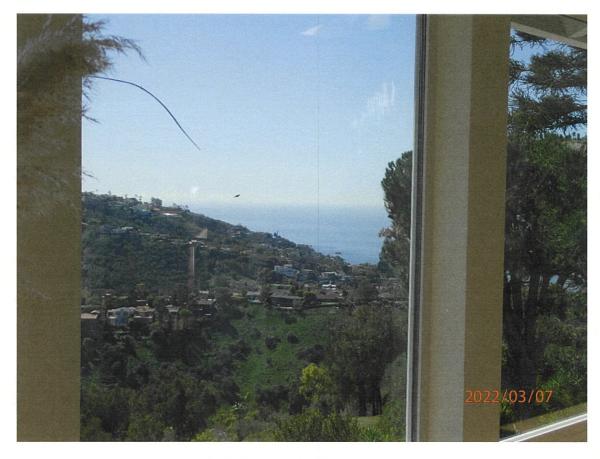
1995 Temple Hills Drive

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: 3/15/80

Document 2 of 11

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: 3/5/22

Document 3 of 11

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 4 of 11

VPP 22-0217



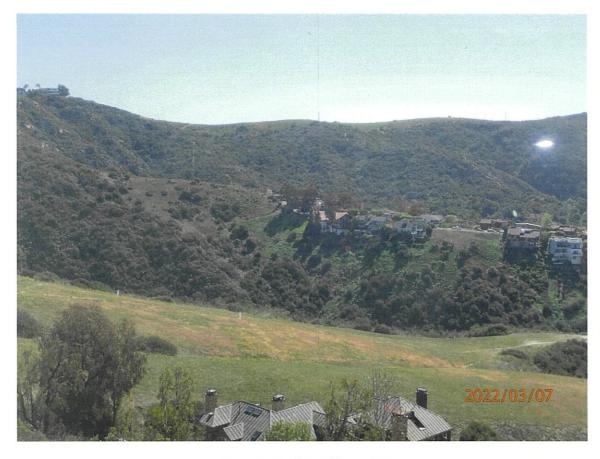
1995 Temple Hills Drive

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 far Submitted to property file: 3/15/22

Document 5 of 11

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: 3/7/22

Document 6 of 11

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: 3/15/02

Document 7 of 11

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 8 of 11

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.

Document 9 of 11

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: 3/15/32

Document 10 of 11

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: 3/15/00

Document 11 of 11



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,

Tony Farr, Associate Planner

View Preservation and Restoration

Community Development

tfarr@lagunabeachcity.net



641 163 15 641 163 21 641 163 22 Temple Hills Properties Laguna Beach County Temple Hills Properties 16 Sunset Cv 306 3rd St 16 Sunset Cv Newport Coast CA 92657 Laguna Beach CA 92651 Newport Coast CA 92657 641 163 24 641 163 25 641 163 42 Temple Hills Properties Temple Hills Properties Fioraville LLC 16 Sunset Cv 16 Sunset Cv 700 Harris St #201 Newport Coast CA 92657 Newport Coast CA 92657 Charlottesville VA 22903 641 163 43 641 394 02 641 394 04 2095 Temple Hills Drive LLC Scott Thompson Frederick Wyler Po Box 1899 1955 Temple Hills Dr 3475 Piedmont Rd NE #650 Laguna Beach CA 92652 Atlanta GA 30305 Laguna Beach CA 92651 641 394 05 641 394 07 641 394 08 Michelle Kremer Sisters Forever LLC Dennis Bryan Grzeskowiak 1969 Temple Hills Dr 346 N Lima St 1995 Temple Hills Dr Laguna Beach CA 92651 Burbank CA 91505 Laguna Beach CA 92651 641 394 09 641 394 10 641 394 14 Susan Blachman Isaacson Michele Nelson Temple Hills Properties 2021 Temple Hills Dr 2035 Temple Hills Dr 16 Sunset Cv Laguna Beach CA 92651 Laguna Beach CA 92651 Newport Coast CA 92657 641 394 15 641 401 06 641 401 07 Temple Hills Properties Theodore Edward Durbin Scott Thompson 16 Sunset Cv 1930 Upper Rim Rock Rd 1955 Temple Hills Dr Newport Coast CA 92657 Laguna Beach CA 92651 Laguna Beach CA 92651 641 401 10 641 401 11 641 401 19 Thomas Niederberger Janet Melk Don Helwig 1945 Upper Rim Rock Rd 1933 Upper Rim Rock Rd Po Box 68 Laguna Beach CA 92651 Laguna Beach CA 92651 Lake Havasu City AZ 86405 641 401 20 641 401 21 641 401 23

Temple Hills Properties

Newport Coast CA 92657

16 Sunset Cv

Barbara Jean Hedges

1947 Rim Rock Canyon Rd

Laguna Beach CA 92651

Temple Hills Properties

Newport Coast CA 92657

16 Sunset Cv



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