



Date Filed:	5/20/2015
Application No.	VPP 15-0992

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

**PURPOSE:** 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 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.

**PROCESS:** Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

**NOTICING REQUIREMENTS:** Provide a certified mailing list of affected vegetation property owners within 500 feet of the subject property, 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.

**FEE:** \$630

### APPLICANT (PROPERTY OWNER) INFORMATION

Name: Uwe Waizenegger  
 Address: 2035 Temple Hills Dr LBCA 92651  
 Telephone No. (Home/Cell) 925 964 9196 (Work) \_\_\_\_\_  
 Email Address: uwaize1@comcast.net

*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.*

*Uwe Waizenegger*  
 APPLICANT/PROPERTY OWNER'S SIGNATURE

May 8, 2015  
 DATE



July 9, 2015

**SUBJECT: NOTICE - RECORD OF VIEW  
VIEW PRESERVATION CLAIM 15-0992  
2235 TEMPLE HILLS DR., LAGUNA BEACH, CA**

Dear Property Owner:

The City of Laguna Beach enacted the View Preservation and Restoration ordinance, Chapter 12.16, in December 2014. Section 12.16.040, View Preservation, establishes a right for property owners to determine and to preserve views, from selected viewing locations within their primary residential structure, from significant view impairment by the growth of trees or other vegetation. Pursuant to Laguna Beach Municipal Code Section 12.16.040(b), 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.

A View Preservation claim has been filed with the city for the property located at **2235 Temple Hills Dr.** 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.**

A copy of Municipal Code section 12.16.040, View Preservation, is printed on the back of this notice. If you have any questions regarding this notice or the Municipal Code, please do not hesitate to contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
tfarr@lagunabeachcity.net



**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 2015-0804**

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Visit Date: **June 24, 2015**  
Applicant: **Uwe Waizenegger  
2235 Temple Hills Dr.**

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

1. **VIEW LOCATION / VISUAL SCENE**

**a. Indicate location in principal residential structure view impacted.**

Living room, Morning room, Kitchen, Dining/Family room & Master bedroom. All viewing areas located on the ground level of the structure.

**b. Describe visual scene for each location noted above.**

Living room & Morning room: Catalina & San Clemente islands, ocean horizon and hillside terrain.

Kitchen: San Clemente island, ocean horizon and hillside terrain.

Dining room & Family room: Catalina & San Clemente islands, ocean horizon and hillside terrain.

Master bedroom: Canyon hillside terrain

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2. **RECORD OF VIEWS**

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

Date: 7/9/2015 By: Tony Farr

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

Date: 7/9/2015 By: Tony Farr

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End of Checklist



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' living room on the ground level of the primary residential structure.

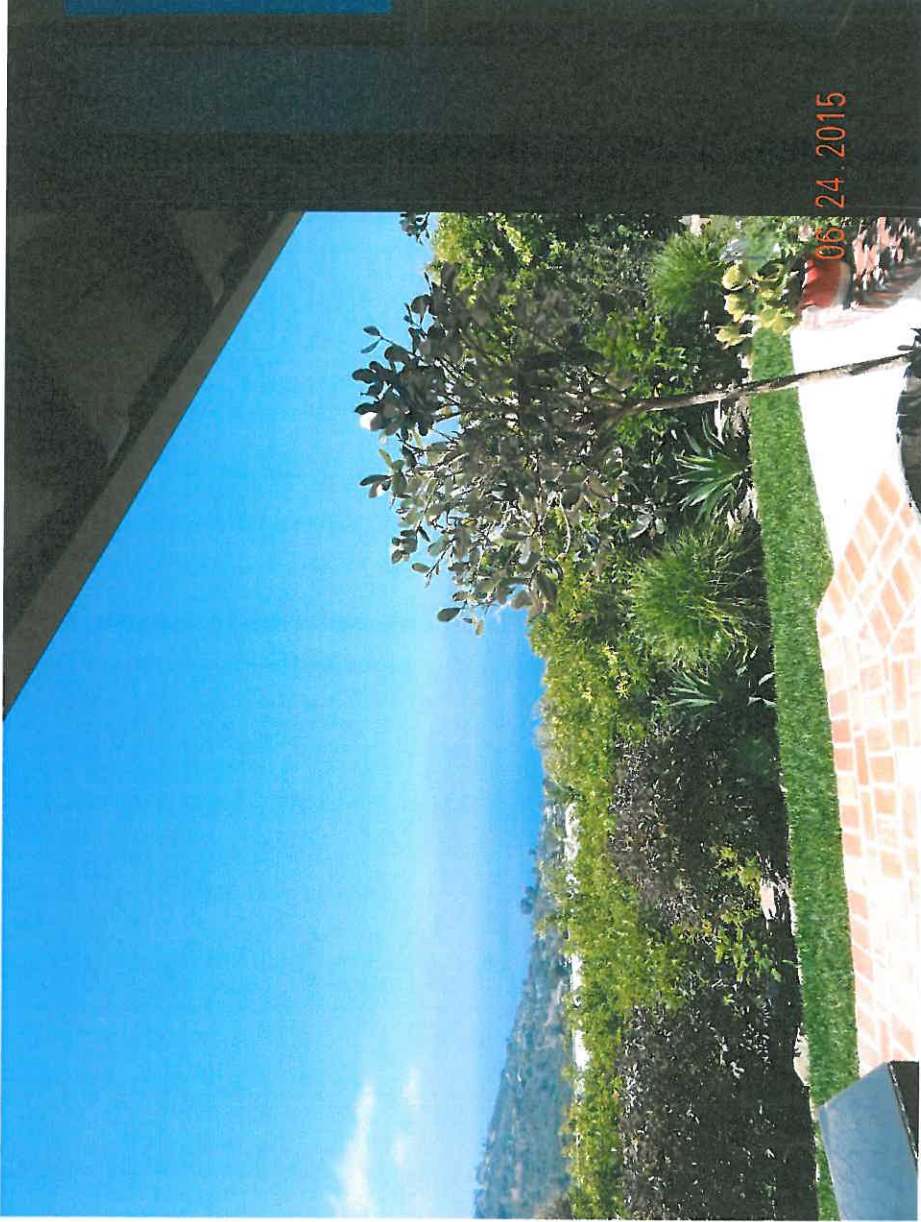
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/24/2015 Photographed by: Andy Jan Submitted to property file: 7/9/2015



RECORD OF VIEW

VPP 2015-0992



2235 Temple Hills Dr.

The photograph above was taken from the property owners' living room on the ground level of the primary residential structure.

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

Date of photograph: 6/24/2015 Photographed by: Edy Jara Submitted to property file: 7/9/2015



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' living room on the ground level of the primary residential structure.

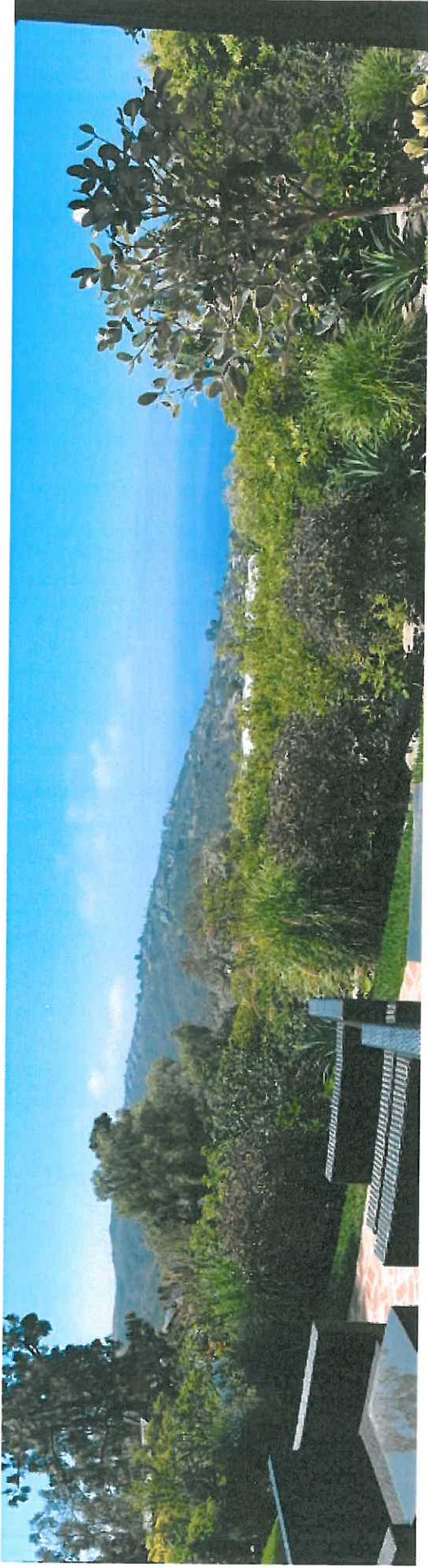
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/24/2015 Photographed by: Chris Jan Submitted to property file: 2/9/2015



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' living room on the ground level of the primary residential structure.

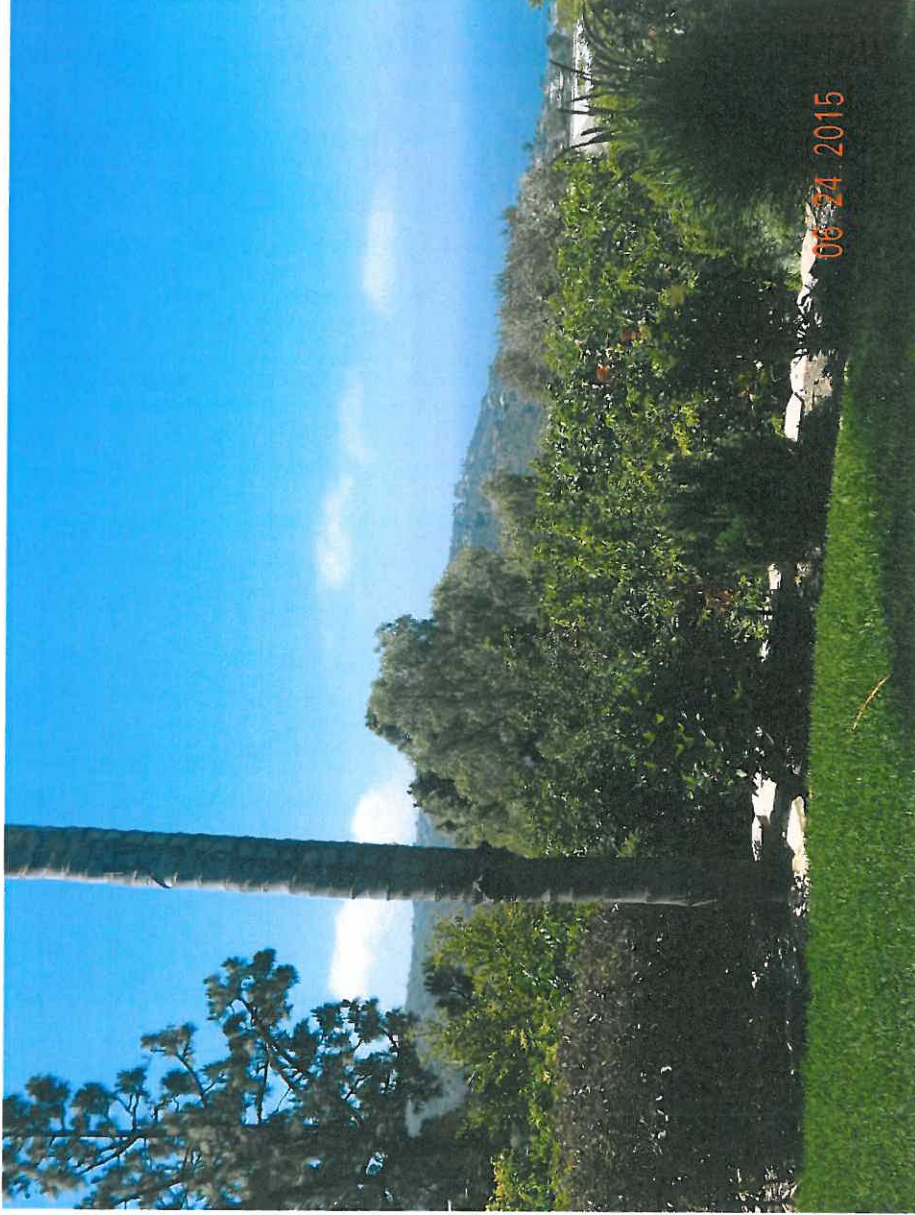
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/04/2015 Photographed by: Libby Jane Submitted to property file: 7/9/2015



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' morning room on the ground level of the primary residential structure.

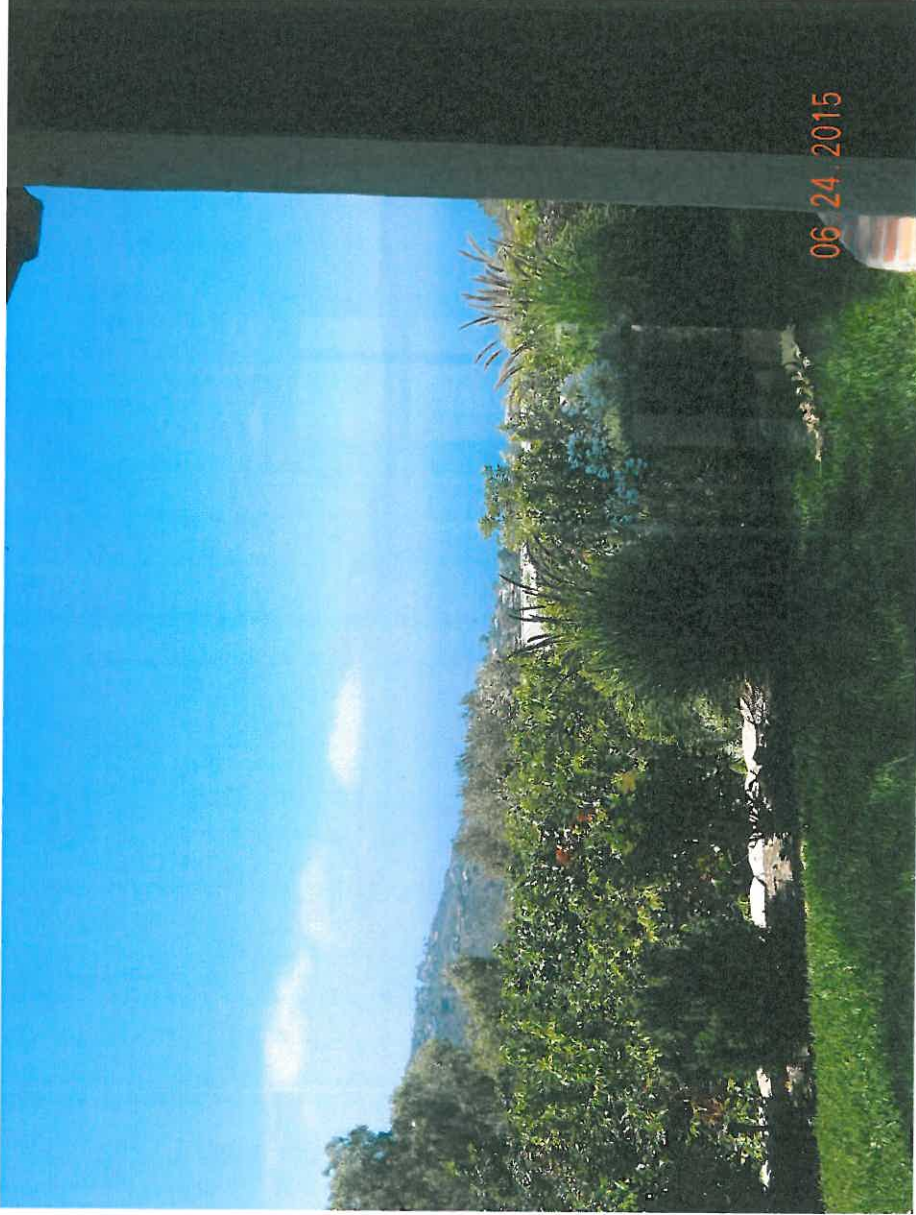
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/24/2015 Photographed by: Cheryl Jane Submitted to property file: 7/9/2015



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' morning room on the ground level of the primary residential structure.

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

Date of photograph: 6/24/2015 Photographed by: Cheryl Jones Submitted to property file: 7/8/2015



RECORD OF VIEW

VPP 2015-0992



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' morning room on the ground level of the primary residential structure.

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

Date of photograph: 6/24/2015 Photographed by: Tony Jarr Submitted to property file: 7/9/2015

**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' kitchen on the ground level of the primary residential structure.

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

Date of photograph: 6/24/2015 Photographed by: Johnny Fern Submitted to property file: 7/9/2015



RECORD OF VIEW

VPP 2015-0992



### 2235 Temple Hills Dr.

The photograph above was taken from the property owners' kitchen on the ground level of the primary residential structure.

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

Date of photograph: 6/24/2015

Photographed by: [Signature]

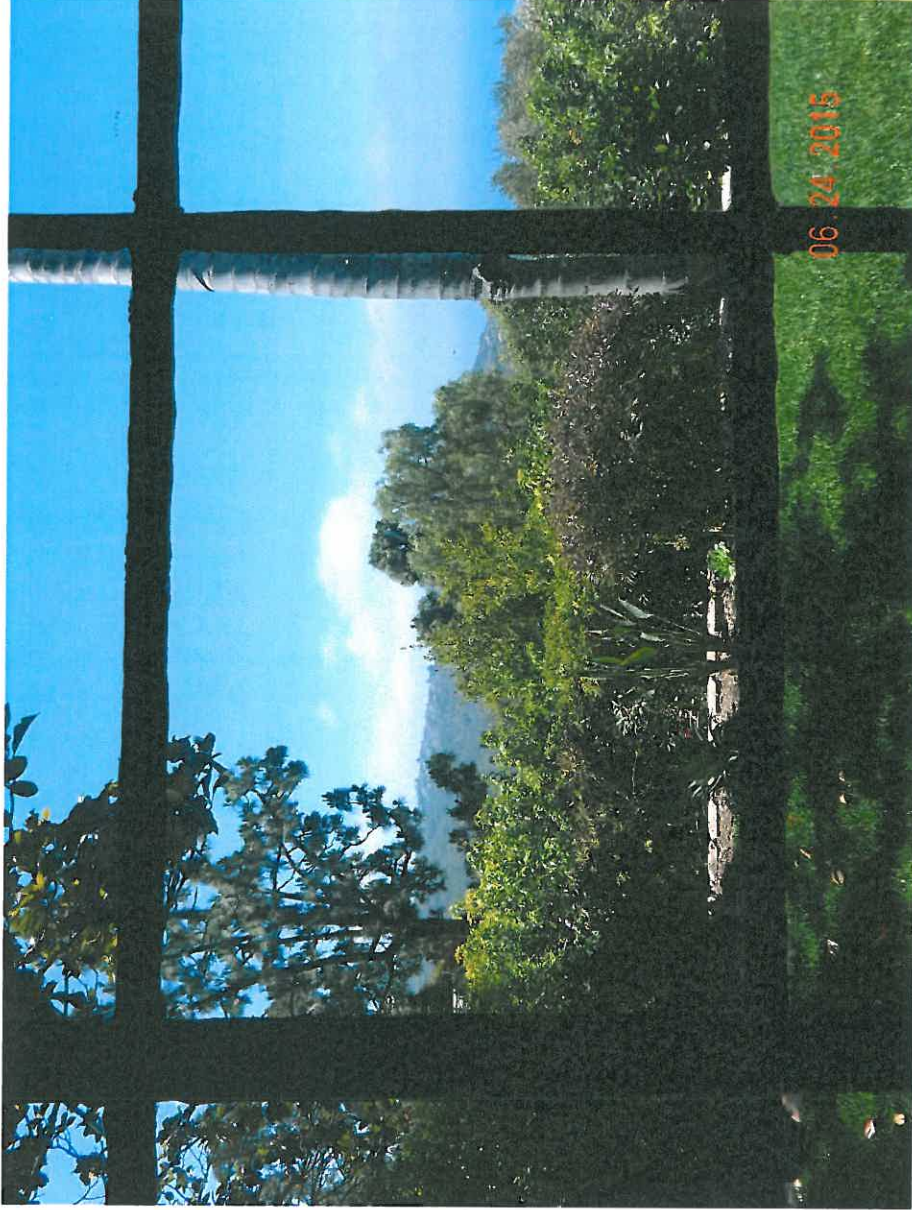
Submitted to property file: 7/9/2015

Document: 9 of 16



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' kitchen on the ground level of the primary residential structure.

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

Date of photograph: 6/24/2015 Photographed by: Cathy Jean Submitted to property file: 7/8/2015

RECORD OF VIEW

VPP 2015-0992



2235 Temple Hills Dr.

The photograph above was taken from the property owners' kitchen on the ground level of the primary residential structure.

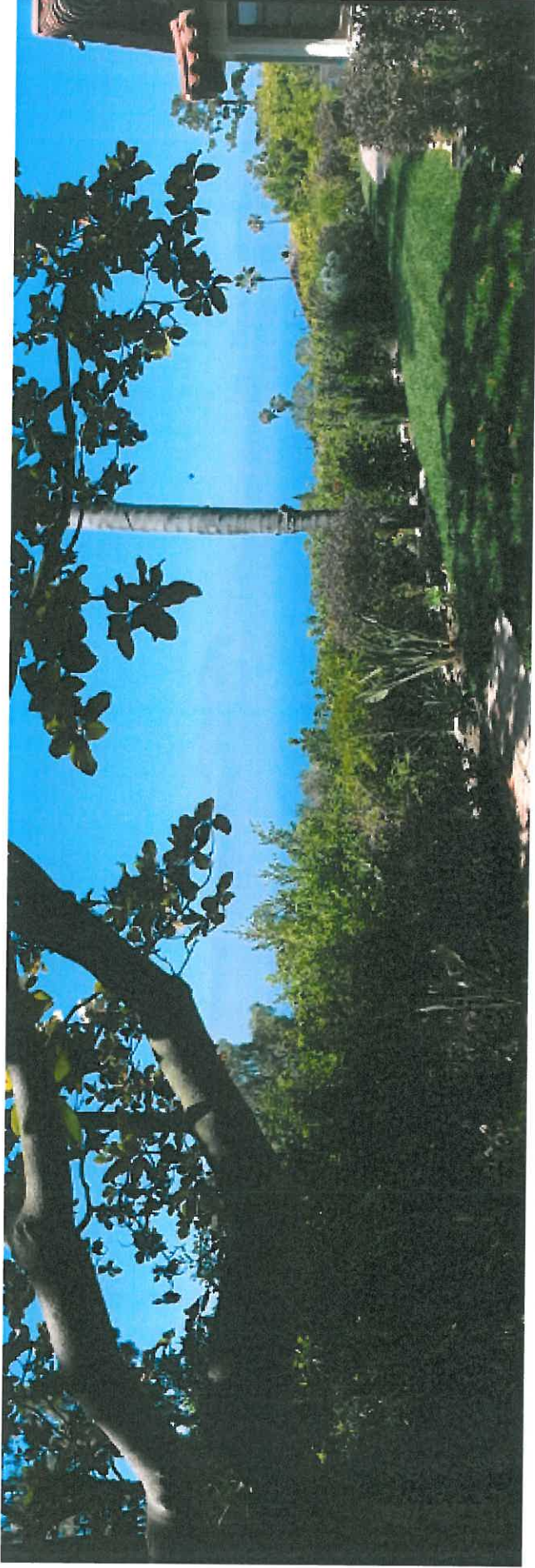
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/24/2015 Photographed by: Libby Jane Submitted to property file: 7/9/2015



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

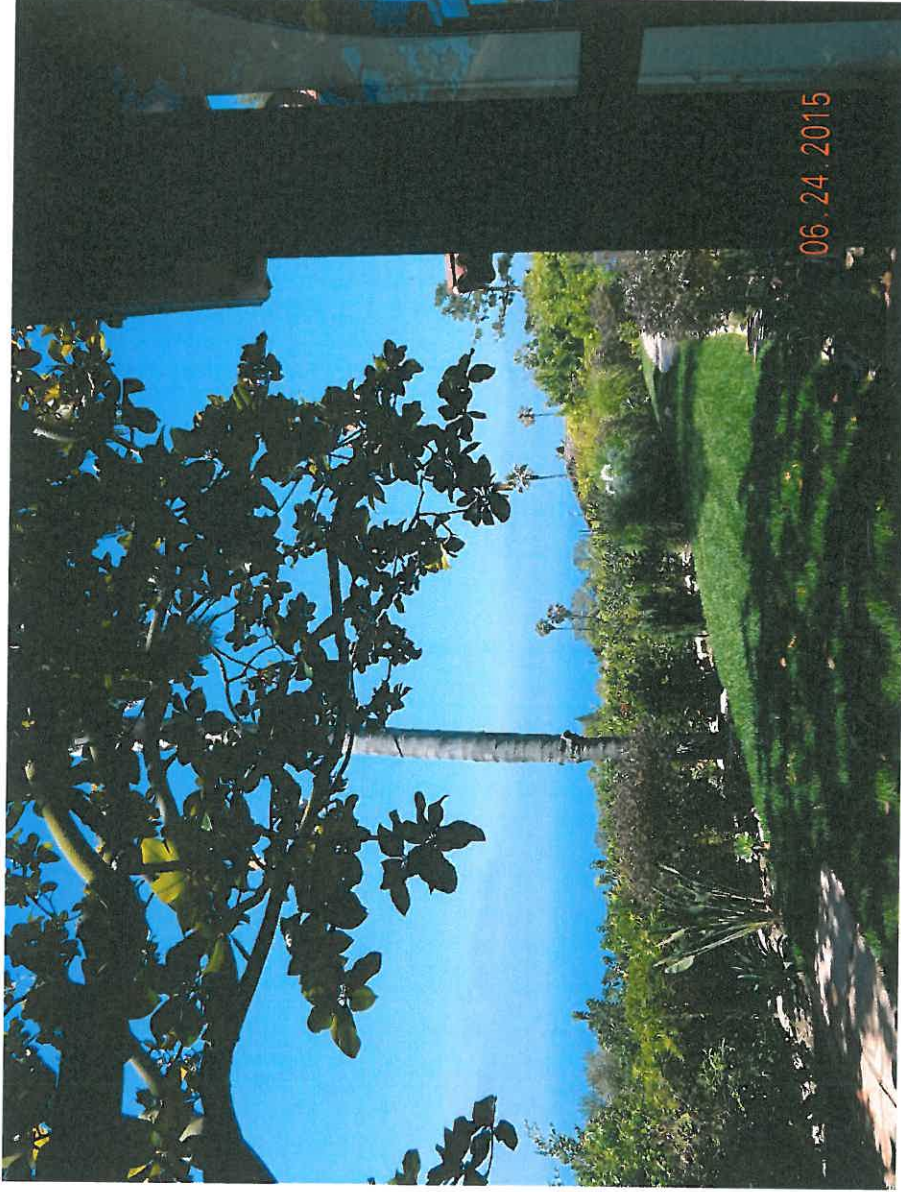
The photograph above was taken from the property owners' dining/family room on the ground level of the primary residential structure.  
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/24/2015 Photographed by: Tony Jan Submitted to property file: 7/8/2015



RECORD OF VIEW

VPP 2015-0992



2235 Temple Hills Dr.

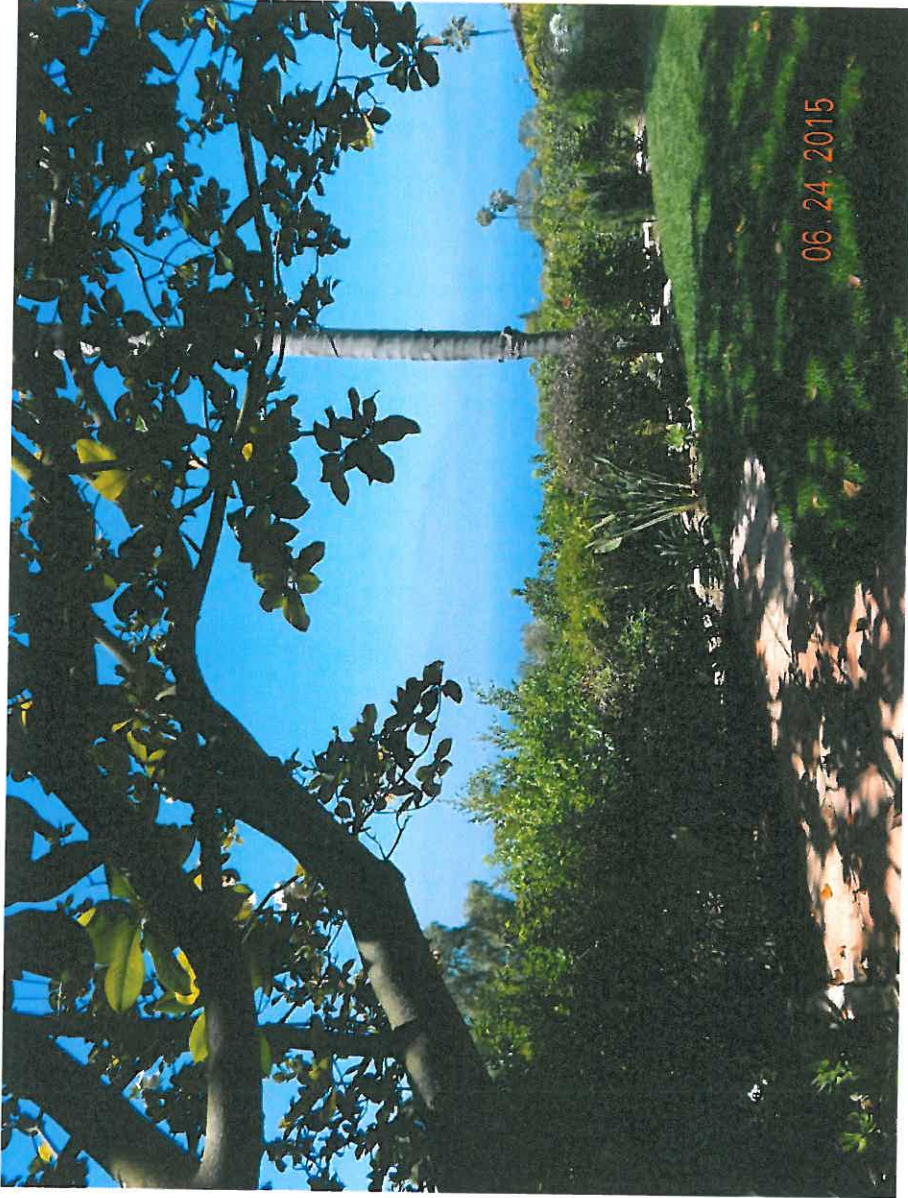
The photograph above was taken from the property owners' dining/family room on the ground level of the primary residential structure.  
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/24/2015 Photographed by: John Farr Submitted to property file: 7/9/2015



**RECORD OF VIEW**

VPP 2015-0992



**2235 Temple Hills Dr.**

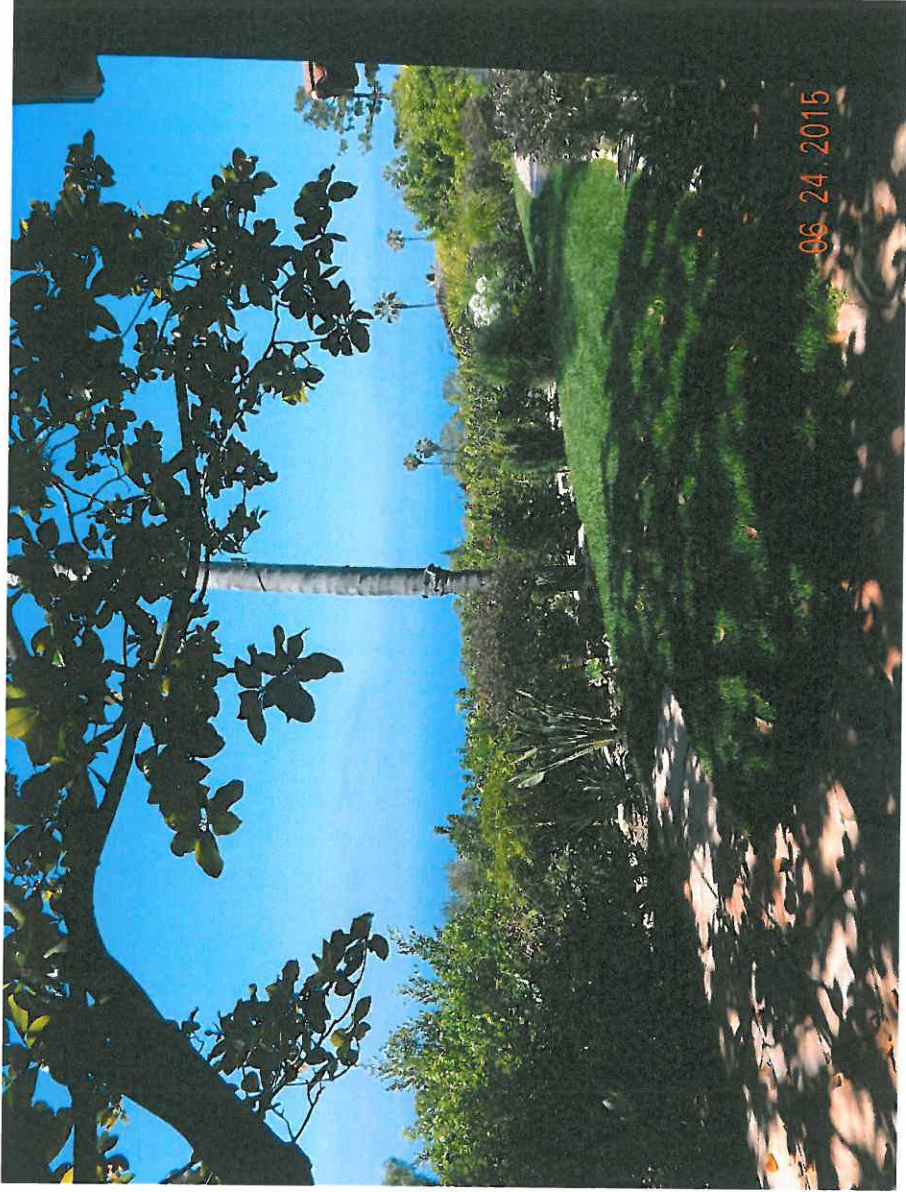
The photograph above was taken from the property owners' dining/family room on the ground level of the primary residential structure.  
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/24/2015 Photographed by: Cathy Jan Submitted to property file: 7/9/2015



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' dining/family room on the ground level of the primary residential structure.  
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

Date of photograph: 6/24/2015 Photographed by: Cathy Jan Submitted to property file: 7/8/2015



**RECORD OF VIEW**

**VPP 2015-0992**



**2235 Temple Hills Dr.**

The photograph above was taken from the property owners' master bedroom on the ground level of the primary residential structure.  
Visual scene description: Catalina and San Clemente islands, ocean horizon and hillside terrain.

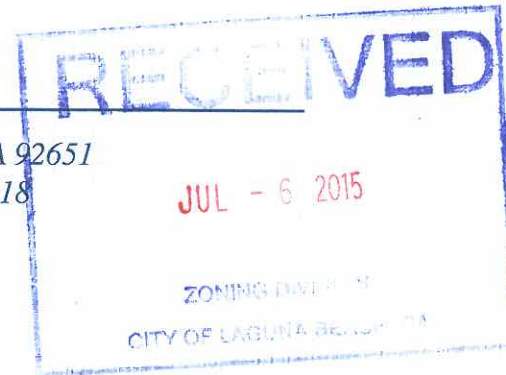
Date of photograph: 8/24/2015 Photographed by: Thy fan Submitted to property file: 7/9/2015

**SUSAN W. CASE, INC.**

*orders@susancaseinc.com*

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651

PHONE (949) 494-6105 • FAX (949) 494-7418



**FILE # 151938**

**2235 TEMPLE HILLS DR**

**LAGUNA BEACH CA**

**JULY 6 2015**

**500' OWNERS VIEW PRESERVATION**

**641 163 40**

641 163 06  
Edna Whitney  
2395 Temple Hills Dr  
Laguna Beach CA 92651

641 163 07  
Lynda Thomas  
2355 Temple Hills Dr  
Laguna Beach CA 92651

641 163 08  
John Schroeder Michael  
927 E Balboa Blvd  
Newport Beach CA 92661

641 163 09  
Joanne Cheynne  
78330 Clarke Ct  
La Quinta CA 92253

641 163 13  
Gregg Juarez  
7103 Babilonia St  
Carlsbad CA 92009

641 163 14  
Gregg Juarez  
7103 Babilonia St  
Carlsbad CA 92009

641 163 15  
Gregg Juarez  
7103 Babilonia St  
Carlsbad CA 92009

641 163 16  
Daniel 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  
306 3rd St  
Laguna Beach CA 92651

641 163 22  
Gregg Juarez  
7103 Babilonia St  
Carlsbad CA 92009

641 163 24  
Gregg Juarez  
7103 Babilonia St  
Carlsbad CA 92009

641 163 31  
Ronald Dier  
2285 Temple Hills Dr  
Laguna Beach CA 92651

641 163 33  
Ocean Group LLC  
3535 E Coast Hwy #128  
Corona Del Mar CA 92625

641 163 34  
Larry Gildea  
2325 Temple Hills Dr  
Laguna Beach CA 92651

641 163 35  
Christopher Thurin  
2175 Temple Hills Dr  
Laguna Beach CA 92651

641 163 38  
Joseph Glenn Ferguson  
2155 Temple Hills Dr  
Laguna Beach CA 92651

641 163 39  
Christopher Spence  
23 Corporate Plaza Dr #150  
Newport Beach CA 92660

641 163 40  
Waizenegger  
3122 Blackhawk Meadow Ln  
Danville CA 94506

641 163 42  
Fioraville LLC  
700 Harris St #201  
Charlottesville VA 22903

641 163 43  
Rer TR  
2415 Crest View Dr  
Los Angeles CA 90046

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

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

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

641 393 11  
John Felder Sr.  
29762 Ivy Glenn Dr  
Laguna Niguel CA 92677

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

641 393 13  
Keith Kja Anderson  
822 La Vista Dr  
Laguna Beach CA 92651

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

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

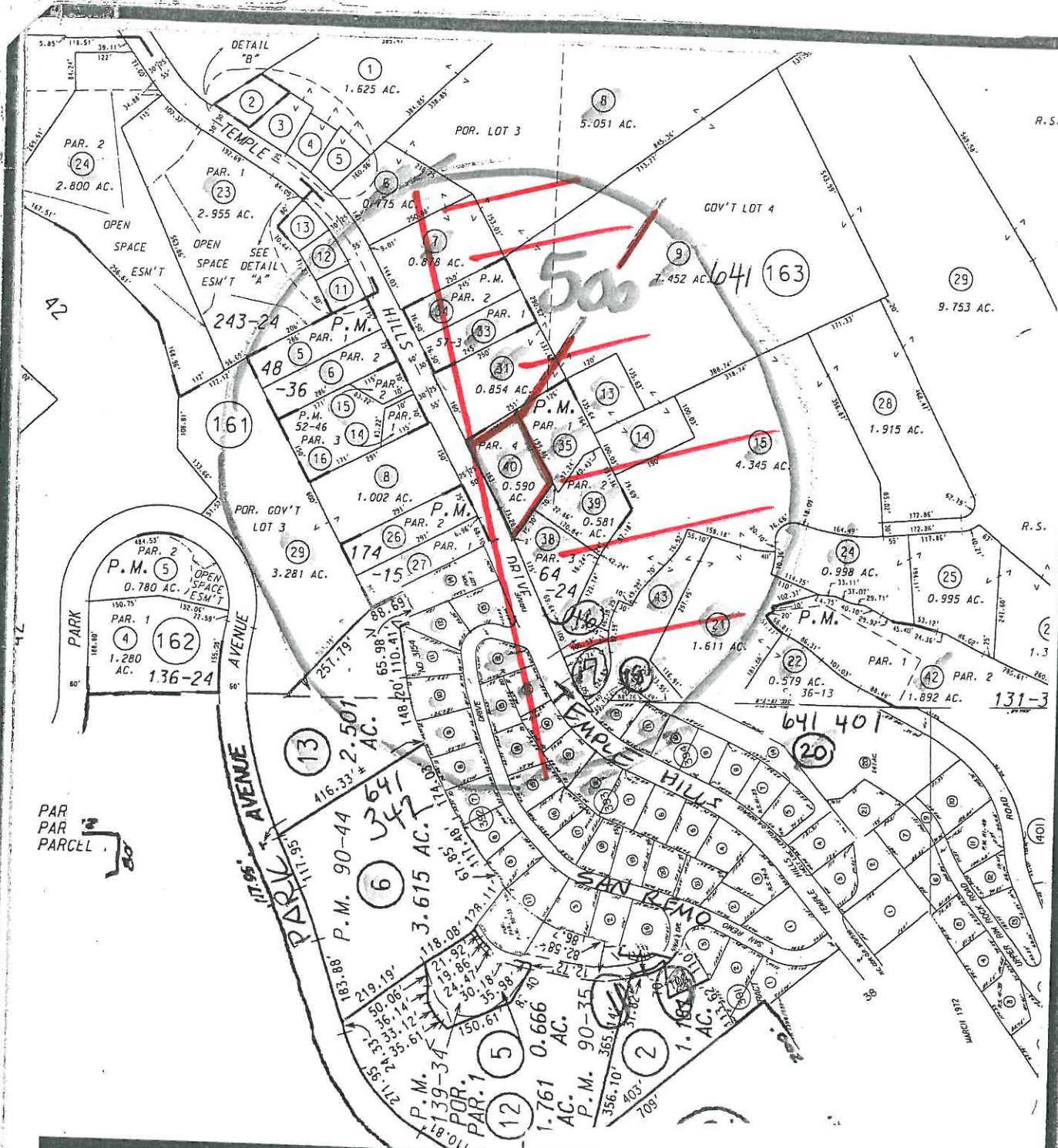
641 394 10  
Michele Nelson  
2035 Temple Hills Dr  
Laguna Beach CA 92651

641 394 11  
David Anthony Burchi  
2055 Temple Hills Dr  
Laguna Beach CA 92651

641 394 12  
Shane Demirjian  
13592 Desmond St  
Pacoima CA 91331

641 394 14  
Gregg Juarez  
7103 Babilonia St  
Carlsbad CA 92009

641 401 20  
Gregg Juarez  
7103 Babilonia St  
Carlsbad CA 92009



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

FILE # 151938  
 2235 TEMPLE HILLS DR  
 LAGUNA BEACH CA  
 JULY 6 2015  
 500' OWNERS VIEW PRESERVATION  
 641 163 40

←

NORTH

*Affected Parcels for Noticing 6.24.2015 (By Jan)*

*6/24 emailed to Laurie*