



October 29, 2025

Marcus and Susanne Young
31956 Virginia Way
Laguna Beach, CA 92651
VPP 25-1617

Dear Marcus and Susanne Young,

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".

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 25-1617**

Visit Date: **8/11/2025**
Applicant: **Marcus and Suzanne Young**
View Address: **31596 Virginia Way**

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: Dining/living room

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.

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: *8/11/2025* By: *Ron Stange*

End of Checklist



RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

The photograph above was taken from the dining/living room of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 08/11/2025

Photographed by: Ron Stange

Submitted to property file: 10/29/25

Document
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RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

The photograph above was taken from the dining/living room of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 08/11/2025

Photographed by: Ron Stange

Submitted to property file: 10/29/25

Document
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RECORD OF VIEW

VPP - 2025-1617



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RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

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Date of photograph: 08/11/2025

Photographed by: Ron Stange

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RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

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RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

The photograph above was taken from the dining/living room of the primary residential structure.

Visual scene description: Ocean horizon

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Photographed by: Ron Stange

Submitted to property file: 10/29/25

Document
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RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

The photograph above was taken from the dining/living room of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 08/11/2025

Photographed by: Ron Stange

Submitted to property file: 10/29/25

Document
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RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

The photograph above was taken from the dining/living room of the primary residential structure.

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Date of photograph: 08/11/2025

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Document
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RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

The photograph above was taken from the dining/living room of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 08/11/2025

Photographed by: Ron Stange

Submitted to property file: 10/29/25

Document
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RECORD OF VIEW

VPP - 2025-1617



31956 Virginia Way

The photograph above was taken from the dining/living room of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 08/11/2025

Photographed by: Ron Stange

Submitted to property file: 10/29/25

Document
10 of 10



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

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

October 20, 2025

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

TO:

Address: 31956 Virginia Way | APN: 056-145-63

View Preservation VPP Number: VPP 25-1617

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 **31956 Virginia Way**.

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 25-1617
31956 Virginia Way

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.

NOTIFICATION PACKAGE

31956 Virginia Way, Laguna Beach
APNs 056-145-63

INCLUDES:

500' OWNER LIST

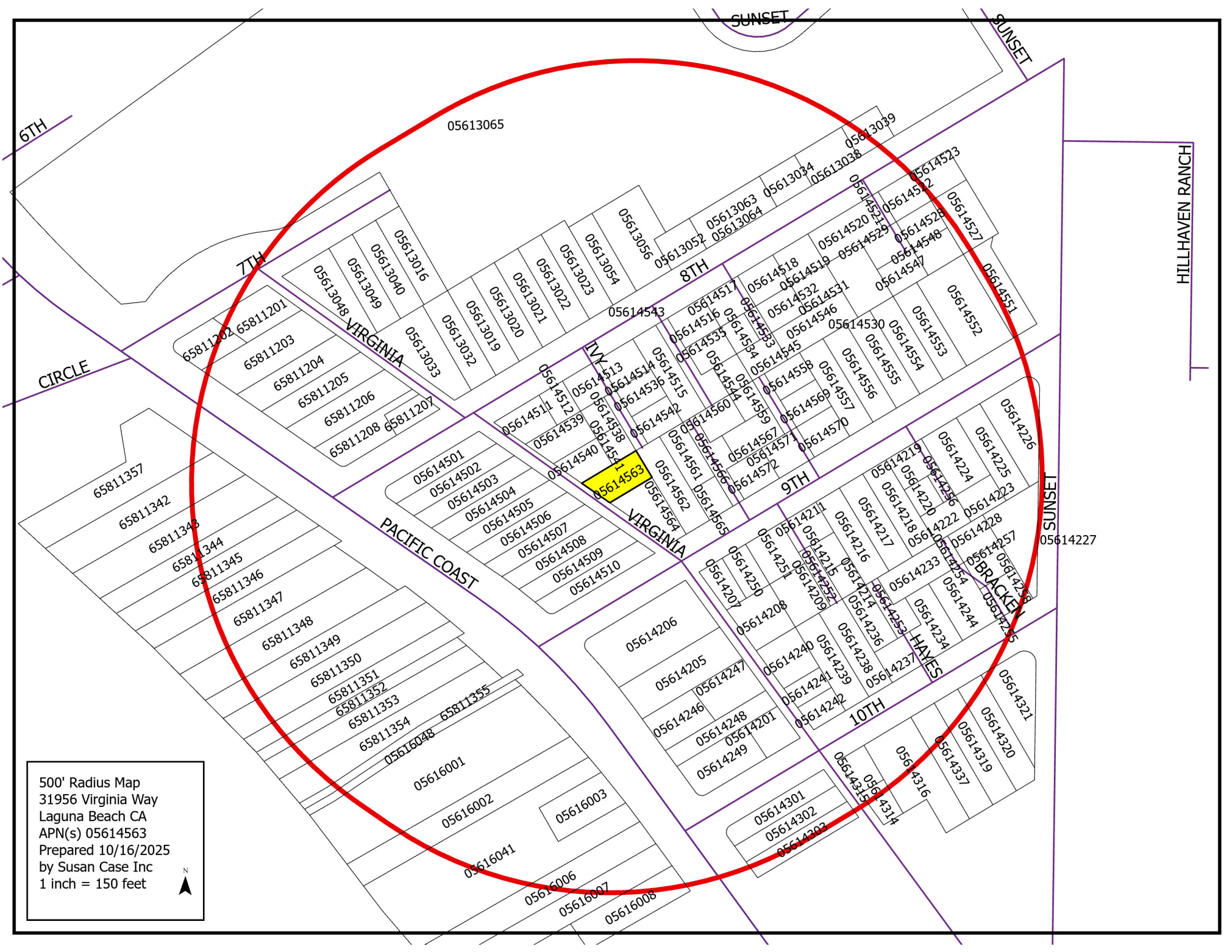
500' RADIUS MAP

CERTIFICATION

COUNT: 140 (duplicates consolidated)

POSTMARKED 10/20/2025

FILE #350598



500' Radius Map
31956 Virginia Way
Laguna Beach CA
APN(s) 05614563
Prepared 10/16/2025
by Susan Case Inc
1 inch = 150 feet



HILLHAVEN RANCH

6TH

7TH

CIRCLE

VIRGINIA

PACIFIC COAST

VIRGINIA

SUNSET

SUNSET

8TH

9TH

10TH

SUNSET

05613065

65811202 65811201
65811203
65811204
65811205
65811206
65811208 65811207

65811357
65811342
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65811350
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65811353
65811354
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05614501
05614502
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05614506
05614507
05614508
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05614510

05614206
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05614301
05614302
05614303

05614316
05614314
05614315
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HAMES
05614234
05614235
05614236
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05614238
05614239

BRACKEN
05614224
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05613039
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05614558
05614567
05614572
05614561
05614562
05614564
05614565
05614566
05614567
05614568
05614569
05614570

05614563 (highlighted)
05614511
05614512
05614539
05614540
05614541
05614542
05614543
05614513
05614514
05614536
05614515
05614560
05614561
05614562
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05614564
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05614566
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05614568
05614569
05614570
05614211
05614212
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05614216
05614217
05614218
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05614220
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05614248
05614249

SUSAN W. CASE, INC.
4000 BARRANCA PKWY #250
IRVINE CA 92604
PHONE OR TEXT (949) 494-6105
orders@susancaseinc.com

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: 31956 Virginia Way, Laguna Beach

APNs: 056-145-63

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.

Susan W. Case, Inc. is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



Laura Emerson
Susan W. Case, Inc.
laura@susancaseinc.com

Date: 10/16/2025

056-130-16
Gexin & Associates
4892 Corkwood Ln
Irvine CA 92612

056-130-19,39
Steven T Hayer
31875 8th Ave
Laguna Beach CA 92651

056-130-20
Ryan S Gaylord
31873 8th Ave
Laguna Beach CA 92651

056-130-21
Robert & Danielle Hagopian
31871 8th Ave
Laguna Beach CA 92651

056-130-22
James & Lisa Kretzschmar
32932 Pacific Coast Hwy #14228
Dana Point CA 92629

056-130-23
Marc Acosta
620 1/2 Begonia Ave
Corona Del Mar CA 92625

056-130-32,mult
Jorg C Meyer
Po Box 1412
Laguna Beach CA 92652

056-130-34
Lawrence Reuben Gibney
31851 8th Ave
South Laguna CA 92651

056-130-38
Mary Ann Magee
31946 Virginia Way
Laguna Beach CA 92651

056-130-40
Barbara L Parsons
4187 Heritage Ave
Clovis CA 93619

056-130-48
Walter C & Judith Metez
31834 7th Ave
Laguna Beach CA 92651

056-130-49
Halley Cruz
31918 Virginia Way
Laguna Beach CA 92651

056-130-52
Russell E & Maria V Shapley
31859 8th Ave
Laguna Beach CA 92651

056-130-54
Sarah P Rolfing
31865 8th Ave
Laguna Beach CA 92651

056-130-56
Villas Solag
31471 Ocean View St
Laguna Beach CA 92651

056-130-63,64
Craig L Ogg
4405 Cerritos Ave
Long Beach CA 90807

056-130-65
Mission Hospital Regional Medical
Po Box 25666
Anaheim CA 92825

056-142-01
Mark M Morcos
20667 Calle De La Ladera
Yorba Linda CA 92887

056-142-05
Kristina L Alvarez
21114 Paseo Vereda
Lake Forest CA 92630

056-142-06
Zuei-hwa Chen
5 Turnberry Dr
Newport Beach CA 92660

056-142-07
Christopher John Arroyo
9109 David Ave
Los Angeles CA 90034

056-142-08
Dustin A Huber
31972 Virginia Way
Laguna Beach CA 92651

056-142-09
Brent Allen Spangenberg
31935 Homewood Pl
Laguna Beach CA 92651

056-142-11
Rahul Sharma
31906 9th Ave
Laguna Beach CA 92651

056-142-14,35
Steven N Richman
1875 Century Park East #800
Los Angeles CA 90067

056-142-15
James Gilmore
975 N Rockhurst Dr
Orange CA 92869

056-142-16
Melody N Torbati
14320 Ventura Blvd #711
Sherman Oaks CA 91423

056-142-17
Steven S Dixon
31902 9th Ave
Laguna Beach CA 92651

056-142-18
Diane Grady
5 Charity
Irvine CA 92612

056-142-19
Mommias Kelly
31898 9th Ave
Laguna Beach CA 92651

056-142-20
Tricia F Buenvenida
15000 Whitegate Rd
Silver Spring MD 20905

056-142-22
Steve Wallem
31911 Crestwood Pl
Laguna Beach CA 92651

056-142-23
Mae T Nikaido
31912 Crestwood Pl
Laguna Beach CA 92651

056-142-24
Michelle A Reinglass
31894 9th Ave
Laguna Beach CA 92651

056-142-25,26
Charles R Benson
43 S La Senda Dr
Laguna Beach CA 92651

056-142-27
James Edward Stiso
31925 Sunset Ave
Laguna Beach CA 92651

056-142-28
James R Kopp
26 Via Lucena
San Clemente CA 92673

056-142-33
Craig T Merryman
31928 Hayes Pl
Laguna Beach CA 92651

056-142-34
Gaby H & Marlene Jabbour
252 Acacia Ln
Thousand Oaks CA 91320

056-142-36
Artisan House Co Llc
29382 Avocet Ln
Laguna Niguel CA 92677

056-142-37
Robert P Gonzalez
67 Headland Dr
Rancho Palos Verd CA 90275

056-142-38
Bruce D Harrison
541 N Larchmont Blvd
Los Angeles CA 90004

056-142-39
Jonathan Foss Stokesbary
31963 10th Ave
Laguna Beach CA 92651

056-142-40
Christopher & Jill Witte
31982 Virginia Way
Laguna Beach CA 92651

056-142-41
Virginia Trujillo
974 Coast View Dr
Laguna Beach CA 92651

056-142-42
Judith F Posnikoff
324 Lindo Ave
Newport Beach CA 92661

056-142-44
Wayne E & Erika I Phelps
31953 10th Ave
Laguna Beach CA 92651

056-142-46
Mark Daniel Saylor
31984 Coast Hwy
Laguna Beach CA 92651

056-142-47
Armstrong W David
31981 Virginia Way
Laguna Beach CA 92651

056-142-48
Uihlein, Philip J Tr Jennifer Ann
1662 Moosepoint Rd
Bozeman MT 59715

056-142-49,31
Bryan T S Menne
31988 10th Ave
Laguna Beach CA 92651

056-142-50
Tegan West
131 S Sycamore Ave
Los Angeles CA 90036

056-142-51
Henry T Scott
3313 Bonnie Hill Dr
Los Angeles CA 90068

056-142-52,mult
Three Arch Investment
5 Bay Dr
Laguna Beach CA 92651

056-142-54
Bruce & Esther Miller
5031 Duncannon Ave
Westminster CA 92683

056-142-55,57,58
Christopher G Richter
31941 10th Ave
Laguna Beach CA 92651

056-143-01
Laura L Combs
32002 Coast Hwy
Laguna Beach CA 92651

056-143-02
Kenneth P Berger
32006 Coast Hwy
Laguna Beach CA 92651

056-143-03
Richard K Brown
32012 Coast Hwy
Laguna Beach CA 92651

056-143-14
Anna-maria S Goddard
32012 Virginia Way
Laguna Beach CA 92651

056-143-15
31966 10th Avenue
144 N 8th St #3A
Brooklyn NY 11249

056-143-16
Joseph Patrick Catania
2867 Turtlehead Peak Dr
Las Vegas NV 89135

056-143-19,20,37
David Serrurier
31956 10th Ave
Laguna Beach CA 92651

056-143-21
Cress Merrill
16390 S Hiram Ave
Oregon City OR 97045

056-145-01,mult
31942 Coast Highway
606 Catalonia
Lake Forest CA 92630

056-145-07,8,10
Daryoush Manoucher Jack
2510 Vista Baya
Newport Beach CA 92660

056-145-09
Helen & Daryoush Yamtoobian
31957 Virginia Way
Laguna Beach CA 92660

056-145-11,mult
Marco A Mohajer
26382 Houston Trl
Laguna Hills CA 92653

056-145-12
Jordan V Gerberg
Po Box 9475
Laguna Beach CA 92652

056-145-13
David Sobolewski
31872 8th Ave
Laguna Beach CA 92651

056-145-14
Mark Jeffrie & Anat Lyon
23872 Taranto Bay
Dana Point CA 92629

056-145-15
Walter J Knoff
31866 8th Ave
Laguna Beach CA 92651

056-145-16
Rene Hiemstra
44 S Portola
Laguna Beach CA 92651

056-145-17
Ashley & Jeffrey R Dippel
31860 8th Ave
Laguna Beach CA 92651

056-145-18
Eric Ronning
Po Box 9288
Incline Village NV 89450

056-145-19
Bradford Lee Benstock
31271 Holly Dr
Laguna Beach CA 92651

056-145-20
Stephen W Huntington
31848 8th Ave
Laguna Beach CA 92651

056-145-22
Marcela F & Stephen W Owen
31844 8th Ave
Laguna Beach CA 92651

056-145-23
Brian G & Dona A Appelgate
668 N Coast Hwy
Laguna Beach CA 92651

056-145-27
Sharon A Fitzsimons
709 Catalina St
Laguna Beach CA 92651

056-145-28
Daniel R Shevitski
31852 Cypress Ln
Laguna Beach CA 92651

056-145-29
Shelley L Evans
31942 Paseo De Elena
San Juan Capistrano CA 92657

056-145-30
Gregory Allen Burzell
31852 Laurel Ln
Laguna Beach CA 92651

056-145-32,33
Philip J Abraham
Po Box 9677
Laguna Beach CA 92652

056-145-34
Kaur Mac Avinash
5105 Sanchez Ct
Rancho Cucamonga CA 91739

056-145-36
Michael & Jeanette Freedman
1278 Glenneyre St #71
Laguna Beach CA 92651

056-145-38
Elaine S Williams
31881 Ivy Ln
Laguna Beach CA 92651

056-145-39
Jose Sergio Bohon
4571 Birdie Cir
Corona CA 92883

056-145-40
Christopher & Jill Witte
31950 Virginia Way
Laguna Beach CA 92651

056-145-41
Christiane K Relph 2019
Po Box 1220
Westcliffe CO 81252

056-145-42
The Baker
32661 Caspian Sea Dr
Dana Point CA 92629

056-145-44,45,46
Howard E & Laura S Jacobson
31874 Seaview Ln
Laguna Beach CA 92651

056-145-47
Jeffrey A Campbell
31341 Pedro St
Laguna Beach CA 92651

056-145-48
D Arminio Michael R
31862 Cypress Ln
Laguna Beach CA 92651

056-145-51
Ryan Harman
31885 9th Ave
Laguna Beach CA 92651

056-145-52
Dale & Margarita Martin
31887 9th Ave
Laguna Beach CA 92651

056-145-53
Helene Lamielle
31891 9th St
Laguna Beach CA 92651

056-145-54
Roger & Teresa Rene Borelli
31893 9th Ave
Laguna Beach CA 92651

056-145-55
Craig S Esterley
28191 Las Brisas Del Mar
San Juan Capistrano CA 92675

056-145-56
Julie Murray Mammone
31897 9th Ave
Laguna Beach CA 92651

056-145-57
Jill R Gamble
31899 9th Ave
Laguna Beach CA 92651

056-145-58
Erin Cantrell
31886 Hillside Ln
Laguna Beach CA 92651

056-145-59
Mark Allister
19215 Beckwith Ter
Irvine CA 92603

056-145-60
Debra Carrillo
31910 Lupin Pl
Laguna Beach CA 92651

056-145-61
Boggscom Llc
3941 Park Dr #20-613
El Dorado CA 95762

056-145-62
Jeffrey G & Diane L Heimstaedt
5503 Seashore Dr
Newport Beach CA 92663

056-145-63
Marcus L Young
31956 Virginia Way
Laguna Beach CA 92651

056-145-64
John W & Michelle L Howard
18 Sikwood
Aliso Viejo CA 92656

056-145-65
Patricia A & William R Kommel
31911 9th Ave
Laguna Beach CA 92651

056-145-67
Bradley H Smith
31914 Lupin Pl
Laguna Beach CA 92651

056-145-69
Alexander & Kathleen Macdonell
31888 Hillside Ln
Laguna Beach CA 92651

056-145-70
Sharon Patricia Davey
31901 9th Ave
Laguna Beach CA 92651

056-145-71
Jo Ann Folsom
4024 Chapman Pl
Riverside CA 92506

056-145-72
Eric P & Jana L Trabert
31907 9th Ave
Laguna Beach CA 92651

056-160-01
Tanya D Thomas
31971 Coast Hwy
Laguna Beach CA 92651

056-160-02
Coast Holdings West
15983 N 80th St
Scottsdale AZ 85260

056-160-03,41
888 Pacific Holdings/Krishna
18 Sidney Lanier Ln
Greenwich CT 06831

056-160-06
Derek E Peterson
31995 Coast Hwy
Laguna Beach CA 92651

056-160-07
Silvano Digenova
32001 S Coast Hwy
Laguna Beach CA 92651

056-160-08
32005 S Coast Hwy
9663 Santa Monica Blvd #699
Beverly Hills CA 90210

056-160-48
Orange County Harbors Beaches &
13042 Old Myford Rd
Irvine CA 92602

658-112-01,2
Lena Llc/Russell/Laubham
1555 W Salt Sage Dr
Phoenix AZ 85045

658-112-03
Sarah Nix Coffey
31917 Virginia Way
Laguna Beach CA 92651

658-112-04
Michael Blanchard
31919 Virginia Way
Laguna Beach CA 92651

658-112-05
Christopher Todd Lambert
32071 Coast Hwy
Laguna Beach CA 92651

658-112-06
Shahram Danny Shaoulian
31923 Virginia Way
Laguna Beach CA 92651

658-112-08
Gary W Finley
31932 S Coast Hwy
Laguna Beach CA 92651

658-113-42
Oasis Ocean Properties
23875 N 91st St
Scottsdale AZ 85255

658-113-43
Robert E Truskowski
1110 N Coast Hwy
Laguna Beach CA 92651

658-113-44
Ruth K Smith
730 S Goldfinch Way
Anaheim CA 92807

658-113-45
509 California Drive
851 Burlway Rd #710
Burlingame CA 94010

658-113-46
Brad Gold
132 Delaware Pl #6102
Chicago IL 60611

658-113-47
Steven R Goldman
31943 Coast Hwy
Laguna Beach CA 92651

658-113-48
Thirtysix Llc
650 S Main St #700
Salt Lake City UT 84101

658-113-49
Greg A Mac Gillivray
Po Box 205
Laguna Beach CA 92652

658-113-50
Apu Homes
31951 Coast Hwy
Laguna Beach CA 92651

658-113-51,52,53
Maged Gindi
31955 Coast Hwy
Laguna Beach CA 92651

658-113-54
David E Zinke
832 S Easthills Dr
West Covina CA 91791

658-113-55
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

658-113-57
Myron B Wacholder
31913 Coast Hwy
Laguna Beach CA 92651