



December 11, 2018

Yibing Mao  
2165 Temple Hills Dr.  
Laguna Beach, CA 92651

Dear Mr. Mao,

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. Should any of the noticed affected property owners like to view the documented Record of Views they may be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) on the View Preservation and Restoration web page.

As we discussed, 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 by staff 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 "TFarr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Department of Community Development  
Tel. 949.497.0322  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-2578**

Visit Date: **December 3, 2018**  
Applicant: **Yibing Mao**  
View Address: **2165 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: Living room, dining room/kitchen, office, master bedroom and guest bedrooms

Lower level: Sitting nook, bonus room, yoga studio, massage room, guest 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, hillside terrain and 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.***

Date: 12/11/2018 By: 

End of Checklist



**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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: 12/03/2018 Photographed by: *M. J. [Signature]* Submitted to property file: *12/14/2018*



**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *myan* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

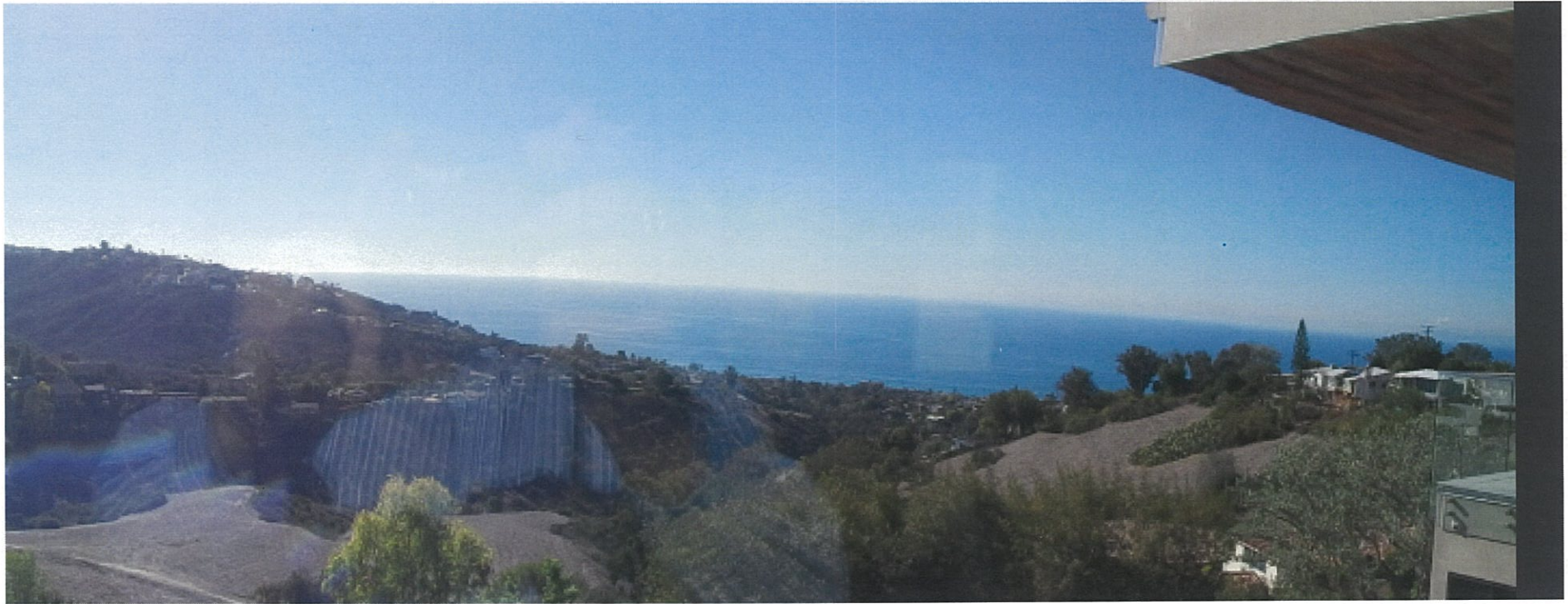
Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/10/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

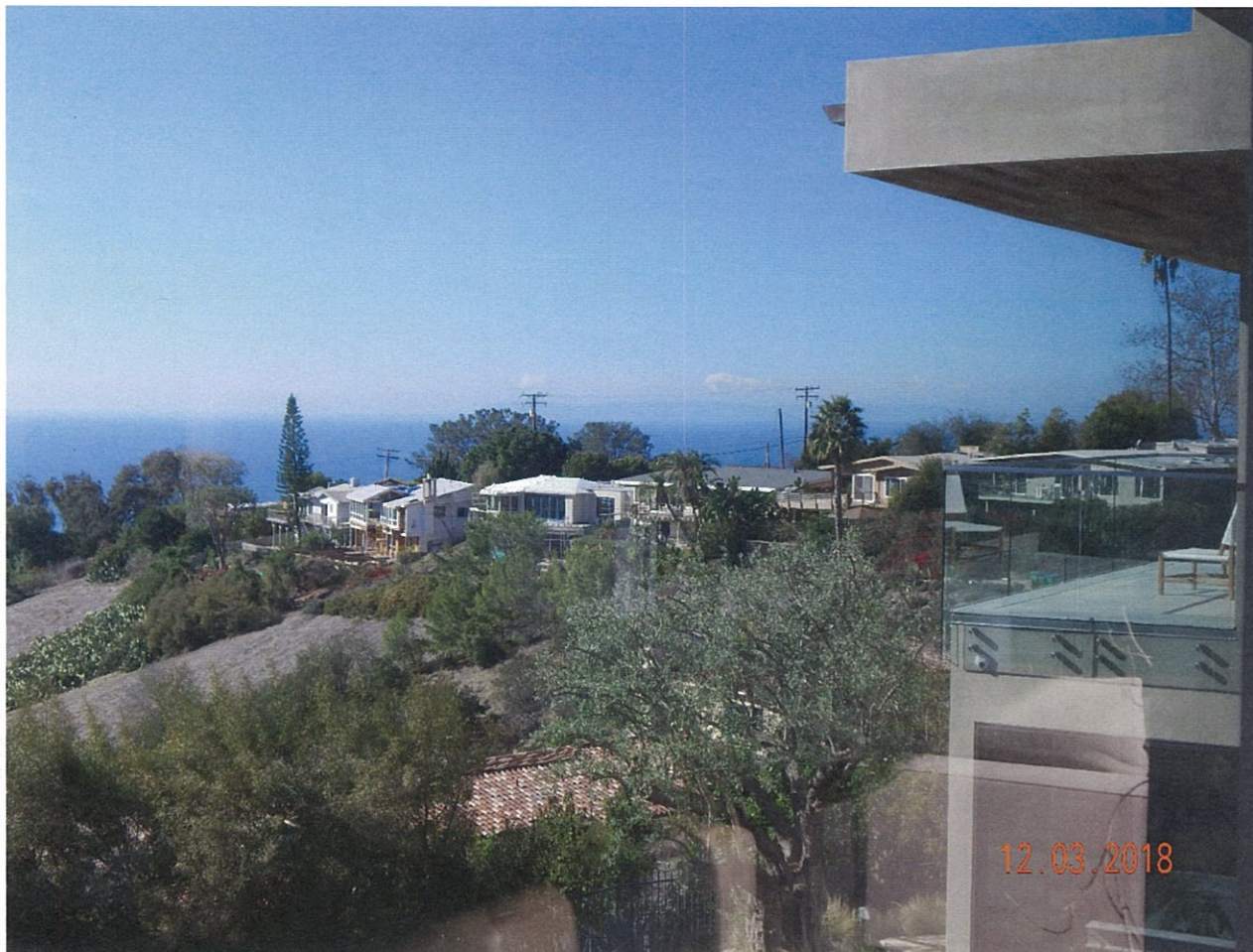
Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/11/2018





**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente, Catalina Islands and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *M. J. [Signature]* Submitted to property file: *12/14/2018*

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/14/2018

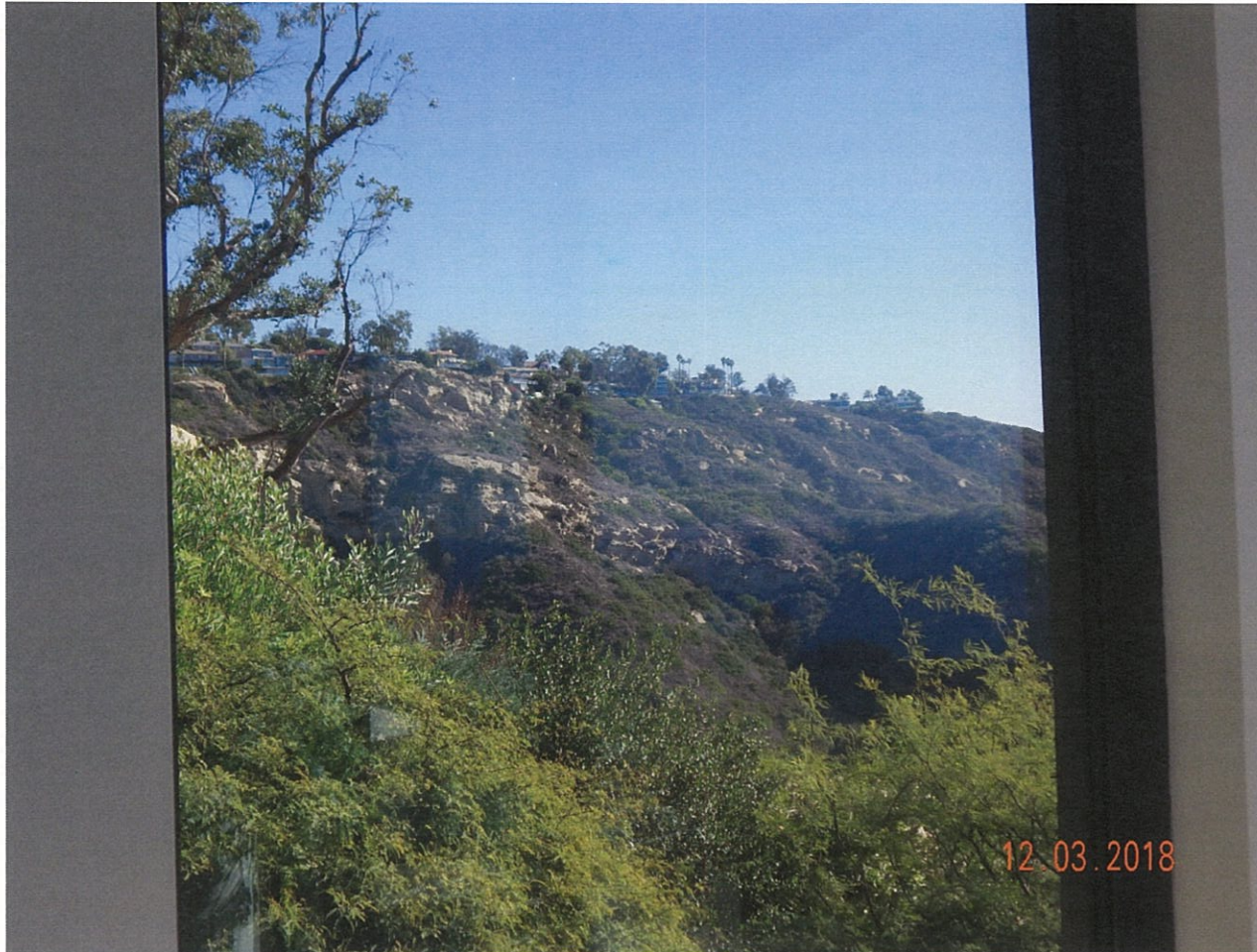
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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: hillside terrain

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *M. J. [Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: *12/11/2018*

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: ryan Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *M. J. [Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *refarr* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: *12/11/2018*

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *refan* Submitted to property file: *12/11/2018*

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## RECORD OF VIEW

VPP 2018-2574



**2165 Temple Hills Dr.**

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

Visual scene description: San Clement and Catalina Islands and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *M. J. [Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: *12/4/2018*

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/4/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *ms* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: *[Signature]* Submitted to property file: 12/11/2018

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**RECORD OF VIEW**

**VPP 2018-2574**



**2165 Temple Hills Dr.**

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

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 12/03/2018 Photographed by: [signature] Submitted to property file: 12/11/2018



December 11, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-2574  
2165 TEMPLE HILLS DRIVE, 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 **2165 Temple Hills Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

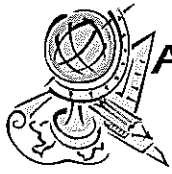
As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views".

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  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

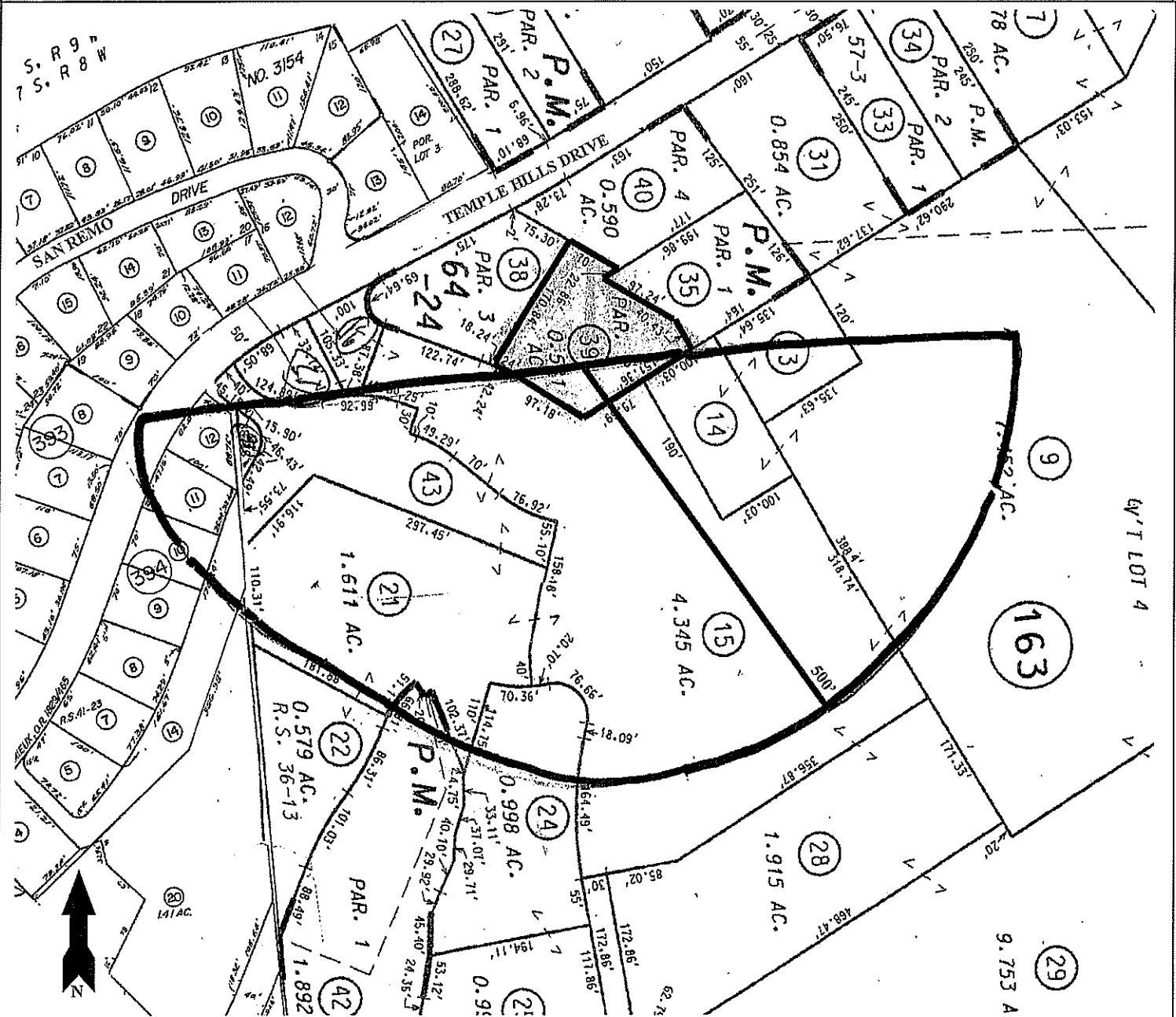
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 641-163-39  
500' RADIUS (for View Preservation)

Address: 2165 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651





## 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)

#9224

10-Dec-18

**500' Ownership Listing  
(for View Preservation)**

Prepared for:

641-163-39

TEMPLE HILLS INVESTMENT  
2165 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651



641-163-09

JOANNE CHEYNNE  
1379 ST GEORGE CIR  
PRESCOTT AZ 86301

641-163-13

GREGG G JUAREZ  
7103 BABILONIA ST  
CARLSBAD CA 92009

641-163-14

GREGG G JUAREZ  
7103 BABILONIA ST  
CARLSBAD CA 92009

641-163-15

OWNER NAME UNAVAILABLE  
7103 BABILONIA ST  
CARLSBAD CA 92009

641-163-16

DANIEL R BENSON  
2141 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-163-17

DAVID DYRNAES  
2125 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-163-18

SHANE DEMIRJIAN  
13592 DESMOND ST  
PACOIMA CA 91331

641-163-21

LAGUNA BEACH COUNTY WATERDISTRICT  
306 3RD ST  
LAGUNA BEACH CA 92651

641-163-24

GREGG G JUAREZ  
7103 BABILONIA ST  
CARLSBAD CA 92009

641-163-38

RUSSELL WALLACE  
2155 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-163-39

TEMPLE HILLS INVESTMENT  
2165 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-163-43

BOFI PROPERTIES LLC SERIES V  
2095 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-394-10

MICHELE NELSON  
2035 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-394-11

DAVID & LISA BURCHI  
2055 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-394-12

SHANE DEMIRJIAN  
13592 DESMOND ST  
PACOIMA CA 91331

641-394-14 641-401-20

OWNER NAME UNAVAILABLE  
7103 BABILONIA ST  
CARLSBAD CA 92009

641-163-42

FIORAVILLE LLC  
700 HARRIS ST 201  
CHARLOTTESVILLE VA 22903