



December 11, 2025

Ralph O Bates
2645 Temple Hills Drive
Laguna Beach, CA 92651
VPP 25-2178

Dear Ralph,

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: www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-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,

A handwritten signature in black ink, appearing to read "John Ciampa". The signature is fluid and cursive.

John Ciampa, Contract Planner
Community Development
Tel. (949) 497-0713
jciampa@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 25-2178**

Visit Date: **10/29/2025**
Applicant: **Ralph O Bates**
View Address: **2645 Temple Hills Drive**

Visit Conducted by: **Ron Stange, Contract Planner**

VIEW LOCATION / VISUAL SCENE

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

Main level: Living area

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 Catalina Island, 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: **12/03/2025** By: **Ronald Stange**

End of Checklist



RECORD OF VIEW



2645 Temple Hills Drive

The photograph above was taken from the main level living area looking southwest of the primary residential structure.

Visual scene description: Ocean, horizon, and San Clemente Island

Date of photograph: 10/29/2025 Photographed by: Ron Stange

Submitted to property file: 12/11/2025

Document
1 of 6



RECORD OF VIEW



2645 Temple Hills Drive

The photograph above was taken from the main level living area looking west of the primary residential structure.

Visual scene description: Ocean, horizon, and Catalina Island

Date of photograph: 10/29/2025

Photographed by: Ron Stange

Submitted to property file: 12/11/2025

Document
2 of 6



RECORD OF VIEW



2645 Temple Hills Drive

The photograph above was taken from the main level living area looking southwest of the primary residential structure.

Visual scene description: Ocean, horizon, and San Clemente Island

Date of photograph: 10/29/2025 Photographed by: Ron Stange

Submitted to property file: 12/11/2025

Document
3 of 6



RECORD OF VIEW



2645 Temple Hills Drive

The photograph above was taken from the main level living area looking west of the primary residential structure.

Visual scene description: Ocean, horizon, Catalina Island, and San Clemente Island

Date of photograph: 10/29/2025

Photographed by: Ron Stange

Submitted to property file: 12/11/2025



RECORD OF VIEW



2645 Temple Hills Drive

The photograph above was taken from the main level living area looking west of the primary residential structure.

Visual scene description: Ocean, horizon, Catalina Island, and San Clemente Island

Date of photograph: 10/29/2025

Photographed by: Ron Stange

Submitted to property file: 12/11/2025

Document
5 of 6



RECORD OF VIEW



2645 Temple Hills Drive

The photograph above was taken from the main level living area looking west of the primary residential structure.

Visual scene description: Ocean, horizon, and Catalina Island

Date of photograph: 10/29/2025 Photographed by: Ron Stange

Submitted to property file: 12/11/2025



NOTIFICATION PACKAGE

2645 Temple Hills Dr, Laguna Beach

APNs 644-276-20

INCLUDES:

500' OWNER LIST

500' RADIUS MAP

CERTIFICATION

COUNT: 75 (duplicates consolidated)

POSTMARKED 12/03/2025

FILE #5034

orders@expressmapping.com
www.expressmapping.com
4000 Barranca Pkwy #250, Irvine CA 92604

Local (949) 771-0051
Toll Free (888) 990-MAPS



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

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

December 3, 2025

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at:

TO:

Address: 2645 Temple Hills Dr. | APN: 641-123-07

View Preservation VPP Number: VPP 25-2178

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.

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.

Dear Property Owner:

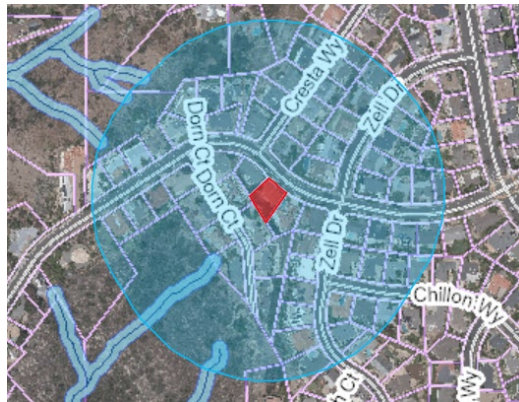
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2645 Temple Hills Dr.**

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:

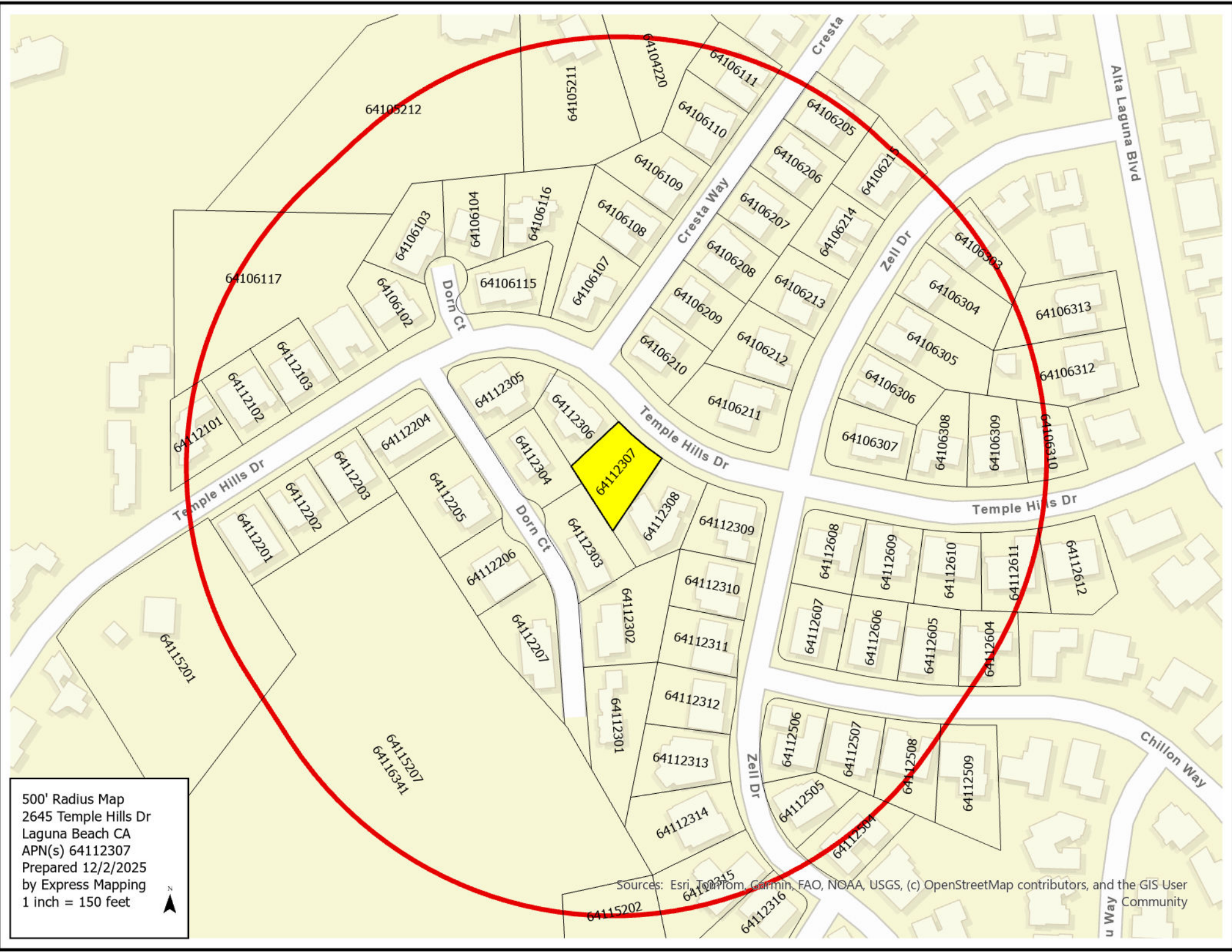
www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address.

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 iciampa@lagunabeachcity.net or (949) 497-0713.



VPP 25-2178
2645 Temple Hills Dr.

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 30 days to perform the necessary restoration action.



500' Radius Map
2645 Temple Hills Dr
Laguna Beach CA
APN(s) 64112307
Prepared 12/2/2025
by Express Mapping
1 inch = 150 feet



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

EXPRESS MAPPING
4000 BARRANCA PKWY #250, IRVINE CA 92604
PHONE OR TEXT (949) 771-0051

Certificate of Preparation

The attached list includes the names and addresses of all property owners within 500' from the exterior boundaries of the following addresses/APNs.

ADDRESS: 2645 Temple Hills Dr, Laguna Beach

APNs: 644-276-20

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Express Mapping is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 12/02/2025

641-042-20
Holly Pamela Chen
3103 Bern Dr
Laguna Beach CA 92651

641-052-11
Cameron G Keast
3089 Bern Dr
Laguna Beach CA 92651

641-052-12
Keller Charles E Jr M D Tr The Keller
3079 Bern Dr
Laguna Beach CA 92651

641-061-02
Rebecca Jaen
2596 Temple Hill Dr
Laguna Beach CA 92651

641-061-03
Michael & Melissa Roguly
3009 Dorn Ct
Laguna Beach CA 92651

641-061-04, multiple
George H Wood
2616 Temple Hills Dr
Laguna Beach CA 92651

641-061-07
Damir M Roguly
2624 Temple Hills Dr
Laguna Beach CA 92651

641-061-08
Norma Diaz-Phan
3132 Bonn Dr
Laguna Beach CA 92651

641-061-09
Sheila R Heuer Green
3029 Cresta Way
Laguna Beach CA 92651

641-061-10
Christina S Pisarik
3039 Cresta Way
Laguna Beach CA 92651

641-061-11
Holdings Heystee
3049 Cresta Way
Laguna Beach CA 92651

641-061-17
Hills Laguna Temple
2481 Park Ave
Laguna Beach CA 92651

641-062-05
Jinx Langemak
3054 Cresta Way
Laguna Beach CA 92651

641-062-06
Astonville Llc
3044 Cresta Way
Laguna Beach CA 92651

641-062-07
Helen J Ross
Po Box 882
Carefree AZ 85377

641-062-08
Justin Gibbons
3024 Cresta Way
Laguna Beach CA 92651

641-062-09
Allen P Baumann
18201 Berry Ln
Sonora CA 95370

641-062-10
Raymond H Thornton
3004 Cresta Way
Laguna Beach CA 92651

641-062-11
K & D Enterprises
3009 Zell Dr
Laguna Beach CA 92651

641-062-12
Abbas Gharavi
3019 Zell Dr
Laguna Beach CA 92651

641-062-13
Charles Patrick Peterson
3029 Zell Dr
Laguna Beach CA 92651

641-062-14
Jesse Autry Ehler
24911 Nellie Gail Rd
Laguna Hills CA 92653

641-062-15
Timothy R Griffiths
3059 Zell Dr
Laguna Beach CA 92651

641-063-03
Felisha Dunne
3068 Zell Dr
Laguna Beach CA 92651

641-063-04
Hamish A & Toni Duncan
3058 Zell Dr
Laguna Beach CA 92651

641-063-05
John Thaddeus Robinson
3038 Zell Dr
Laguna Beach CA 92651

641-063-06
Danny & Katherine Botros
16 Willowbrook
Irvine CA 92604

641-063-07
Adrienne N Oconnell
2708 Temple Hills Dr
Laguna Beach CA 92651

641-063-08
Erica F Kremer
1969 Temple Hills Dr
Laguna Beach CA 92651

641-063-09, multiple
Robert R Hedden
2905 Zell Dr
Laguna Beach CA 92651

641-063-10
William A Hoffman
2768 Temple Hills Dr
Laguna Beach CA 92651

641-063-12
Ronald Whitelock
3025 Alta Laguna Blvd
Laguna Beach CA 92651

641-063-13
Edwin Zhou Pei
626 E Camino Real Ave
Arcadia CA 91006

641-121-01
James & Christine Kelton
2536 Temple Hills Dr
Laguna Beach CA 92651

641-121-02
David Razin
2556 Temple Hills Dr
Laguna Beach CA 92651

641-121-03
Kerry Andrew Byrd
2576 Temple Hills Dr
Laguna Beach CA 92651

641-122-01
William & Kimberly G Somerville
2535 Temple Hills Dr
Laguna Beach CA 92651

641-122-02
Miriam Cross Shelton Deane
2555 Temple Hills Dr
Laguna Beach CA 92651

641-122-03
Shariss Khalatian
2575 Temple Hills Dr
Laguna Beach CA 92651

641-122-04
Gregory Lincoln
2585 Temple Hills Dr
Laguna Beach CA 92651

641-122-05
Michael Steven Eggleston
301 Forest Ave
Laguna Beach CA 92651

641-122-06
Robert N Elliott
23 Stone Creek Pl
Alamo CA 94507

641-122-07
Sharon R Davison
2945 Dorn Ct
Laguna Beach CA 92651

641-123-01
Debbie L Forsyth
2926 Dorn Ct
Laguna Beach CA 92651

641-123-02
James C Davison
2944 Dorn Ct
Laguna Beach CA 92651

641-123-03
Matthew D & Celeste M Mccarthy
2960 Dorn Ct
Laguna Beach CA 92651

641-123-04
Andrew & Iva Pawling
2970 Dorn Ct
Laguna Beach CA 92651

641-123-05
Alireza Hejazi
2257 Via Puerta #Q
Laguna Woods CA 92637

641-123-06
Holly Agassi
5881 Waipuli Rd
Kapaa HI 96746

641-123-07
Ralph O Bates
2645 Temple Hills Dr
Laguna Hills CA 92651

641-123-08
Donald B Pooley
2665 Temple Hills Dr
Laguna Beach CA 92651

641-123-09
Marilyn F Conrath
2995 Zell Dr
Laguna Beach CA 92651

641-123-10
Malcolm J Baca
2985 Zell Dr
Laguna Beach CA 92651

641-123-11
Michael Choy
2975 Zell Dr
Laguna Beach CA 92651

641-123-12
Matthew M Smith
2955 Zell Dr
Laguna Beach CA 92651

641-123-13
Gregory Rd Evans
2945 Zell Dr
Laguna Beach CA 92651

641-123-14
William C Howorth
2935 Zell Dr
Laguna Beach CA 92651

641-123-15
Bridget Herdman Bhaedhayajibh
2925 Zell Dr
Laguna Beach CA 92651

641-125-04
Roger L Zrimec
2904 Zell Dr
Laguna Beach CA 92651

641-125-05
John D Morreale
2934 Zell Dr
Laguna Beach CA 92651

641-125-06
Jon Thomas Hermie
2954 Zell Dr
Laguna Beach CA 92651

641-125-07
Blake A Coler-Dark
2975 Chillon Way
Laguna Beach CA 92651

641-125-08
Douglas Edward Franz
2955 Chillon Way
Laguna Beach CA 92651

641-125-09
Robert Mott Jacob
2935 Chillon Way
Laguna Beach CA 92651

641-126-04
Lucille Begin
2938 Chillon Way
Laguna Beach CA 92651

641-126-05
Maria Magdalena Michaeli
28 Florentine
Aliso Viejo CA 92656

641-126-06
Karen A Jones
2978 Chillon Way
Laguna Beach CA 92651

641-126-07
Aaron D Moss
2998 Chillon Way
Laguna Beach CA 92651

641-126-08
Stacey Van Hanswyk
2705 Temple Hills Dr
Laguna Beach CA 92651

641-126-09
Mark & Kathi Tinkess
2725 Temple Hills Dr
Laguna Beach CA 92651

641-126-10
Jonathan Howard Wheeler
6293 Isla Del Ray
Sarasota FL 34240

641-126-11
Ronald & Gina Christian
2755 Temple Hill Dr
Laguna Beach CA 92651

641-126-12
James S Sweeney
2775 Temple Hills Dr
Laguna Beach CA 92651

641-152-01
Laguna Beach County Waterdistrict
P O Box 987
Laguna Beach CA 92652

641-152-02
Amir Najafi
518 Rockford Pl
Corona Del Mar CA 92625