



August 29, 2024

Temple Hills Investment  
2155 Temple Hills Drive  
Laguna Beach, CA 92651  
VPP 23-1303

Dear Applicant,

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". Please allow 5-7 days for the record to be uploaded to the website.

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,

*Isidoro Serna*

Isidoro Serna, Planning Technician  
Community Development  
Tel. (949) 715-8616 Ext. 616  
iserna@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 23-1303**

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Visit Date: **11/9/2023**  
Applicant: **Temple Hills Investment**  
View Address: **2155 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: Kitchen, living room, bedroom  
Lower level: Mudroom, primary bedroom, gym, guest room

***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 mountain vista, Catalina Island and 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: *08/29/2024* By: *Isidoro Serna*

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End of Checklist



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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## RECORD OF VIEW

VPP 23-1303



### 2155 Temple Hills Drive

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 1/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 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: 1/31/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Mountain vista and ocean horizon.

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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## RECORD OF VIEW

VPP 23-1303



### 2155 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: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 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: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Ocean horizon.

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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## RECORD OF VIEW

VPP 23-1303



### 2155 Temple Hills Drive

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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## RECORD OF VIEW

VPP 23-1303



### 2155 Temple Hills Drive

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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## RECORD OF VIEW

VPP 23-1303



### 2155 Temple Hills Drive

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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## RECORD OF VIEW

VPP 23-1303



### 2155 Temple Hills Drive

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

The photograph above was taken from the mudroom/den on the lower level of the primary residential structure.

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

The photograph above was taken from the mudroom/den on the lower level of the primary residential structure.

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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## RECORD OF VIEW

VPP 23-1303



### 2155 Temple Hills Drive

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

Visual scene description: Ocean horizon and mountain vista

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024

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## RECORD OF VIEW

VPP 23-1303



### 2155 Temple Hills Drive

The photograph above was taken from the mudroom/den on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

The photograph above was taken from the mudroom/den on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

The photograph above was taken from the mudroom/den on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024





**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

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

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

The photograph above was taken from the 2<sup>nd</sup> guest bedroom on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

The photograph above was taken from the 2nd bedroom on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

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Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**RECORD OF VIEW**

**VPP 23-1303**



**2155 Temple Hills Drive**

The photograph above was taken from the 3<sup>rd</sup> guest bedroom on the lower level of the primary residential structure.

Visual scene description: Ocean horizon

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28 of 28

Date of photograph: 11/09/2023 Photographed by: *Joshua DeLoach* Submitted to property file: 08/29/2024



**Planning Division  
City of Laguna Beach  
505 Forest Ave  
Laguna Beach, CA 92651**

## **NOTICE OF RECORD OF VIEW**

Community Development / Views and Trees

**A Record of View has been documented with the City of Laguna Beach  
by the property owner(s) at 2155 Temple Hills Drive.**

As a property owner within 500 feet of the subject property you are being notified of the established Record of Views by the Municipal Code.

TO:

**There is no action required from you at  
this time.**

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.

**August 28, 2023**

**View Preservation VPP Number:** VPP 23-1303  
**Address:** 2155 Temple Hills Drive | APN:641-163-38

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2155 Temple Hills Drive**.

A property owner may establish a protected or preserved view by filing for a record of views with the city. Once a record of views is established by the city pursuant to subsection B, the protected or preserved views shall not become subject to significant view impairment. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the city may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

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. **Please allow up to 30 days for the record to be available on the website from the date of this postcard.** If you have any questions regarding the View Preservation/Record of Views process, please contact staff directly at (949) 715-8616 Ext. 616 or at [iserna@lagunabeachcity.net](mailto:iserna@lagunabeachcity.net)



**VPP 23-1303**

**2155 Temple Hills Drive**

If a significant view impairment of an established record of views occurs, the property owner shall notify the city. If a significant view impairment is confirmed, city staff shall inform the affected vegetation owner(s) of a potential view restoration order and allow the vegetation owner thirty days to perform the necessary restoration action.



4000 Barranca Pkwy #250 Irvine CA 92604

(949) 494-6105

orders@susancaseinc.com

**FILE # 249454**

**2155 TEMPLE HILLS DR**

**8-28-2024**



**Susan W Case Inc**

RADIUS MAPS & LISTS

641-161-06

Ling Hung  
108 W 2nd St 302  
Los Angeles CA 90012

641-163-38

Temple Hills Investment  
2155 Temple Hills Dr  
Laguna Beach CA 92651

641-161-08

Debra A Salta  
2264 Temple Hills Dr  
Laguna Beach CA 92651

641-161-14

Leon D & Bree B Rosen  
2284 Temple Hills Dr  
Laguna Beach CA 92651

641-161-15

Laurel D Dial  
2314 Temple Hills Dr  
Laguna Beach CA 92651

641-161-16

Kevin Mathews  
2294 Temple Hills Dr  
Laguna Beach CA 92651

641-161-26

William James Landsiedel  
2230 Temple Hills Dr  
Laguna Beach CA 92651

641-161-27

John C Hall  
1367 Circle Way  
Laguna Beach CA 92651

641-161-29

Hongjian Pang  
1755 Park Ave  
Laguna Beach CA 92651

641-163-09

Temple Hills Land  
1110 Glenneyre St  
Laguna Beach CA 92651

641-163-13

Temple Hills Land  
350 Forest Ave 1899  
Laguna Beach CA 92652

641-163-14

Temple Hills Land  
350 Forest Ave 1899  
Laguna Beach CA 92652

641-163-15

Temple Hills Land  
350 Forest Ave 1899  
Laguna Beach CA 92652

641-163-16

Daniel R Benson  
2141 Temple Hills Dr  
Laguna Beach CA 92651

641-163-17

David Dyrnaes  
668 N Coast Hwy 504  
Laguna Beach CA 92651

641-163-18

Karlo Toorosian  
2085 Temple Hills Dr  
Laguna Beach CA 92651

641-163-21

Laguna Beach County  
306 3rd  
Laguna Beach CA 92651

641-163-22

Temple Hills Land  
350 Forest Ave 1899  
Laguna Beach CA 92652

641-163-24

Temple Hills Land  
350 Forest Ave 1899  
Laguna Beach CA 92652

641-163-31

Alaine E Jordan Caraher  
2285 Temple Hills Dr  
Laguna Beach CA 92651

641-163-33

Andrew & Carly Schrage  
90 Blueberry Hill Lane  
Gilford NH 3249

641-163-34

Larry O & Wendy S Gildea  
2325 Temple Hills Dr  
Laguna Beach CA 92651

641-163-35

Christopher & Pamela Thurin  
2175 Temple Hills Dr  
Laguna Beach CA 92651

641-163-39

Temple Hills Investment  
2165 Temple Hills Dr  
Laguna Beach CA 92651

641-163-40  
Uwe Waizenegger  
3122 Blackhawk Meadow Ln  
Danville CA 94506

641-163-43  
2095 Temple Hills Drive  
2095 Temple Hills Dr  
Laguna Beach CA 92651

641-392-05  
Zhiyong Wu  
1998 San Remo Dr  
Laguna Beach CA 92651

641-392-08  
Howard Nathanson  
2040 San Remo Dr  
Laguna Beach CA 92651

641-392-11  
Neal Miller  
2088 San Remo Dr  
Laguna Beach CA 92651

641-392-14  
Sepehr Golboo  
2190 Temple Hill Dr  
Laguna Beach CA 92651

641-393-06  
Sa-lar & Jillian Moorehead  
2060 Temple Hills Dr  
Laguna Beach CA 92651

641-393-09  
Jerry A Finkelstein  
2110 Temple Hills Dr  
Laguna Beach CA 92651

641-393-12  
Michael Schaffer  
2087 San Reno Dr  
Laguna Beach CA 92651

641-393-15  
Michael Lech Czerniachowski  
2021 San Remo Dr  
Laguna Beach CA 92651

641-163-42  
Fioraville Llc  
700 Harris St 201  
Charlottesville VA 22903

641-342-06  
To Cong Bui  
1555 Park Ave  
Laguna Beach CA 92651

641-392-06  
Steven W & Jennifer M Baker  
2012 San Remo Dr  
Laguna Beach CA 92651

641-392-09  
Donna L Ehlers  
2050 San Remo Dr  
Laguna Beach CA 92651

641-392-12  
Kay Becknell Jones  
2094 San Remo Dr  
Laguna Beach CA 92651

641-392-17  
Ronald A Hirsch  
1992 San Remo Dr  
Laguna Beach CA 92651

641-393-07  
Phillip B Layman  
2076 Temple Hills Dr  
Laguna Beach CA 92651

641-393-10  
Holly Pettit  
1286 Dunning Dr  
Laguna Beach CA 92651

641-393-13  
Steven B Fishman  
Po Box 479  
Laguna Beach CA 92652

641-393-16  
Anne Marie Stringer  
2011 San Remo Dr  
Laguna Beach CA 92651

641-163-42  
Fioraville Llc  
700 Harris St 201  
Charlottesville VA 22903

641-342-13  
Hongjian Pang  
31 Cezanne  
Irvine CA 92603

641-392-07  
Colin M Gamber  
2020 San Remo Dr  
Laguna Beach CA 92651

641-392-10  
Peter M Phelps  
2070 San Remo Dr  
Laguna Beach CA 92651

641-392-13  
John W Benecke  
2180 Temple Hills Dr  
Laguna Beach CA 92661

641-393-05  
Candace Powers Ercoli  
38595 Maracaibo Cir W  
Palm Springs CA 92264

641-393-08  
Cheves Tinsley Powell  
2098 Temple Hills Dr  
Laguna Beach CA 92651

641-393-11  
Leah Jacobson  
2140 Temple Hills Dr  
Laguna Beach CA 92651

641-393-14  
Michael R Mahoney  
2041 San Remo Dr  
Laguna Beach CA 92651

641-393-17  
Helen R Sutta  
2921 Farmington Ave  
Medford OR 97504

641-393-18  
Rendel G Wicks  
1985 San Remo Dr  
Laguna Beach CA 92651

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

641-394-12  
Karlo Toorosian  
2085 Temple Hills Dr  
Laguna Beach CA 92651

641-393-19  
Scott Whitlock  
1981 San Remo Dr  
Laguna Beach CA 92651

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

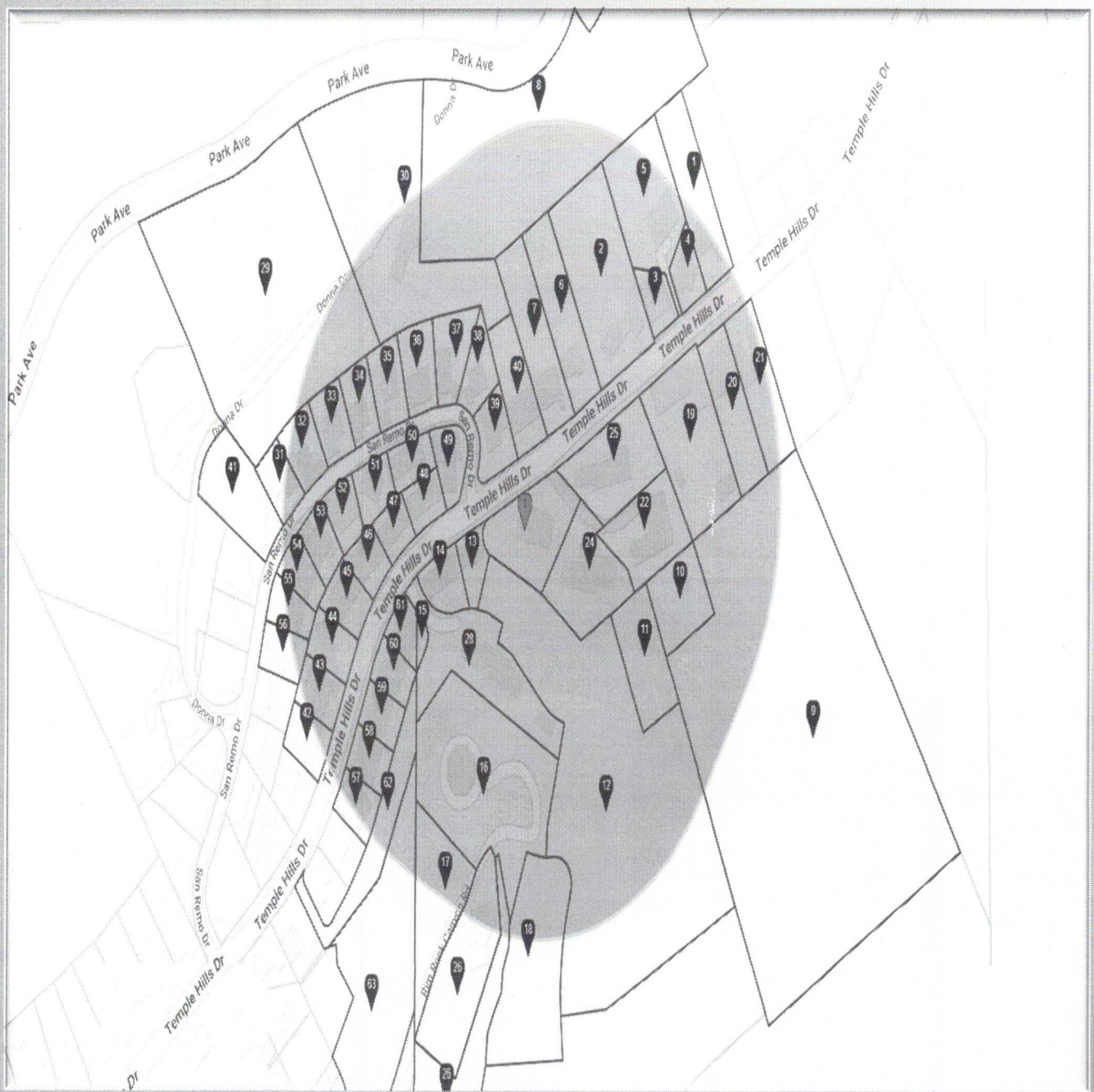
641-394-14  
Temple Hills Land  
350 Forest Ave 1899  
Laguna Beach CA 92652

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

641-394-11  
David Anthony & Lisa R Burchi  
2055 Temple Hills Dr  
Laguna Beach CA 92651

641-401-20  
Temple Hills Land  
350 Forest Ave 1899  
Laguna Beach CA 92652

File # 249454  
2155 TEMPLE HILLS DR  
AUGUST 26 2024  
SUBJECT #1



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

AUGUST 29 2024

The public notification was mailed on AUGUST 28TH for the property located at 2155 TEMPLE HILLS DR.

A handwritten signature in black ink, appearing to read "Susan Case". The signature is written in a cursive, somewhat stylized font.

Susan Case