



December 3, 2025

Dougals Warner  
31101 Brooks St.  
Laguna Beach, CA 92651  
VPP 24-0160

Dear Mr. Warner,

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](http://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".

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

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 24-0160**

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Visit Date: **12/03/2024**

Applicant: **Dougals Warner**

View Address: **31101 Brooks St**

Visit Conducted by: **Isidoro Serna, Contract 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: Kitchen  
Lower level: Garage

***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 ocean horizon and hillside terrain.

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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: **11/10/2025** By: **Isidoro Serna**

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End of Checklist



**RECORD OF VIEW**

**VPP 24-0160**



**31101 Brooks St**

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

Visual scene description: Ocean and horizon

Date of photograph: 12/03/2024

Photographed by: Isidoro Serna

Submitted to property file: 12/3/2025

Document  
1 of 8



**RECORD OF VIEW**

**VPP 24-0160**



**31101 Brooks St**

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

Visual scene description: Ocean and horizon

Date of photograph: 12/03/2024

Photographed by: Isidoro Serna

Submitted to property file: 12/3/2025

Document  
2 of 8



**RECORD OF VIEW**

**VPP 24-0160**



**31101 Brooks St**

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

Visual scene description: Ocean and horizon

Date of photograph: 12/03/2024

Photographed by: Isidoro Serna

Submitted to property file: 12/3/2025

Document  
3 of 8



**RECORD OF VIEW**

**VPP 24-0160**



**31101 Brooks St**

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

Visual scene description: Ocean and horizon

Date of photograph: 12/03/2024

Photographed by: Isidoro Serna

Submitted to property file: 12/3/2025

Document  
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## RECORD OF VIEW

VPP 24-0160



### 31101 Brooks St

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

Visual scene description: Ocean and horizon

Date of photograph: 12/03/2024

Photographed by: Isidoro Serna

Submitted to property file: 12/3/2025

Document  
5 of 8



## RECORD OF VIEW

VPP 24-0160



### 31101 Brooks St

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

Visual scene description: Ocean and horizon

Date of photograph: 12/03/2024

Photographed by: Isidoro Serna

Submitted to property file: 12/3/2025

Document  
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**RECORD OF VIEW**

**VPP 24-0160**



**31101 Brooks St**

The photograph above was taken from the lower level garage of the primary residential structure.

Visual scene description: Hillside terrain and coastline

Date of photograph: 12/03/2024

Photographed by: Isidoro Serna

Submitted to property file: 12/3/2025

Document  
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**RECORD OF VIEW**

**VPP 24-0160**



**31101 Brooks St**

The photograph above was taken from the lower level garage of the primary residential structure.

Visual scene description: Hillside terrain and coastline

Date of photograph: 12/03/2024

Photographed by: Isidoro Serna

Submitted to property file: 12/3/2025



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

## **NOTICE OF RECORD OF VIEW**

Community Development / Views and Trees

**November 10, 2025**

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

**Address:** 31101 Brooks St | APN: 056-042-35  
**View Preservation VPP Number:** VPP 24-0160

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.

056-020-02  
AMIR MOZAFARI  
31151 MONTEREY ST  
LAGUNA BEACH CA 92651

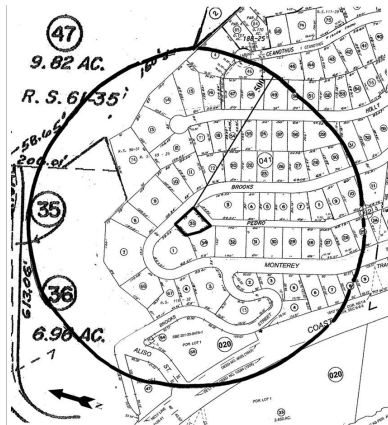
Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **31101 Brooks St.** 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](http://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](mailto:iciampa@lagunabeachcity.net) or (949) 497-0713.



**VPP 24-0160**  
**31101 Brooks St.**

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.

## AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 10<sup>th</sup> day of November, 2025, that I deposited 74 notices as described below in the United States Post Office, a Public Hearing Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

**APN: 056-042-35**

**Subject: 31101 BROOKS STREET  
LAGUNA BEACH CA 92651**

that on said day there was regular communication by United States Mail to the addresses shown above.

  
Denise Kaspar



# Advanced Listing Services Inc

Ownership Listings & Radius Maps

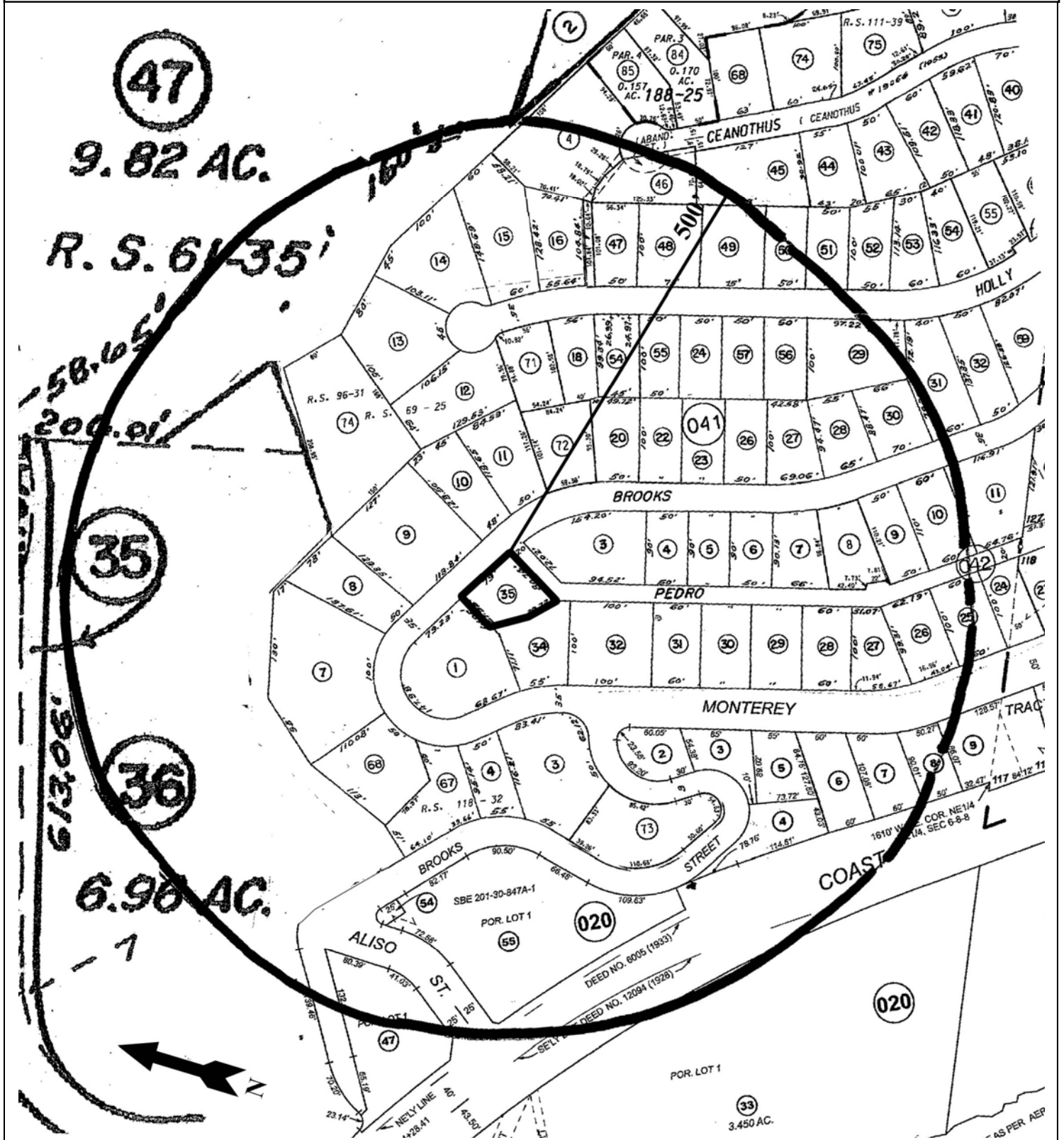
P.O. Box 2593 • Dana Point, CA • 92624

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

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

Subject APN: 056-042-35  
500' RADIUS

Address: 31101 BROOKS STREET  
LAGUNA BEACH CA 92651



#13072  
11/10/2025

**500' Ownership Listing  
For View Preservation  
Prepared for:**

**056-042-35  
JANIS BLACK WARNER  
31101 BROOKS STREET  
LAGUNA BEACH CA 92651**

056-020-02  
AMIR MOZAFARI  
31151 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-03  
MONARCH HOLDINGS MAYFAIR  
409 CAMINO DE GLORIA  
WALNUT CA 91789

056-020-04  
DARYL REYNOLDS  
1062 LA CRESTA DR  
THOUSAND OAKS CA 91362

056-020-05  
RICHARD B BURROUGHS  
5181 FOOTHILL BLVD  
SAN DIEGO CA 92109

056-020-06  
HUGH M & FLOR E CASTRO GRIFFIN  
31181 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-07  
DARRYL & SANDY REAMES  
31191 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-08  
ERIC V PETERSON  
31201 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-09  
THOMAS MURPHY  
31241 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-33, 47  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

056-020-54  
SOUTH COAST COUNTY WATER  
31592 WEST ST  
SOUTH LAGUNA CA 92651

056-041-03  
ABRAHAM ABDI  
35 DEL MAR  
NEWPORT COAST CA 92657

056-041-04  
RICHARD NORDSTROM  
31091 MONTEREY ST  
LAGUNA BEACH CA 92651

056-041-07  
PAUL NAUDE  
31072 BROOKS ST  
LAGUNA BEACH CA 92651

056-041-08  
WILLIAM C CAIN  
31082 BROOKS ST  
LAGUNA BEACH CA 92651

056-041-09  
MAHMOUD FIROUZBAKHT  
2615 LAWENSE ST  
HOUSTON TX 77008

056-041-10  
ROBERT JOHN WOLTMAN  
31112 BROOKS ST  
LAGUNA BEACH CA 92651

056-041-11  
DAVID L & CHARMAINE J NICHOLS  
1408 S EMERALD AVE  
CHICAGO IL 60607

056-041-12  
PATIENCE D SHUTTS  
31111 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-13  
GREGORY V HOPKINS  
31002 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-14  
FRANK BERNARD GIACOBETTI  
31112 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-15  
STEVEN MARK DAVIS  
31122 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-16  
RANDY FARRELL HOROWITZ  
23201 MILL CREEK DR FL 3  
LAGUNA HILLS CA 92653

056-041-18  
FRED A KARAM  
31131 HOLLY DR  
SOUTH LAGUNA CA 92651

056-041-20  
JOHN D BRANDON  
31142 BROOKS ST  
LAGUNA BEACH CA 92651

056-041-22  
DANH T NGUYEN  
1118 S POINTE PREMIER  
ANAHEIM CA 92807

056-041-23  
PAUL TSUN-MO LEE  
1007 CALLE AZUL  
GLENDALE CA 91208

056-041-24  
RINALDI ENTERPRISES  
1635 BLUEBIRD CANYON DR  
LAGUNA BEACH CA 92651

056-041-26  
TODD O HAIGH  
31172 BROOKS ST  
LAGUNA BEACH CA 92651

056-041-27  
JOHN B BERNARD  
31182 BROOKS ST  
LAGUNA BEACH CA 92651

056-041-28  
MAZIAR REYHANI  
2231 LIANE LN  
SANTA ANA CA 92705

056-041-29  
JAMES C HERDMAN  
31201 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-30  
VINCENT & THERESA DEVITA  
31202 BROOKS ST  
LAGUNA BEACH CA 92651

056-041-31  
DAVID BLACHMAN  
31211 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-54  
JAY W MARKS  
2521 MOUNT BEACON TER  
LOS ANGELES CA 90068

056-041-55  
CARY GLENN  
3214 BERN CT  
LAGUNA BEACH CA 92651

056-041-56  
HARRIET GOSLINS  
31181 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-57  
MEIYI CEN  
31171 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-67  
DONALD KENNETH & CHERYL ANN  
BOURGUIGNON  
31081 MONTEREY ST  
LAGUNA BEACH CA 92651

056-041-68  
GREG LEVY  
2660 KELTON AVE  
LOS ANGELES CA 90064

056-041-71  
HENRY ALLEN HELMS  
31121 HOLLY DR  
LAGUNA BEACH CA 92651

056-041-72  
ROBERT W COSGROVE  
31132 BROOKS ST  
LAGUNA BEACH CA 92651

056-041-73  
AHMED & FERESHTEH DEHBOZORGI  
31131 MONTEREY ST  
LAGUNA BEACH CA 92651

056-041-74  
MANISH PATEL  
31105 HOLLY DR  
LAGUNA BEACH CA 92651

056-042-01  
HOLDINGS HUMPHREY  
8534 E KEMPER RD  
CINCINNATI OH 45249

056-042-03, 32  
PHILIP WALDEN P LOBERG LOBERG  
31121 BROOKS ST  
LAGUNA BEACH CA 92651

056-042-04  
TERRY & HEIDI BENSON  
26952 WILLOW TREE LN  
LAGUNA HILLS CA 92653

056-042-05  
JON FREEBERG  
31161 BROOKS ST  
LAGUNA BEACH CA 92651

056-042-06  
PETER LOWE  
21622 OCEAN VISTA DR  
LAGUNA BEACH CA 92651

056-042-07  
VICTORIA RIACH  
130 CORINTHIAN WALK  
LONG BEACH CA 90803

056-042-08  
HOLLIS JEAN BATTERMAN  
31185 BROOKS ST  
LAGUNA BEACH CA 92651

056-042-09  
STUART E BAKER  
PO BOX 362  
DANA POINT CA 92629

056-042-10  
MICHOLE WADE BERGSTROM  
31201 BROOKS ST  
LAGUNA BEACH CA 92651

056-042-11  
MARCIA MAUREEN MC CANN  
SANCHEZ DE TAGLE  
31211 BROOKS ST  
LAGUNA BEACH CA 92651

056-042-24  
ERIN C KELLY  
31224 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-25  
RICHARD D RATZ  
31222 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-26  
MICHAEL L & CARRIE RAUB  
31212 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-27  
ALVIN PAUL & JANIS L WENGER  
31192 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-28  
JOAN LOUISE MC LEAN  
935 FRESNO AVE  
BERKELEY CA 94707

056-042-29  
CYNTHIA HARRIETT BRAKE  
31172 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-30  
SUTTER A GARDANIER  
31162 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-31  
R W TANG  
31152 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-34  
OLMO DANIEL DEL  
2519 W 32ND AVE  
DENVER CO 80211

056-042-35  
JANIS BLACK WARNER  
31492 WEST ST  
LAGUNA BEACH CA 92651

056-051-04  
WRIGHT, BRIGITTE  
31132 CEANOTHUS DR  
LAGUNA BEACH CA 92651

056-051-38  
ANN MARGRET NIELSEN  
31132 CEANOTHUS DR  
LAGUNA BEACH CA 92651

056-051-45  
JCLHCA05 LLC  
30 BURNING TREE CT  
LAS VEGAS NV 89113

056-051-46  
GREGORY S DOVEL  
602 25TH ST  
SANTA MONICA CA 90402

056-051-47  
MARKET FUND NIGHTSTAR  
31142 HOLLY DR  
LAGUNA BEACH CA 92651

056-051-48  
REGINA LYDIA ALLEN  
28011 CASCABEL  
MISSION VIEJO CA 92692

056-051-49  
DAVID MICHAEL KISLING  
31162 HOLLY DR  
LAGUNA BEACH CA 92651

056-051-50, 51  
MICHAEL JOHANNES DICHAND  
31182 HOLLY DR  
LAGUNA BEACH CA 92651

056-240-36  
CITY OF LAGUNA BEACH  
505 FOREST AVE  
LAGUNA BEACH CA 92651

056-240-47  
BEACH GOLF & BUNGALOW  
VILLAGE LAGUNA  
386 HIGH DR  
LAGUNA BEACH CA 92651

658-201-02  
COUNTY OF ORANGE  
400 W CIVIC CENTER DR  
SANTA ANA CA 92701