



March 24, 2026

Brian and Kristin Lewis
3191 Bern Drive
Laguna Beach, CA 92651
VPP 25-2176

Dear Mr. and Ms. Lewis,

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 25-2176**

Visit Date: **12/04/2026**
Applicant: **Brian and Kristin Lewis**
View Address: **3191 Bern 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 room and 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 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: **01/05/2026** By: **John Ciampa**

End of Checklist



RECORD OF VIEW

VPP 25-2176



3191 Bern Drive

The photograph above was taken from the main level living room window facing southwest of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 12/04/2025

Photographed by: Ron Stange

Submitted to property file: 03/24/2026

Document
1 of 6



RECORD OF VIEW

VPP 25-2176



3191 Bern Drive

The photograph above was taken from the main level living room window facing southwest of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 12/04/2025

Photographed by: Ron Stange

Submitted to property file: 03/24/2026

Document
2 of 6



RECORD OF VIEW

VPP 25-2176



3191 Bern Drive

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

Visual scene description: Ocean horizon

Date of photograph: 12/04/2025

Photographed by: Ron Stange

Submitted to property file: 03/24/2026

Document
3 of 6



RECORD OF VIEW

VPP 25-2176



3191 Bern Drive

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

Visual scene description: Ocean horizon

Date of photograph: 12/04/2025

Photographed by: Ron Stange

Submitted to property file: 03/24/2026

Document
4 of 6



RECORD OF VIEW

VPP 25-2176



3191 Bern Drive

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

Visual scene description: Ocean horizon

Date of photograph: 12/04/2025

Photographed by: Ron Stange

Submitted to property file: 03/24/2026

Document
5 of 6



RECORD OF VIEW

VPP 25-2176



3191 Bern Drive

The photograph above was taken from the main level front bedroom facing southwest of the primary residential structure.

Visual scene description: Ocean horizon

Date of photograph: 12/04/2025

Photographed by: Ron Stange

Submitted to property file: 03/24/2026

Document
6 of 6



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

NOTICE OF RECORD OF VIEW

Community Development / Views and Trees

January 5, 2026

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

TO:

Address: 3191 Bern Dr. | APN: 641-042-34

View Preservation VPP Number: VPP 25-2176

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:

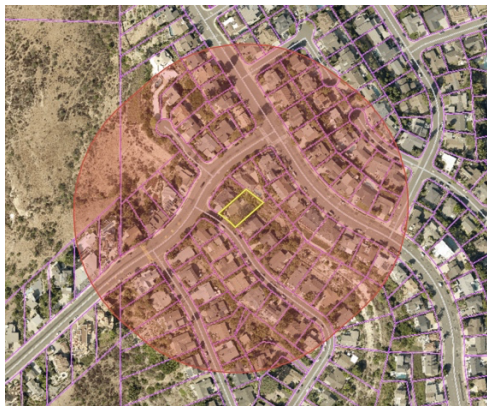
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **3191 Bern Dr.**

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:

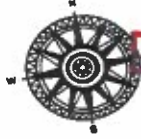
www.lagunabeachcity.net/government/departments/community-development/views-and-trees/view-restoration-preservation/view-records-by-address.

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



VPP 25-2176
3191 Bern 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.



Donna's Radius Maps

684 S. Gentry Lane

Anaheim, Ca 92807

714-921-2921

ddradiusmaps@sbcglobal.net

CERTIFICATION OF MAILING

This letter is to certify that 90 postcards were mailed out on Monday, January 5, 2026, to attached ownership list within 500' radius from subject site.

This letter is certified to be true and correct to the best of my knowledge and belief.

Property Located at:

3191 Bern Drive

Laguna Beach CA 92651

APN #641-042-34

Signed:

Donna Scales Dated 1-5-26

Donna Scales

Donna's Radius Maps

684 S Gentry Lane

Anaheim CA 92807

(714) 921-2921

641-012-08
DARRELL A BUTLER
3241 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-012-09
LINDA SUE SHELTON
3235 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-012-10
FRANK J BAKER
3229 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-012-11
ERIC J HENDERSON
3221 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-012-12
KURT Y OLSEN
72965 SHADOW MOUNTAIN DR
PALM DESERT CA 92651

641-012-13
LISA ONEILL
3203 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-012-14
ALI MOZAYENI
2760 PARK AVE
LAGUNA BEACH CA 92651

641-012-15
TED VALI
2720 PARK AVE
LAGUNA BEACH CA 92651

641-012-16
MASENGA M KATHLEEN
3208 BERN CT
LAGUNA BEACH CA 92651

641-012-17
CARY A GLENN
3214 BERN CT
LAGUNA BEACH CA 92651

641-012-18
RAYMOND & SUSAN FONTANA
3287 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-012-19
DANIEL R JENKINS
3221 BERN CT
LAGUNA BEACH CA 92651

641-012-20
DAVID J STOLLERY
3203 BERN CT
LAGUNA BEACH CA 92651

641-012-21
HOOTAN M DANESHMAND
2690 PARK AVE
LAGUNA BEACH CA 92651

641-012-22
EUGENE H FELDER
2680 PARK AVE
LAGUNA BEACH CA 92651

641-012-23 & 451-07
RONALD LABRIOLA
25491 PINATA CIR
MISSION VIEJO CA 92691

641-023-07
ROBERT L WARD
3135 TYROL DR
LAGUNA BEACH CA 92651

641-023-08
STANLEY & CHERI KIMBALL
3160 MOUNTAIN VW
LAGUNA BEACH CA 92651

641-023-09
BARRY IVAN HOLZMAN
3180 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-023-10
DANIEL FREEMAN
3190 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-033-27
RICHARD BLAISE CARUSO
840 NEWPORT CENTER DR #100
NEWPORT BEACH CA 92660

641-041-01
PAUL & SARAH WOLSEY
3195 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-041-02
PETER PILLSBURY
3175 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-041-03
GLENN E BUTLER
3165 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-041-04
PAUL T ODANAKA
3155 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-041-05
SANDRA K WERTHE
3145 MOUNTAIN VIEW DR
LAGUNA BEACH CA 92651

641-041-06
CD ASSET COMPANY
23 BAY DR
LAGUNA BEACH CA 92651

641-041-07
MICHAEL KOPERNIK
3168 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-041-08
JEAN MICHEL
627 KENSINGTON DR
CHAPEL HILL NC 27514

641-041-09
TED B ROSENTHAL
3186 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-041-10
ROGER J NILSEN
669 CANYON VIEW DR
LAGUNA BEACH CA 92651

641-041-11
JOHN D ALDEN
3198 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-01
STEVEN S SASAKI
PO BOX 29
LAGUNA BEACH CA 92652

641-042-02
RITCHIE H WILSON
3191 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-03
JOHN S CULLINGS
3185 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-04
DONNA L MOORE
3179 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-05
MASAHIRO TAKAHASHI
3173 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-06
ERNEST D RAPP
3167 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-07
MADELEINE K PETERSON
3161 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-08
AMIR & FARIBA DEJBAKSHH
3155 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-09
GRETA COHEN
3149 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-042-26
DAVID & HELENJO THORPE
3143 BERN DR
LAGUNA BEACH CA 92651

641-042-27
DOUGLAS & SUZANNE NOTTAGE
3149 BERN DR
LAGUNA BEACH CA 92651

641-042-28
DANIELLE PURCELL
1278 GLENNEYRE #312
LAGUNA BEACH CA 92651

641-042-29
RAKESH PREM SAMTANI
3161 BERN DR
LAGUNA BEACH CA 92651

641-042-30
BRIAN & CANDACE HURLEY
3167 BERN DR
LAGUNA BEACH CA 92651

641-042-31
CLAUDIA MELLIN
3173 BERN DR
LAGUNA BEACH CA 92651

641-042-32
WANDA EASTIN KING
3179 BERN DR
LAGUNA BEACH CA 92651

641-042-33
DANA A SCHULLER
3185 BERN DR
LAGUNA BEACH CA 92651

641-042-34
BRIAN TRAVIS LEWIS
3191 BERN DR
LAGUNA BEACH CA 92651

641-042-35
DANIELLE C WARD
3197 BERN DR
LAGUNA BEACH CA 92651

641-042-36
KOOROSH GIDANIAN
2755 PARK AVE
LAGUNA BEACH CA 92651

641-051-01
GEORGE LEFEVRE
3196 BERN DR
LAGUNA BEACH CA 92651

641-051-02
HAZMA ALIREZA
3188 BERN DR
LAGUNA BEACH CA 92651

641-051-03
STEPHANIE M ANDREWS
31 ROYAL TERN LN
ALISO VIEJO CA 92656

641-051-04
MKJJ PACIFIC
3176 BERN DR
LAGUNA BEACH CA 92651

641-051-05
STEPHEN H REID
3170 BERN DR
LAGUNA BEACH CA 92651

641-051-06
MICHAEL KLONG
3164 BERN DR
LAGUNA BEACH CA 92661

641-051-07
MARGOT C NORRIS
3158 BERN DR
LAGUNA BEACH CA 92651

641-051-08
CHRISTOPHER M ANDREZZE
14 FLORES
FOOTHILL RANCH CA 92610

641-051-16
JUDY SHA
3034 BERN DR
LAGUNA BEACH CA 92651

641-051-19
RICHARD G LEE
3018 BERN DR
LAGUNA BEACH CA 92651

641-051-20
WILLIAM E LAWSON
3010 BERN DR
LAGUNA BEACH CA 92651

641-051-21
JOHN PAUL BOYD
3002 BERN DR
LAGUNA BEACH CA 92651

641-051-25
VIRGINIA RAE ALLEE
3130 BERN DR
LAGUNA BEACH CA 92651

641-051-26
PATRICIA L RIPLEY
3130 BERN DR
LAGUNA BEACH CA 92651

641-051-28
EUNNIE HUR
3044 BERN DR
LAGUNA BEACH CA 92651

641-051-32
VIRGINIA RAE ALLEE
3030 BERN DR
LAGUNA BEACH CA 92651

641-051-33
HODA ANTON-CULVER
3024 BERN DR
LAGUNA BEACH CA 92651

641-051-36
ANTHONY TEMESVARY
3120 BERN DR
LAGUNA BEACH CA 92651

641-051-38
WILLIAM JAMES HEINS
3124 BERN DR
LAGUNA BEACH CA 92651

641-052-01
URSULA V STAUBLI
2665 PARK AVE
LAGUNA BEACH CA 92651

641-052-02
DAVID & RYUKO FLORES
3009 BERN DR
LAGUNA BEACH CA 92651

641-052-03
CHRISTINA COLE
3021 BERN DR
LAGUNA BEACH CA 92651

641-052-04
SHARON L PLUMLEY
3029 BERN DR
LAGUNA BEACH CA 92651

641-052-05
RICHARD F RAMSEY
3035 BERN DR
LAGUNA BEACH CA 92651

641-052-06
CHARLES B HAYWOOD
3045 BERN DR
LAGUNA BEACH CA 92651

641-083-08
DENNIS MICHAEL SMITH
2800 PARK PL
LAGUNA BEACH CA 92651

641-083-09
RALPH JAMESON
2810 PARK PL
LAGUNA BEACH CA 92651

641-083-15
GARY R BECHTEL
2870 PARK PL
LAGUNA BEACH CA 92651

641-083-16
JAY A COHEN
2865 PARK PL
LAGUNA BEACH CA 92651

641-083-17
STEVEN & JULIE SPENCER
2855 PARK PL
LAGUNA BEACH CA 92651

641-083-18
PAUL F BRINKMAN
2815 PARK PL
LAGUNA BEACH CA 92651

641-083-19
BRIAN J HURLEY
3167 BERN DR
LAGUNA BEACH CA 92651

641-083-20
REAL PASHA
9222 SANDRINGHAM DR
HOUSTON TX 77024

641-083-21
MICHAEL HAYWARD
3200 ALTA LAGUNA BLVD
LAGUNA BEACH CA 92651

641-451-02
S CHOI
2570 PARK AVE
LAGUNA BEACH CA 92651

641-451-08
GARY SCHAFFER
2590 PARK AVE
LAGUNA BEACH CA 92651

641-452-01
CARL & BARBARA BROWN
2581 PARK AVE
LAGUNA BEACH CA 92651

641-461-19
PARKSIDE ESTATES ASSOC
505 FOREST AVE
LAGUNA BEACH CA 92651