



June 15, 2023

Rebecca Lyles  
888 Temple Hills Drive  
Laguna Beach, CA 92651  
VPP 23-0420

Dear Rebecca Lyles,

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 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".

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.

Warm Regards,

A handwritten signature in black ink, appearing to read "J DeLoach". The signature is stylized and fluid.

Joshua DeLoach, Planning Technician  
View Preservation and Restoration  
Community Development  
Tel. (949) 497-0322  
jdeloach@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 23-0420**

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Visit Date: **4/19/2023**  
Applicant: **Rebecca Lyles**  
View Address: **888 Temple Hills Dr**

Visit Conducted by: **Joshua DeLoach, Planning Technician**

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**VIEW LOCATION / VISUAL SCENE**

*Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.*

Main level: Living room/Den

*Visual scene for each location noted above.*

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene is primarily 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: *6/2/2023* By: *Joshua DeLoach*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-0420**



**888 Temple Hills Drive**

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

Visual scene description: Ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 6/2/2023

Document  
1 of 6



## RECORD OF VIEW

VPP 23-0420



### 888 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 6/2/2023

Document

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## RECORD OF VIEW

VPP 23-0420



### 888 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 6/2/2023

Document  
3 of 6



## RECORD OF VIEW

VPP 23-0420



### 888 Temple Hills Drive

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

Visual scene description: Ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 6/2/2023

Document  
4 of 6





**RECORD OF VIEW**

**VPP 23-0420**



**888 Temple Hills Drive**

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

Visual scene description: Ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 6/2/2023

Document  
5 of 6



**RECORD OF VIEW**

**VPP 23-0420**



**888 Temple Hills Drive**

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

Visual scene description: Ocean horizon

Date of photograph: 4/18/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 6/2/2023

Document  
6 of 6





MAY 24 2023

SUBJECT:     **NOTICE - RECORD OF VIEW**  
              **View Preservation VPP 23-0420**  
              **888 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 **888 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 attached.. 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.

Warm Regards,

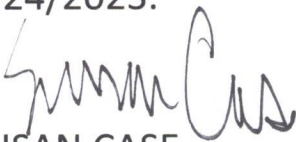
*Joshua DeLoach*

Joshua DeLoach, Planning Technician  
View Preservation and Restoration  
Community Development  
jdeloach@lagunabeachcity.net



MAY 24 2023

THE MAILING FOR 888 TEMPLE HILLS DR HAS BEEN MAILED ON  
5/24/2023.

  
SUSAN CASE

**FILE# 239225**  
**888 TEMPLE HILLS DR**  
**LAGUNA BEACH CA**  
**APN 644 122 39**  
**PREPARED ON 5/24/23**  
**SUBJECT KEY NUMBER 1**



Susan Case Inc  
4000 Barranca Pkwy #250  
Irvine CA 92604  
orders@susancaseinc.com



4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com



**Susan W Case Inc**

RADIUS MAPS & LISTS

**FILE # 239225**  
**888 TEMPLE HILLS DR**  
**LAGUNA BEACH CA**  
**APN 644 122 39**  
**MAY 24 2023**

644-122-39 1  
Rebecca M Lyles  
888 Temple Hills Dr  
Laguna Beach CA 92651

644-093-11 2  
Michael I Gamerl  
564 Legion St  
Laguna Beach CA 92651

644-093-12 3  
Jack Everett Mcnutt  
669 Thalia St  
Laguna Beach CA 92651

644-093-13 4  
Meridith Block  
675 Thalia St  
Laguna Beach CA 92651

644-093-14 5  
Edward Myron Peterson  
683 Thalia St  
Laguna Beach CA 92651

644-093-15 6  
Zachary M Rankin  
Po Box 50025  
Irvine CA 92619

644-093-16 7  
John & Manuela Vazquez  
695 Thalia St  
Laguna Beach CA 92651

644-093-17 8  
Kehri Kristine Dunn  
941 Temple Ter  
Laguna Beach CA 92651

644-093-18 9  
Roy G & Linda R Reineman  
690 Seaview St  
Laguna Beach CA 92651

644-093-19 10  
James W Lansdell  
684 Seaview St  
Laguna Beach CA 92651

644-093-20 11  
Winston S Cutshall  
674 Seaview St  
Laguna Beach CA 92651

644-094-13 12  
Melinda L Pack  
680 Anita St  
Laguna Beach CA 92651

644-094-14 13  
Noel David Puffer  
685 Seaview St  
Laguna Beach CA 92651

644-094-15 14  
Krishnansu Sujata Tewari  
695 Seaview St  
Laguna Beach CA 92651

644-094-16 15  
Michelle E Ebbecke  
686 Anita St  
Laguna Beach CA 92651

644-102-01 16  
Michael & Mary Mohammed  
867 Wendt Ter  
Laguna Beach CA 92651

644-102-02 17  
Nancy M Wessel  
879 Wendt Ter  
Laguna Beach CA 92651

644-102-03 18  
William Howard Nelson  
484 Cliff Dr 14  
Laguna Beach CA 92651

644-123-10 19  
Brenden Hexberg  
710 Thalia St  
Laguna Beach CA 92651

644-123-12 20  
Michael D Wilkes  
690 Thalia St  
Laguna Beach CA 92651

644-123-13 21  
Julie G Duquette  
684 Thalia St  
Laguna Beach CA 92651

644-123-14 22  
William D & Martha M Jager  
872 Wendt Ter  
Laguna Beach CA 92651

644-123-37 23  
Adam Shukovsky  
700 Thalia St  
Laguna Beach CA 92651

644-123-42 24  
Brent Martin Kulp  
860 Wendt Ter  
Laguna Beach CA 92651

644-124-01 25  
Vicki G & Larry M Long  
711 Thalia St  
Laguna Beach CA 92651

644-124-02 26  
Properties Llc Eg  
1215 S Fort Apache Rd #120  
Las Vegas NV 89117

644-124-03 27  
Barry T Simons  
260 St Annes St  
Laguna Beach CA 92651