



November 25, 2019

Kathleen Kane  
1687 Temple Hills Drive  
Laguna Beach, CA 92651

Dear Ms. Kane,

Attached are the documents for the View Preservation/Record of Views claim 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 link [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation).

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 "T. Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 19-3592**

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Visit Date: **November 18, 2019**  
Applicant: **Kathleen Kane**  
View Address: **1376 Temple Hills Dr.**

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: Living room, dining room, kitchen, master bedroom

***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 Catalina and San Clemente Islands, Contino Point, Emerald Bay, city lights, hillside terrain 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: 11/29/2019 By: 

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End of Checklist



**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: Catalina Island, Contino Point, Emerald Bay, city lights, and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *[signature]* Submitted to property file: *11/25/2019*





**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: Catalina Island, Contino Point, Emerald Bay, city lights, and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *myarr* Submitted to property file: *11/25/2019*

Document  
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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *myarr* Submitted to property file: *11/25/2019*

Document  
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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *mfair* Submitted to property file: 11/25/2019

Document  
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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: San Clemente Island, hillside terrain and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *M. J. [Signature]* Submitted to property file: *11/25/2019*

Document  
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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: San Clemente Island, hillside terrain and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *M. J. [Signature]* Submitted to property file: *11/25/2019*

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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

The photograph above was taken from the kitchen on the main floor of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *[Signature]* Submitted to property file: *11/25/2019*

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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

The photograph above was taken from the kitchen on the main floor of the primary residential structure.

Visual scene description: San Clemente Island, hillside terrain and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *[Signature]* Submitted to property file: 11/25/2019

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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *[Signature]* Submitted to property file: 11/25/2019

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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *M. Jan* Submitted to property file: *11/25/2019*

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**RECORD OF VIEW**

**VPP 19-3592**



**1687 Temple Hills Drive**

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

Visual scene description: San Clemente Island, hillside terrain and ocean horizon.

Date of photograph: 11/18/19 Photographed by: *M. Pass* Submitted to property file: *11/25/2019*

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November 25, 2019

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 19-3592  
1687 TEMPLE HILLS DR., LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **1687 Temple Hills Dr.** 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 Municipal Code Section 12.16.030.

As an affected 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.

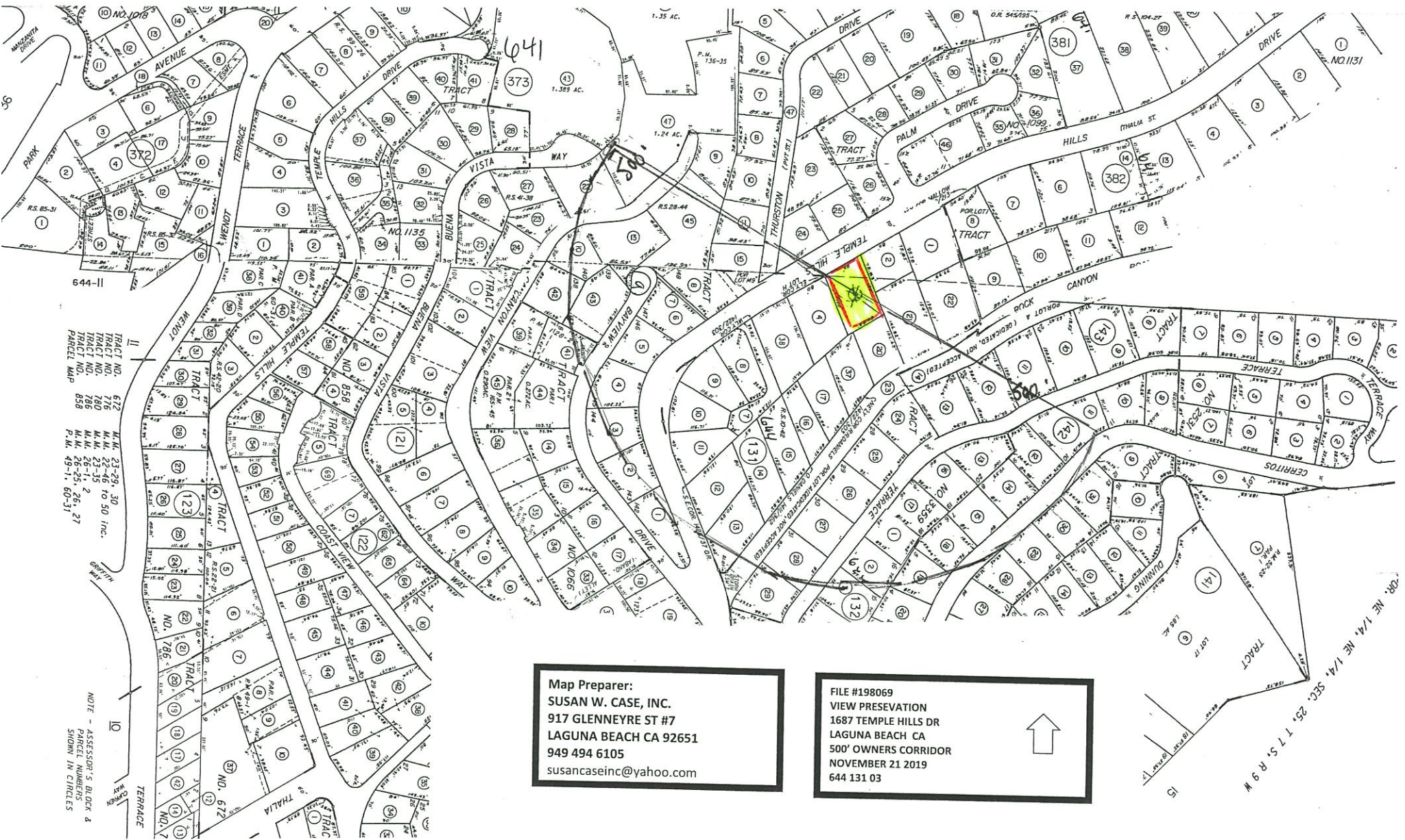
The Record of Views for the subject address can be found on the city's website using the link, [www.lagunabeachcity.net/viewpreservation](http://www.lagunabeachcity.net/viewpreservation). From the webpage, click on the address to view the recorded view from the subject property. A map of the affected 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 cursive script, appearing to read "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)





TRACT NO. 672 M.M. 23-29, 30  
 TRACT NO. 676 M.M. 23-16 to 50 inc.  
 TRACT NO. 780 M.M. 53-35  
 TRACT NO. 786 M.M. 26-1-2  
 PARCEL MAP P.M. 26-25, 26, 27  
 P.M. 49-1, 60-31

NOTE - ASSESSOR'S BLOCK &  
 PARCEL NUMBERS  
 SHOWN IN CIRCLES

**Map Preparer:**  
**SUSAN W. CASE, INC.**  
**917 GLENNEYRE ST #7**  
**LAGUNA BEACH CA 92651**  
**949 494 6105**  
**susancaseinc@yahoo.com**

**FILE #198069**  
**VIEW PRESERVATION**  
**1687 TEMPLE HILLS DR**  
**LAGUNA BEACH CA**  
**500' OWNERS CORRIDOR**  
**NOVEMBER 21 2019**  
**644 131 03**

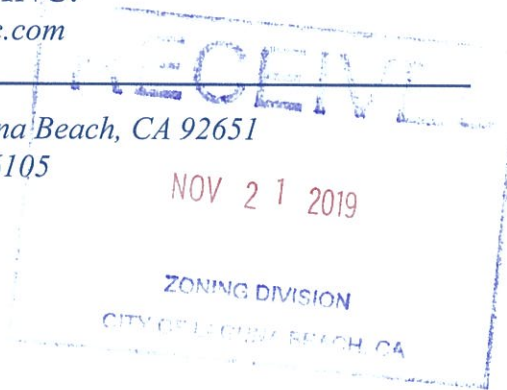




*SUSAN W. CASE, INC.*  
*orders@susancaseinc.com*

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651  
PHONE (949) 494-6105

FILE #198069  
VIEW PRESEVATION  
1687 TEMPLE HILLS DR  
LAGUNA BEACH CA  
500' OWNERS CORRIDOR  
NOVEMBER 21 2019  
644 131 03



641 373 22  
Roger Nilsen  
669 Canyon View Dr  
Laguna Beach CA 92651

641 373 47  
Cardenas Three LLC  
12223 Highland Ave #106-553  
Rancho Cucamonga CA 91739

641 381 11  
Peter Weisbrod  
1620 Thurston Dr  
Laguna Beach CA 92651

641 381 13  
Jeffrey Mulligan  
681 Bayview Pl  
Laguna Beach CA 92651

641 381 15  
Behzad Khoshniyati Bk  
1598 Temple Hills Dr  
Laguna Beach CA 92651

641 381 24  
Nuria Pleitez  
3167 E Hillside Dr  
West Covina CA 91791

641 381 45  
Anne Krizman  
715 Mystic Way  
Laguna Beach CA 92651

644 131 03  
Kathleen Kane  
1687 Temple Hills Dr  
Laguna Beach CA 92651

644 131 04  
Richard Dillon Chiera  
906 Calle Frondosa  
San Dimas CA 91773

644 131 07  
Yvonne C Y Schroeder  
1493 Temple Hills Dr  
Laguna Beach CA 92651

644 131 08  
George Theodore Mundorff  
1585 Temple Hills Dr  
Laguna Beach CA 92651

644 131 09  
Shane R S & S Donovan  
1529 Temple Hills Dr  
Laguna Beach CA 92651

644 131 10  
Yvonne C Y Schroeder  
1493 Temple Hills Dr  
Laguna Beach CA 92651

644 131 11  
Douglas The Farrell  
Po Box 183  
Sierra Madre CA 91025

644 131 12  
Barbara Hedden  
1433 Temple Hills Dr  
Laguna Beach CA 92651

644 131 13  
Yuka Sada  
1401 Temple Hills Dr  
Laguna Beach CA 92651

644 131 14  
Robert Coffee  
1435 Temple Hills Dr  
Laguna Beach CA 92651

644 131 15  
John Wilkerson  
1437 Temple Hills Dr  
Laguna Beach CA 92651

644 131 16  
Beau Bianchi  
1439 Temple Hills Dr  
Laguna Beach CA 92651

644 131 17  
Heidi Burkhardt  
1441 Temple Hills Dr  
Laguna Beach CA 92651

644 131 20  
Arsalan The Naderi  
1445 Temple Hills Dr  
Laguna Beach CA 92651

644 131 21  
Ronald Lynne Russ  
3035 White Oak Ln  
Highlands Ranch CO 80129

644 131 22  
Anderson  
1701 Temple Hills Dr  
Laguna Beach CA 92651

644 131 23  
Robert Coffee  
1470 Jamboree Rd #200  
Newport Beach CA 92660



644 131 24  
Michael M M M Goldman  
1360 Terrace Way  
Laguna Beach CA 92651

644 131 25  
John Colladay  
6 S Alta Mira Rd  
Laguna Beach CA 92651

644 131 26  
Llya Tsiperfal  
1348 Terrace Way  
Laguna Beach CA 92651

644 131 27  
Arthur Crosby  
1342 Terrace Way  
Laguna Beach CA 92651

644 131 28  
Charles Knowlton  
1336 Terrace Way  
Laguna Beach CA 92651

644 131 29  
Steven Mitchell Dailey  
1330 Terrace Way  
Laguna Beach CA 92651

644 131 37  
Alfred Hammond  
1443 Temple Hills Dr  
Laguna Beach CA 92651

644 131 38  
James Claude Musselman  
1609 Temple Hills Dr  
Laguna Beach CA 92651

644 132 01  
Phyllis Ripley Elise  
1349 Terrace Way  
Laguna Beach CA 92651

644 132 02  
Craig Wells  
1343 Terrace Way  
Laguna Beach CA 92651

644 132 03  
Daniel Robinson  
1278 Glenneyre St #299  
Laguna Beach CA 92651

644 134 01  
Benjamin Teschner  
1414 Temple Hills Dr  
Laguna Beach CA 92651

644 134 02  
Bruce Alan Donenfeld  
1280 Morningside Dr  
Laguna Beach CA 92651

644 134 03  
Arden Smith Jr.  
1492 Temple Hills Dr  
Laguna Beach CA 92651

644 134 04  
Arden Smith Jr.  
1492 Temple Hills Dr  
Laguna Beach CA 92651

644 134 05  
Utta Karin Harrison  
1502 Temple Hills Dr  
Laguna Beach CA 92651

644 134 06  
Michael Ellis  
1278 Glenneyre St #284  
Laguna Beach CA 92651

644 134 07  
Laguna Beach County  
Po Box 987  
Laguna Beach CA 92652

644 134 08  
Paul Pines  
1550 Temple Hills Dr  
Laguna Beach CA 92651

644 134 09  
Jeffrey Mulligan  
681 Bayview Pl  
Laguna Beach CA 92651

644 134 10  
Leslie Bowlus  
668 N Coast Hwy #1411  
Laguna Beach CA 92651

644 134 41  
David Fisher  
3213 Tyrol Dr  
Laguna Beach CA 92651

644 134 42  
Peter French  
715 Bayview Pl  
Laguna Beach CA 92651

644 134 43  
Robert French  
106 Blue Lagoon  
Laguna Beach CA 92651

644 141 28  
Davoud Khamnehipour  
Po Box 5219  
Laguna Beach CA 92652

644 141 29  
James Gundersen  
1375 Cerritos Dr  
Laguna Beach CA 92651

644 141 30  
Khosrow Golshan  
1379 Cerritos Dr  
Laguna Beach CA 92651

644 141 31  
Feiz Paris 2010 Feiz  
23 Sanctuary  
Irvine CA 92620

644 142 11  
Andrew Robert Mattie  
1385 Terrace Way  
Laguna Beach CA 92651

644 142 12  
Craig Lund  
1375 Terrace Way  
Laguna Beach CA 92651

644 142 13  
Kathleen The Marcus  
1369 Terrace Way  
Laguna Beach CA 92651

644 142 14  
Too Haute LLC  
1374 Cerritos Dr  
Laguna Beach CA 92651

644 142 15  
David Yanes  
1368 Cerritos Dr  
Laguna Beach CA 92651

644 142 16  
Alexander Kalmanovich  
1361 Terrace Way  
Laguna Beach CA 92651

644 142 17  
Christopher Hecker  
1616 E Desert Island Dr  
Fresno CA 93730

644 142 18  
John Youngstead  
1362 Cerritos Dr  
Laguna Beach CA 92651

644 142 19  
Jose Ignacio Gorostegui  
1356 Cerritos Dr  
Laguna Beach CA 92651

644 142 20  
Vicki Orr  
1346 Cerritos Dr  
Laguna Beach CA 92651

644 143 11  
Sabee Molloi  
1378 Terrace Way  
Laguna Beach CA 92651

644 143 12  
Sheri Myers  
1372 Terrace Way  
Laguna Beach CA 92651

644 143 13  
Joanna Wilson  
1366 Terrace Way  
Laguna Beach CA 92651

644 143 14  
Gill Development  
No address available