



March 20, 2018

Andrew Schrage  
2305 Temple Hills Drive  
Laguna Beach, CA 92651

Dear Mr. Schrage,

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 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 cursive script, appearing to read "Tony Farr".

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



Date Filed:	1/22/2018
Application No.	VPP18-0174

**RECORD OF VIEWS  
(PER LBMC 12.16.040 "VIEW PRESERVATION")**

**Establishment of a Protected or Preserved View.** A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. 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 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. Pursuant to Section 12.16.010(b), *it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation.* Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation process.

**FEE: \$690**

**Noticing Requirements:** Applicants must provide a certified mailing list of affected property owners within 500 feet of the subject property. The noticing list must include a map of the affected and noticed parcels and stamped, addressed envelopes for each parcel. A separate set of mailing labels, not affixed to envelopes, must also be submitted with the application. The list must be compiled by a professional listing service, in the format described, and submitted directly to the City.

**FEE: Determined by (and paid directly to) noticing list agency.**

**APPLICANT (PROPERTY OWNER) INFORMATION**

Name: Andrew Schrage  
 Address: 2305 Temple Hills Drive  
 Telephone No. (Home/Cell) 617-320-8133 (Work) \_\_\_\_\_  
 Email Address: andrew.schrage@gmail.com

*I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.*

*I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.*

Property Owner's Signature

1/29/18  
 Date



**LAGUNA BEACH MUNICIPAL CODE**  
**CHAPTER 12.16 VIEW PRESERVATION AND RESTORATION**

**12.16.040 View preservation.**

(a) Establishment of a Protected or Preserved View. 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. 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.

(b) Record of Views. Upon the filing for a record of views, city staff shall conduct a site visit and photographically document the significantly unimpaired view of the property owner from the property owner's selected viewing locations or areas. A record of views shall be prepared, maintained in the applicable property address files, and noted in any real property report required by Chapter 14.76. Staff shall send written notice to affected vegetation property owners within five hundred feet informing them of the record of views and their associated maintenance responsibilities.

(c) Record of Views Enforcement Procedure. 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 restorative action.

If the vegetation owner(s) does not perform the necessary restorative action, then the city may issue a view restoration order and require the restorative action to be completed within ninety days. If compliance is not obtained within ninety days, then the noncomplying vegetation may be declared to be a public nuisance, and the procedures of Chapter 7.24 shall be followed, including the issuance of a formal notice and order to abate.

Any determination of a significant view impairment decision made by city staff may be appealed to the city council. Appeals shall be addressed to the city council on a form prescribed by the city and shall state all grounds for the appeal. Any appeal must be filed with the city clerk within fourteen calendar days of the notice to the vegetation owner regarding the required restorative action. Appeals shall be accompanied by the filing fee as adopted by resolution of the city council. The city manager shall set the date for an appeal public hearing before the city council and shall not be limited by the time period specified in Section 25.05.070(B)(6). Notice shall be provided to the claimant and the record owners and occupants of all properties on which the vegetation at issue in the significant view impairment decision fourteen calendar days prior to the date of the city council hearing of the appeal. If an appeal to the city council is filed and is heard and decided by the city council, then the nuisance abatement appeal provisions (Sections 7.24.090 through 7.24.110) shall not be applicable. (Ord. 1592 § 1, 2014).

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 18-0174**

Visit Date: **February 13, 2018**

Applicant: **Andrew Schrage**  
View Address: **2305 Temple Hills Drive**

Visit Conducted by: **Tony Farr, Associate Planner**

1. VIEW LOCATION / VISUAL SCENE

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

Main level: Great/Living room, Dining room, Kitchen and Master bedroom

Lower level: Family/TV room, Guest bedroom, Exercise room

- b. *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 San Clemente and Catalina Islands and the ocean horizon.

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2. RECORD OF VIEWS

- a. *Written notice sent to affected vegetation owners within 500 feet. (Attach mailing list.)***

Date: 3/20/2018 By: T. Farr

- b. *Record of View documents prepared and attachedd to property file.***

Date: 3/20/2018 By: T. Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the upper main level, Kitchen, Dining, Living/Great room area of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *M. J. [Signature]* Submitted to property file: *3/20/2018*

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**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the upper main level, Kitchen, Dining, Living/Great room area of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *W. J. [Signature]* Submitted to property file: *3/20/2018*



**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the upper main level, Kitchen, Dining, Living/Great room area of the primary residential structure. Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *M. Farr* Submitted to property file: *3/20/2018*

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**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the upper main level, Kitchen, Dining, Living/Great room area of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *M. J. [Signature]* Submitted to property file: 3/20/2018

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**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the upper main level, Kitchen, Dining, Living/Great room area of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *[Signature]* Submitted to property file: 3/20/2018



**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the upper main level, Kitchen, Dining, Living/Great room area of the primary residential structure. Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *super* Submitted to property file: 3/20/2018





**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the upper main level Master bedroom area of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *W. J. [Signature]* Submitted to property file: *3/20/2018*





**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the upper main level Master bedroom area of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *mfan* Submitted to property file: 3/20/2018

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**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the lower level Family/TV room area of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *myan* Submitted to property file: *3/20/2018*

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**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the lower level Family/TV room area of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *mfarr* Submitted to property file: *3/20/2018*

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**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the lower level Guest bedroom area of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *refan* Submitted to property file: *3/20/2018*



**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the lower level Guest bedroom/Exercise room of the primary residential structure. Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 2/13/18 Photographed by: *[Signature]* Submitted to property file: 3/20/2018

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**RECORD OF VIEW**

**VPP 2018-0174**



**2305 Temple Hills Drive**

The photograph above was taken from the lower level Guest bedroom/Exercise room of the primary residential structure. Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 2/13/18 Photographed by: refar Submitted to property file: 3/20/2018

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March 20, 2018

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 18-0174  
2305 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 **2305 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.

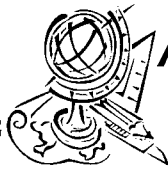
The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Click on Government, then Community Development, then View Preservation and Restoration. 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  
Tel. (949) 497-0322  
[tfarr@lagunabeachcity.net](mailto:tfarr@lagunabeachcity.net)

#8608  
13-Mar-18



## 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:**

**641-163-33  
ANDREW & CARLY SCHRAGE  
2305 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651**

MAR 14 2018

ZONING DIVISION  
CITY OF LAGUNA, CA

641-161-08  
DEBRA A SALTA  
2264 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-161-26  
WILLIAM J & CYNTHIA LANDSIEDEL  
2230 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-161-27  
JOHN C HALL  
1367 CIRCLE WAY  
LAGUNA BEACH CA 92651

641-163-08  
JOHN MICHAEL  
927 E BALBOA BLVD  
NEWPORT BEACH CA 92661

641-163-09  
JOANNE CHEYNN  
78330 CLARKE CT  
LA QUINTA CA 92253

641-163-13, 14, 15  
GREGG JUAREZ  
7103 BABILONIA ST  
CARLSBAD CA 92009

641-163-31  
DIANE JORDAN-SMITH  
570 OAK ST  
LAGUNA BEACH CA 92651

641-163-33  
ANDREW & CARLY SCHRAGE  
2305 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-163-34  
LARRY O & WENDY GILDEA  
2325 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

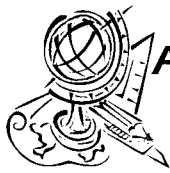
641-163-35  
CHRISTOPHER & PAMELA THURIN  
2175 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-163-38  
RUSSELL WALLACE  
2155 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-163-39  
CHRISTOPHER & T SPENCE  
2165 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

641-163-40  
UWE WAIZENEGGER  
3122 BLACKHAWK MEADOW LN  
DANVILLE CA 94506

641-392-14  
MANOUCHEHR & FARANAK ESMALI  
2190 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651



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

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

Subject APN: 641-163-33  
500' Radius (for View Preservation)

Address: 2305 TEMPLE HILLS DR  
LAGUNA BEACH CA 92651

