



February 15, 2023

David Rashidian  
1960 Temple Hills Drive  
Laguna Beach, CA 92651

Dear Mr. Rashidian,

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 22-2326**

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Visit Date: **01/31/23**  
Applicant: **David Rashidian**  
View Address: **1960 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/kitchen, living room, office, master bedroom  
Lower level: Bedroom, 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 includes Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point, Crescent Bay 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: 8/15/23 By: *Tony Farr*

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End of Checklist



**RECORD OF VIEW**

**VPP 22-2326**



**1960 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, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: *2/15/23*

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 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, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 01/31/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 2/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 2/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 01/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: *2/15/23*

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 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, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 2/15/23

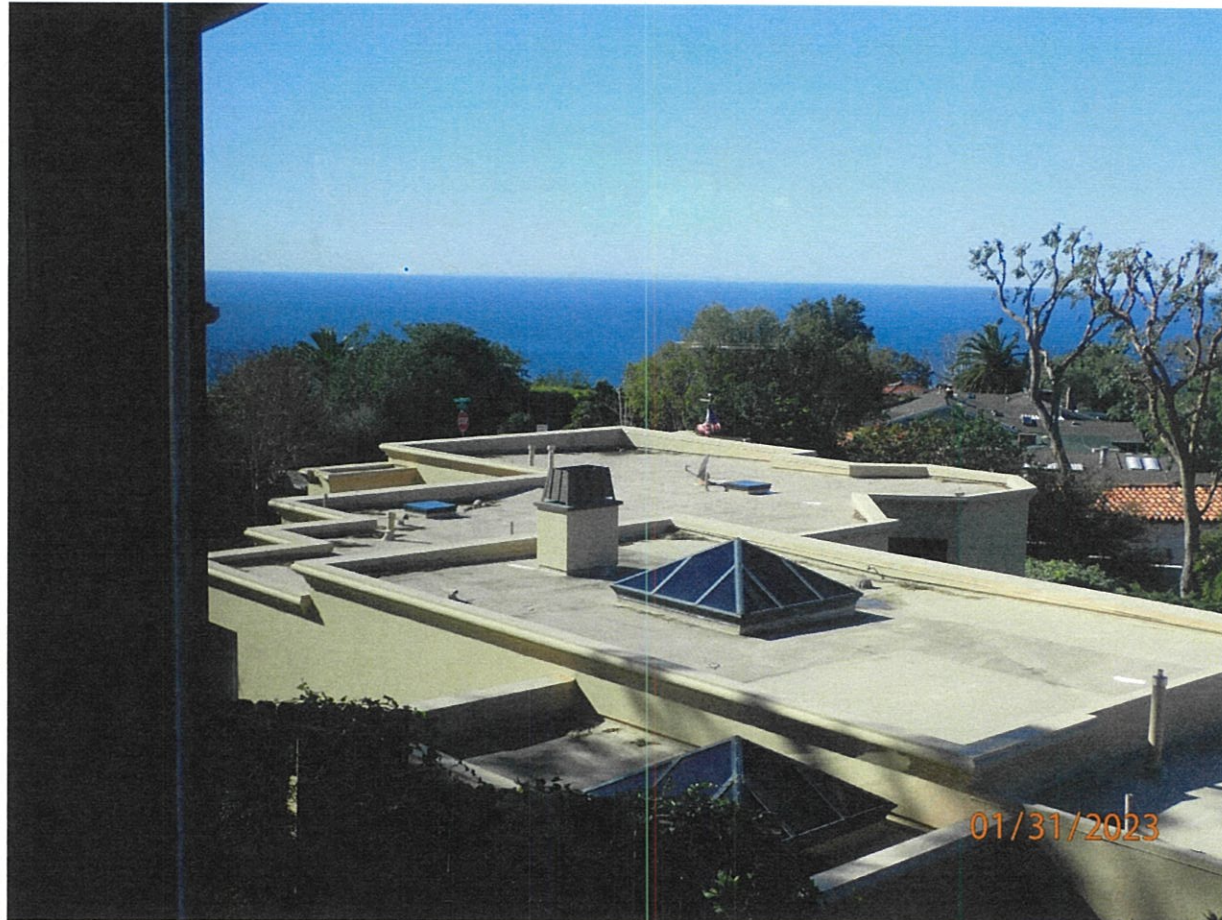
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**RECORD OF VIEW**

**VPP 22-2326**



**1960 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, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 2/15/23

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## RECORD OF VIEW

VPP 22-2326



### 1960 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, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 2/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: *2/15/23*

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 2/15/23





**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 01/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 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, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 01/15/23





**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 02/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 01/31/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 01/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 2/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 2/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, Contino Point and ocean horizon.

Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 01/15/23

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**RECORD OF VIEW**

**VPP 22-2326**



**1960 Temple Hills Drive**

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

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Date of photograph: 01/31/23 Photographed by: *Tony Farr* Submitted to property file: 01/15/23

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February 15, 2023

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-2326**  
**1960 Temple Hills Dr., Laguna Beach, CA**

Dear Property Owner:

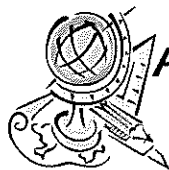
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **1960 Temple Hills Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve 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



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

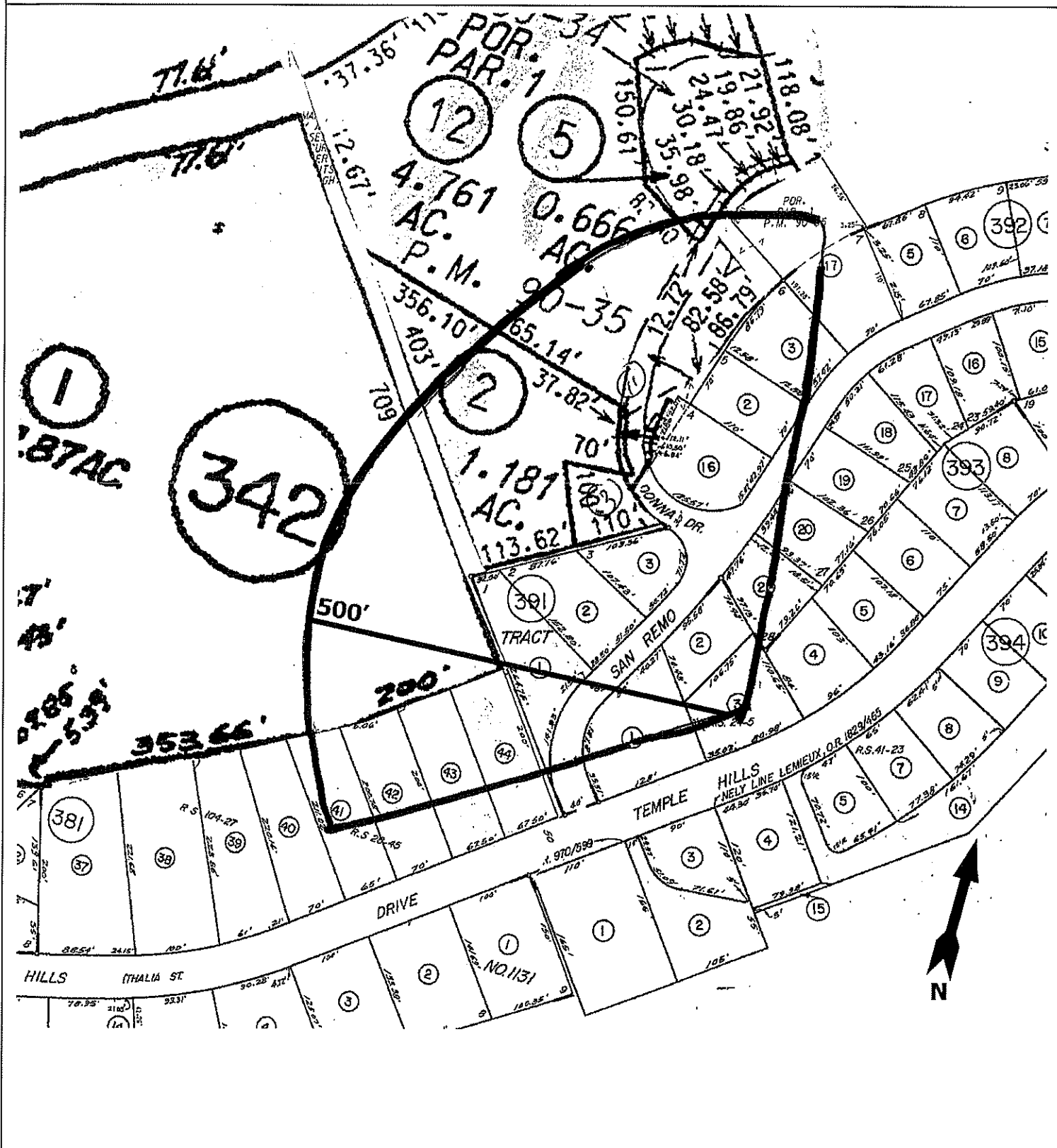
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) denise@advancedlisting.com

Subject APN: 641-393-03  
500' RADIUS

Address: 1960 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651





#11656  
2/12/2023



## Advanced Listing Services Inc

Ownership Listings & Radius Maps  
P.O. Box 2593 • Dana Point, CA • 92624  
Office: (949) 361-3921 • Cell: (949) 310-6869

[www.Advancedlisting.com](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

500' Ownership Listing  
For View Preservation  
Prepared for:

641-393-03  
DAVID RASHIDIAN  
1960 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

RECEIVED

FEB 13 2023

PLANNING COMMISSION  
CITY OF LAGUNA BEACH

641-342-01  
GOLDWELL INVESTMENT GROUP  
20162 BIRCH ST 180  
NEWPORT BEACH CA 92660

641-342-02  
LAGUNA COASTAL PROPERTIES  
2014 DONNA DR  
LAGUNA BEACH CA 92651

641-342-03  
HEATHER D & SAMIR R PATEL  
2008 DONNA DR  
LAGUNA BEACH CA 92651

641-342-05  
MELINDA M MASSON  
1988 DONNA DR  
LAGUNA BEACH CA 92651

641-342-12  
RUCHIR SEHRA  
16580 N 92ND ST UN #3001  
SCOTTSDALE AZ 85260

641-381-41  
ROBERT M DURAND  
1898 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-381-42  
GORDON L SHAW  
1918 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-381-43  
RICHARD A MASON  
1924 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-381-44  
MICHAEL SCOTT HERDMAN  
1936 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-391-01  
RONALD H CHILCOTE  
1940 SAN REMO DR  
LAGUNA BEACH CA 92651

641-391-02  
QING CHANG  
1950 SAN REMO DR  
LAGUNA BEACH CA 92651

641-391-03  
ROBERT NILS LANE  
1960 SAN REMO DR  
LAGUNA BEACH CA 92651

641-392-02  
GREGG A FEINERMAN  
320 SUPERIOR AVE 390  
NEWPORT BEACH CA 92663

641-392-03  
AARON TAUB  
1273 GAVIOTA DR  
LAGUNA BEACH CA 92651

641-392-16  
BRUCE A VIRGA  
1968 SAN REMO DR  
LAGUNA BEACH CA 92651

641-392-17  
RONALD A HIRSCH  
1992 SAN REMO DR  
LAGUNA BEACH CA 92651

641-393-01  
BRENNA GREGORY FALLON  
806 E AVENIDA PICO  
SAN CLEMENTE CA 92673

641-393-02  
ARIA SEIF  
1955 SAN REMO DR  
LAGUNA BEACH CA 92651

641-393-03  
DAVID RASHIDIAN  
1960 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-393-20  
LEONARD L BROCKMAN  
1969 SAN REMO DR  
LAGUNA BEACH CA 92651

641-393-21  
ORSBORN FAMILY  
528 EMERALD BAY  
LAGUNA BEACH CA 92651