



March 2, 2026

Jack Lampert
31522 Mar Vista Avenue
Laguna Beach, CA 92651
VPP 24-0197

Dear Mr. Lampert,

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 24-0855**

Visit Date: **06/21/2024**
Applicant: **Jack Lampert**
View Address: **31522 Mar Vista Avenue**

Visit Conducted by: **Jessica Mendoza, Associate Planner**

VIEW LOCATION / VISUAL SCENE

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

Main level:	Living room
Upper level:	Master bedroom

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 the 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: **01/21/2026** By: **John Ciampa**

End of Checklist



RECORD OF VIEW

VPP 24-0197



31522 MAR VISTA AVENUE

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

Visual scene description: Ocean horizon

Date of photograph: 06/21/2024

Photographed by: Jessica Mendoza

Submitted to property file: 03/02/2026

Document
1 of 5



RECORD OF VIEW

VPP 24-0197



31522 MAR VISTA AVENUE

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

Visual scene description: Ocean horizon

Date of photograph: 06/21/2024

Photographed by: Jessica Mendoza

Submitted to property file: 03/02/2026

Document
2 of 5



RECORD OF VIEW

VPP 24-0197



31522 MAR VISTA AVENUE

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

Visual scene description: Ocean horizon

Date of photograph: 06/21/2024

Photographed by: Jessica Mendoza

Submitted to property file: 03/02/2026

Document
3 of 5



RECORD OF VIEW

VPP 24-0197



31522 MAR VISTA AVENUE

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

Visual scene description: Ocean horizon

Date of photograph: 06/21/2024

Photographed by: Jessica Mendoza

Submitted to property file: 03/02/2026

Document
4 of 5



RECORD OF VIEW

VPP 24-0197



31522 MAR VISTA AVENUE

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

Visual scene description: Ocean horizon

Date of photograph: 06/21/2024

Photographed by: Jessica Mendoza

Submitted to property file: 03/02/2026



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

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

January 21, 2026

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

TO:

Address: 31522 Mar Vista Ave. | APN: 056-091-15
View Preservation VPP Number: VPP 24-0197

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 **31522 Mar Vista Ave.**

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 24-0197

31522 Mar Vista Ave.

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.

FILE #269685
31522 MAR VISTA
JANUARY 16 2026
SUBJECT #42



Susan Case Inc
4000 Barranca Pkwy #250
Irvine CA 92604
orders@susancaseinc.com

Susan W Case, Inc
4000 Barranca Pkwy #250
Irvine CA 92604
949-494-6105

The public notification was mailed on 1-21-2026 for 31522 Mar Vista Ave.

A handwritten signature in black ink that reads "Susan Case". The signature is written in a cursive style with a large, prominent "S" and "C".

Susan Case

ID	APN	Owner Name	M_Hseno	Street	City	State	Zip
1	056-070-18	Michael E Rosenberg	22212	Rico Rd	Laguna Beach	CA	92651
2	056-070-19	Russell Cogdill	22202	Rico Rd	Laguna Beach	CA	92651
3	056-070-20	Christine T Milller	22196	Rico Rd	Laguna Beach	CA	92651
4	056-070-26	South Coast County Water	31592	West St	South Laguna	CA	92651
5	056-087-01	Jeff M Hogan	3885	Cresta Ct	Thousand Oaks	CA	91360
6	056-087-02	Peter & Mitsue Saito Ngo	31503	Eagle Rock Way	Laguna Beach	CA	92651
7	056-087-03	Kathleen M Dahlquist	69	S La Senda	Laguna Beach	CA	92651
8	056-087-04	Jessica S Murray	31507	Eagle Rock Way	Laguna Beach	CA	92651
9	056-087-05	Deana Duffek	668	N Coast Hwy Pmb 1330	Laguna Beach	CA	92651
10	056-087-06	Mark A Mowrey	31511	Eagle Rock Way	Laguna Beach	CA	92651
11	056-087-07	Mark A Michalka Properties	32120	Oakshore Dr	Westlake Village	CA	91361
12	056-087-08	J O Larson	10017	Phelan Rd	Oak Hills	CA	92344
13	056-087-09	James Michael Dobbs	31517	Eagle Rock Way	Laguna Beach	CA	92651
14	056-087-10	Stephen & Jacqueline Zimmer	225	Burgess Rd	Geneva	IL	60134
15	056-087-11	Debra Lynn Pierson	31518	Egan Rd	Laguna Beach	CA	92651
16	056-087-12	Nicholas M & Stephanie M Kormeluk	31622	Scenic Dr	Laguna Beach	CA	92651
17	056-087-45	John W Sorenson	31605	Second Ave	Laguna Beach	CA	92651
18	056-087-46	Shawn Mahoney	31558	Summit Rd	Laguna Beach	CA	92651
19	056-087-47	Adam Drew Coghill	31554	Summit Rd	Laguna Beach	CA	92651
20	056-087-48	Mary Jane Janz	31542	Summit Rd	Laguna Beach	CA	92651
21	056-087-49	Reeves Smith	31534	Summit Rd	Laguna Beach	CA	92651
22	056-087-50	Mary Angela Ordway	31581	Egan Rd	Laguna Beach	CA	92651
23	056-087-51	Kathleen M Gowdy	1531	Highland Dr	Newport Beach	CA	92660
24	056-087-52	Robert Brandt Allison	31522	Eagle Rock Way	Laguan Beach	CA	92651
25	056-087-53	Timothy E Mc Adam	31532	Egan Rd	Laguna Beach	CA	92651
26	056-087-54	Edward L Smith	31542	Egan Rd	Laguna Beach	CA	92651
27	056-087-55	Peter B Compter	31561	Scenic Dr	Laguna Beach	CA	92651
28	056-087-56	Mary A Ives	31538	Egan Rd	Laguna Beach	CA	92651
29	056-087-57	Nathaniel Robert Doersam	31581	2Nd Ave	Laguna Beach	CA	92651
30	056-087-58	Jon Eric Jessen	31518	Eagle Rock Way	Laguna Beach	CA	92651

31	056-087-59	Peter B Compter	31561	Scenic Dr	Laguna Beach	CA	92651
32	056-087-60	Thomas Lee Phillips	31531	Scenic Dr	Laguna Beach	CA	92651
33	056-087-61	Three Arch Investment					
34	056-087-62	Three Arch Investment					
35	056-091-02	Andrew Chan	31542	Mar Vista Ave	Laguna Beach	CA	92651
36	056-091-03	Manish Patel	31105	Holly Dr	Laguna Beach	CA	92651
37	056-091-04	Beth A Ary	3988	Burnham Dr	Lompoc	CA	93436
38	056-091-05	Ronald & Darlene Dorothy Marks	22311	Eagle Rock Way	Laguna Beach	CA	92651
39	056-091-06	Rushikesh M Patel	22321	Eagle Rock Way	Laguna Beach	CA	92651
40	056-091-07	Khosrow Ilkhanipour	22331	Eagle Rock Way	Laguna Beach	CA	92651
41	056-091-09	Ronald & Darlene Dorothy Marks	22311	Eagle Rock Way	Laguna Beach	CA	92651
42	056-091-15	Jack Lampert	31522	Mar Vista Ave	Laguna Beach	CA	92651
43	056-091-16	Joseph Thomas Baker	31516	Mar Vista Ave	Laguna Beach	CA	92651
44	056-091-17	Denis L Watson	180	N Lasalle St 2640	Chicago	IL	60601
45	056-091-19	Anthony Konstandinos Prokos	31512	Mar Vista Ave	Laguna Beach	CA	92651
46	056-091-20	Deborah Scherer	31510	Mar Vista Ave	Laguna Beach	CA	92651
47	056-091-21	Margaret A Kaplan	150	Carondelet Plaza 402	Saint Louis	MO	63105
48	056-091-22	Vahid Einollahi	1262	Flaminian Way	Santa Ana	CA	92705
49	056-091-23	Gary Peter Sanserino	22351	Eagle Rock Way	Laguna Beach	CA	92651
50	056-091-24	Christopher L Payne	22353	Eagle Rock Way	Laguna Beach	CA	92651
51	056-092-03	Judith G Le Master	22342	Eagle Rock Way	Laguna Beach	CA	92651
52	056-092-04	Stacey Lynn Howitt		Po Box 249	Laguna Beach	CA	92652
53	056-092-07	Bruno Mancinelli	18	Belaire	Laguna Niguel	CA	92677
54	056-092-23	Ramin Goudarzi	22322	Eagle Rock Way	Laguna Beach	CA	92651
55	056-092-31	William R & Janice C Rolffing	31582	Mar Vis	Laguna Beach	CA	92651
56	056-092-34	Jumico Llc	30	Landport	Newport Beach	CA	92660
57	056-092-35	Romir Bosu	31612	Mar Vista Ave	Laguna Beach	CA	92651
58	056-092-39	William R & Janice Cozens Rolffing	31582	Mar Vis	Laguna Beach	CA	92651
59	056-093-01	Valente C Morales	31521	Mar Vista Ave	Laguna Beach	CA	92651
60	056-093-02	Neil Steinman	31500	Eagle Rock Way	Laguna Beach	CA	92651

61	056-093-03	Elie Jean Touma	31561	Mar Vista Ave	Laguna Beach	CA	92651
62	056-093-04	James L Perry	31571	Mar Vista Ave	Laguna Beach	CA	92651
63	056-093-05	Paul Sarnsen	31591	Mar Vista Ave	Laguna Beach	CA	92651
64	056-093-06	Glen Alyn Everroad	31611	Mar Vista Ave	Laguna Beach	CA	92651
65	056-093-07	Ted A Galfin	31631	Mar Vista Ave	Laguna Beach	CA	92651
66	056-093-08	Tubbs Llc	31625	3Rd Ave	Laguna Beach	CA	92651
67	056-093-09	Nicholas M & Stephanie M Kormeluk	31622	Scenic Dr	Laguna Beach	CA	92651
68	056-093-10	Ronald L Geisman	31620	Scenic Dr	Laguna Beach	CA	92651
69	056-093-11	Marion A Staggs	31618	Scenic Dr	Laguna Beach	CA	92651
70	056-093-12	Daniel Exceen	31596	Brentwood Dr	Laguna Beach	CA	92651
71	056-093-13	Kamran Roshannejad	31614	Scenic Dr	Laguna Beach	CA	92651
72	056-093-15	William C Deline	31576	Scenic Dr	Laguna Beach	CA	92651
73	056-093-16	Robert S Schwartz	31502	Shrewsbury Dr	Laguna Beach	CA	92651
74	056-093-17	Barbara Love	3616	Litchfield Dr	Bakersfield	CA	93309
75	056-093-18	Gregory A Frock	31566	Scenic Dr	Laguna Beach	CA	92651
76	056-093-20	Dianna Colleen Costanzo	266	Acero Pl	Arroyo Grande	CA	93420
77	056-093-21	Kathe Madrigal	1075	Wykoff Way	Laguna Beach	CA	92651
78	056-093-22	David Andrew Serrurier	31956	10Th Ave	Laguna Beach	CA	92651
79	056-093-24	Vanessa E Ryan	31582	Scenic Dr	Laguna Beach	CA	92651
80	056-093-25	Jonathan S Moore	31503	Brentwood Dr	Laguna Beach	CA	92651
81	056-093-28	George Gilbert	31562	Scenic Dr	Laguna Beach	CA	92651
82	056-093-29	Sellco Commercial Equity	31502	Burnside Pl	Laguna Beach	CA	92651
83	056-093-30	John Kirk English	183	Leucadia Rd	La Habra Heights	CA	90631
84	056-093-31	John A Labreche		Po Box 80087	Las Vegas	NV	89180
85	056-093-32	Christina L Davisson	18581	Topanga Canyon Rd	Silverado	CA	92676
86	056-093-33	Cathy Louise Taylor	282	Oakland Rd	West Chester	PA	19382
87	056-102-33	Dennis L Hefty	4114	Anne Ct N E	Salem	OR	97305
88	056-102-38	Michael A & Angelina M Diberardino	31606	2Nd Ave	Laguna Beach	CA	92651
89	056-102-39	Brian W Orr	12087	Country Club Dr	Northport	AL	35475
90	056-102-50	Aves S & Shawn Chinudomsub	31612	Summit Rd	Laguna Beach	CA	92651

91	056-102-55	Thomas J Fitzgerald	602	Devonwood Rd	Altadena	CA	91001
92	056-102-56	Brian W Orr	12087	Country Club Dr	Northport	AL	35475
93	056-231-17	Daniel Bolar	18101	Von Karman Ave Fl 14	Irvine	CA	92612
94	658-201-05	County Of Orange	400	W Civic Center Dr	Santa Ana	CA	92701
95	658-201-10	Donald Zamborelli	31877	Circle Dr	Laguna Beach	CA	92651
96	658-201-11	Amir Seyednematollah	31401	Mar Vista Ave	Laguna Beach	CA	92651