



May 2, 2022

William & Candace Cain  
31082 Brooks St.  
Laguna Beach, CA 92651

Dear Mr. and Mrs. Cain,

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 they may be located on the city's website via the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on the green box to the right "Record of Views by Address".

As we discussed, 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.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner  
View Preservation and Restoration  
Community Development  
Tel. 949.497.0322  
tfarr@lagunabeachcity.net

**VIEW PRESERVATION  
SITE VISIT CHECKLIST**

City of Laguna Beach  
View Claim No: **VPP 22-0596**

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Visit Date: **4/20/22**  
Applicant: **William & Candace Cain**  
View Address: **31082 Brooks St.**

Visit Conducted by: **Tony Farr, Associate 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: Living Room, kitchen, dining room  
Upper level: Office, guest bedroom, primary bedroom

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, whitewater 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: 5/2/22 By: Tony Farr

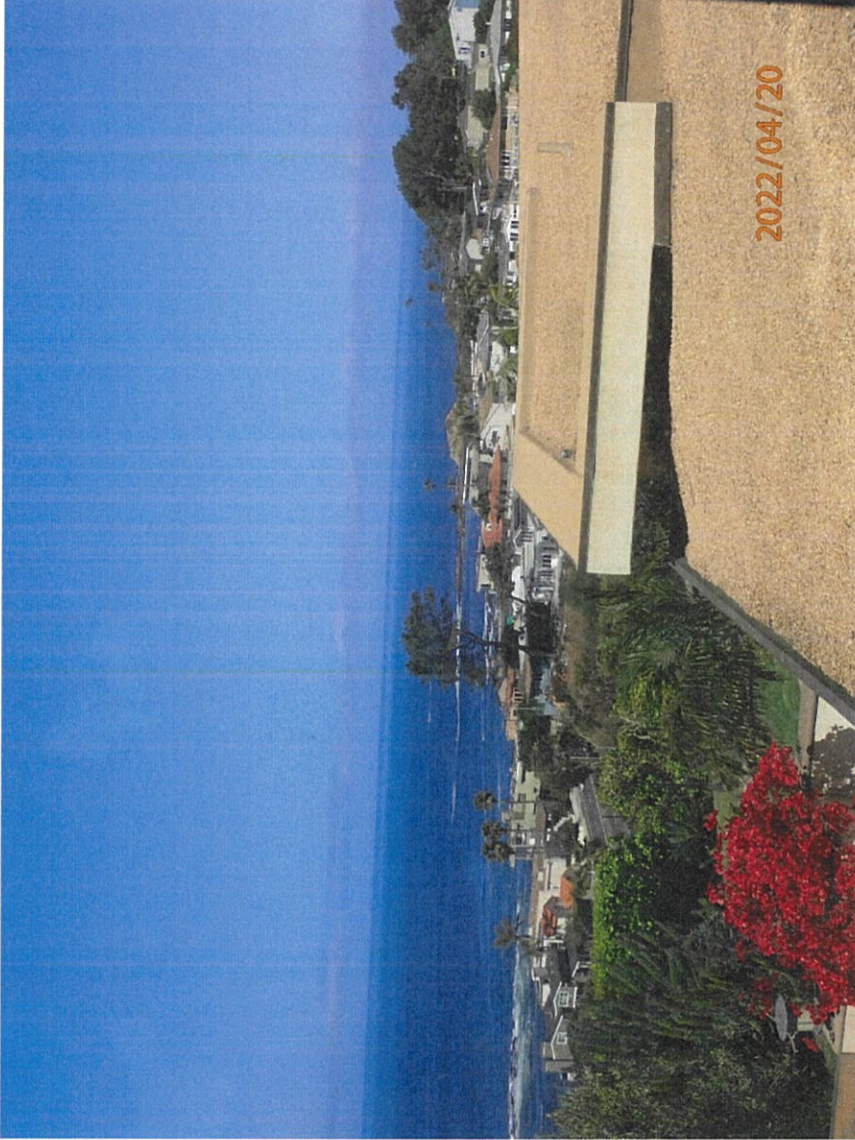
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End of Checklist



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the living room, kitchen on the main level of the primary residential structure.

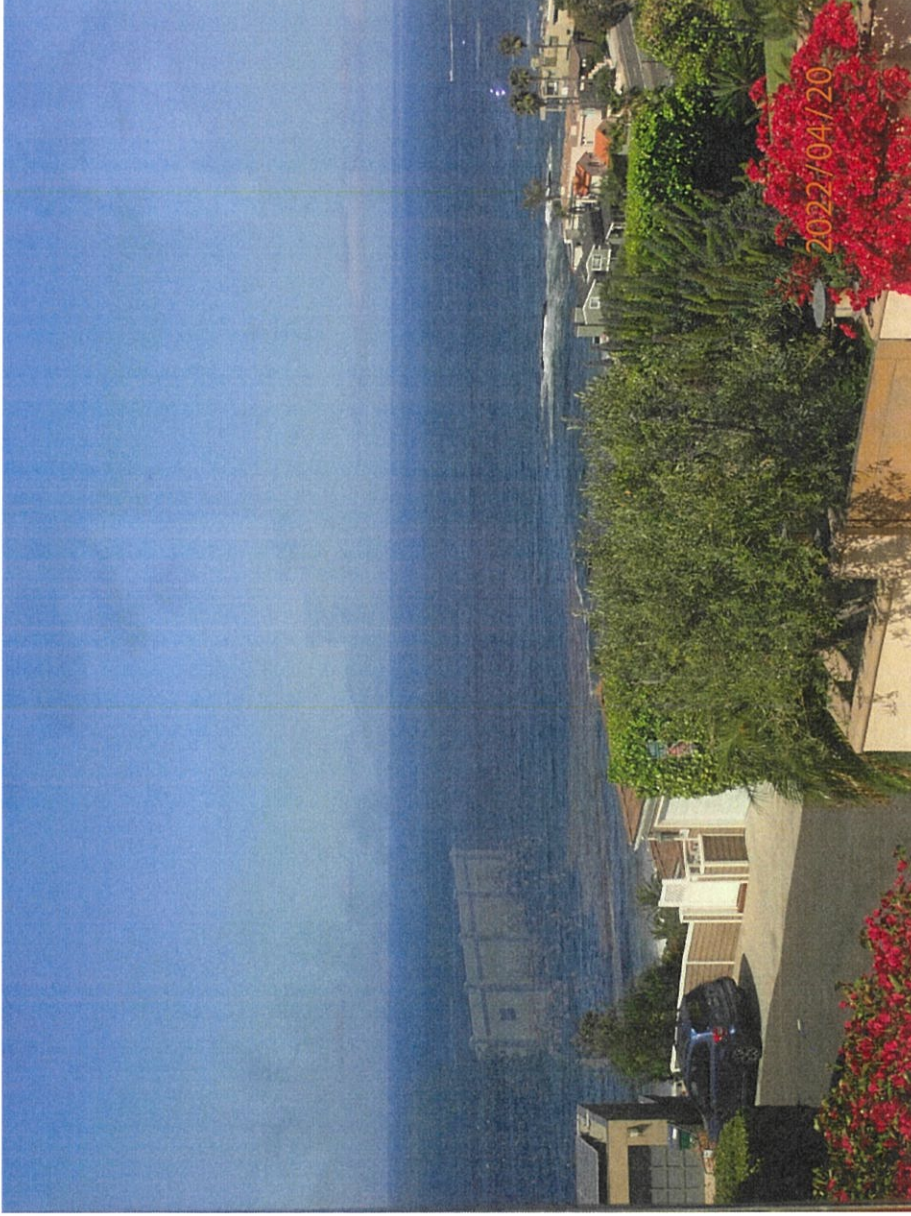
Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Faw* Submitted to property file: 5/2/22



RECORD OF VIEW

VPP 22-0596



31082 Brooks St.

The photograph above was taken from the living room, kitchen on the main level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 5/2/22



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the living room, kitchen on the main level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: *5/8/22*



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the living room, kitchen on the main level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: 5/8/22



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the living room, kitchen on the main level of the primary residential structure.  
Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: *S/P/22*



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the dining room on the main level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: 5/2/22





**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the dining room on the main level of the primary residential structure.

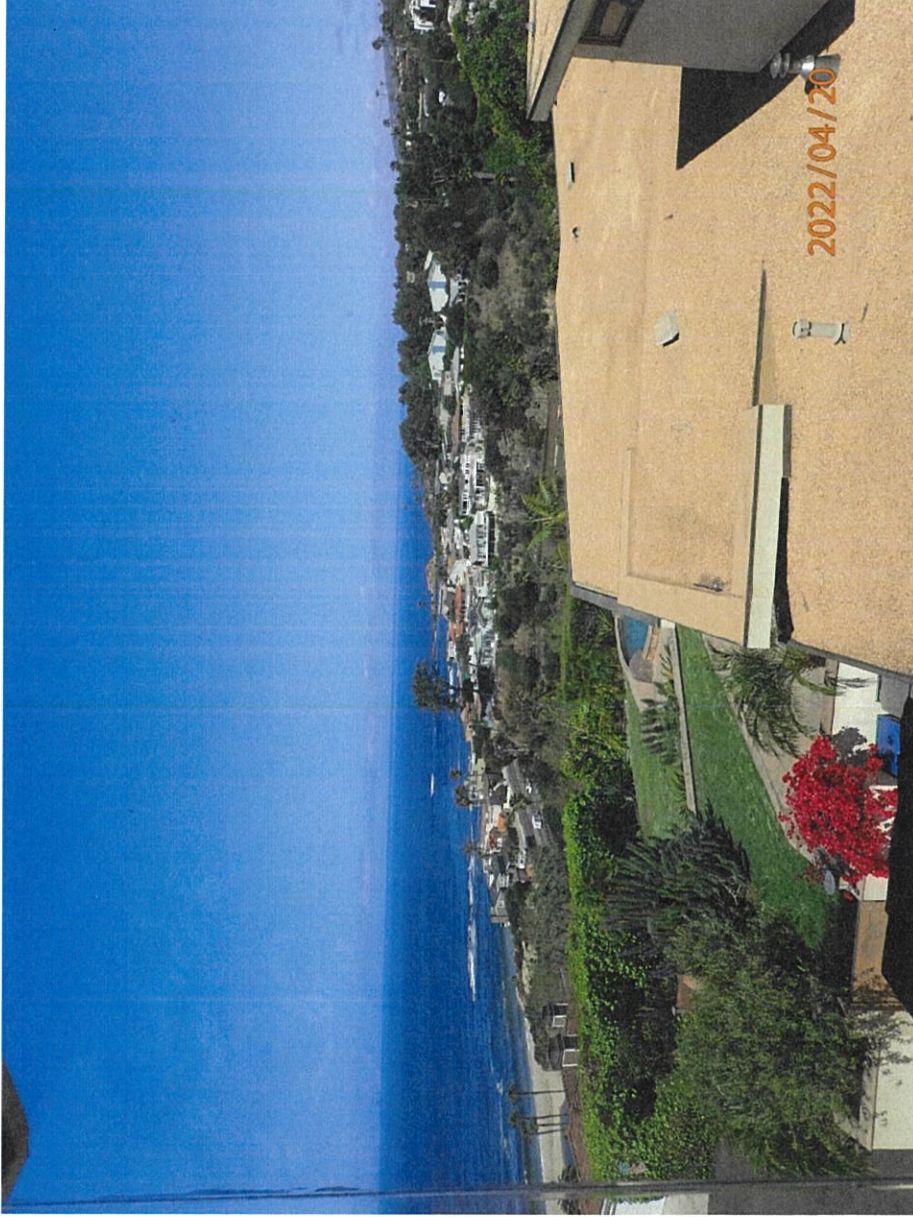
Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: 5/2/22



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the office on the upper level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: 5/2/22



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the office on the upper level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: 5/2/22



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the office on the upper level of the primary residential structure.

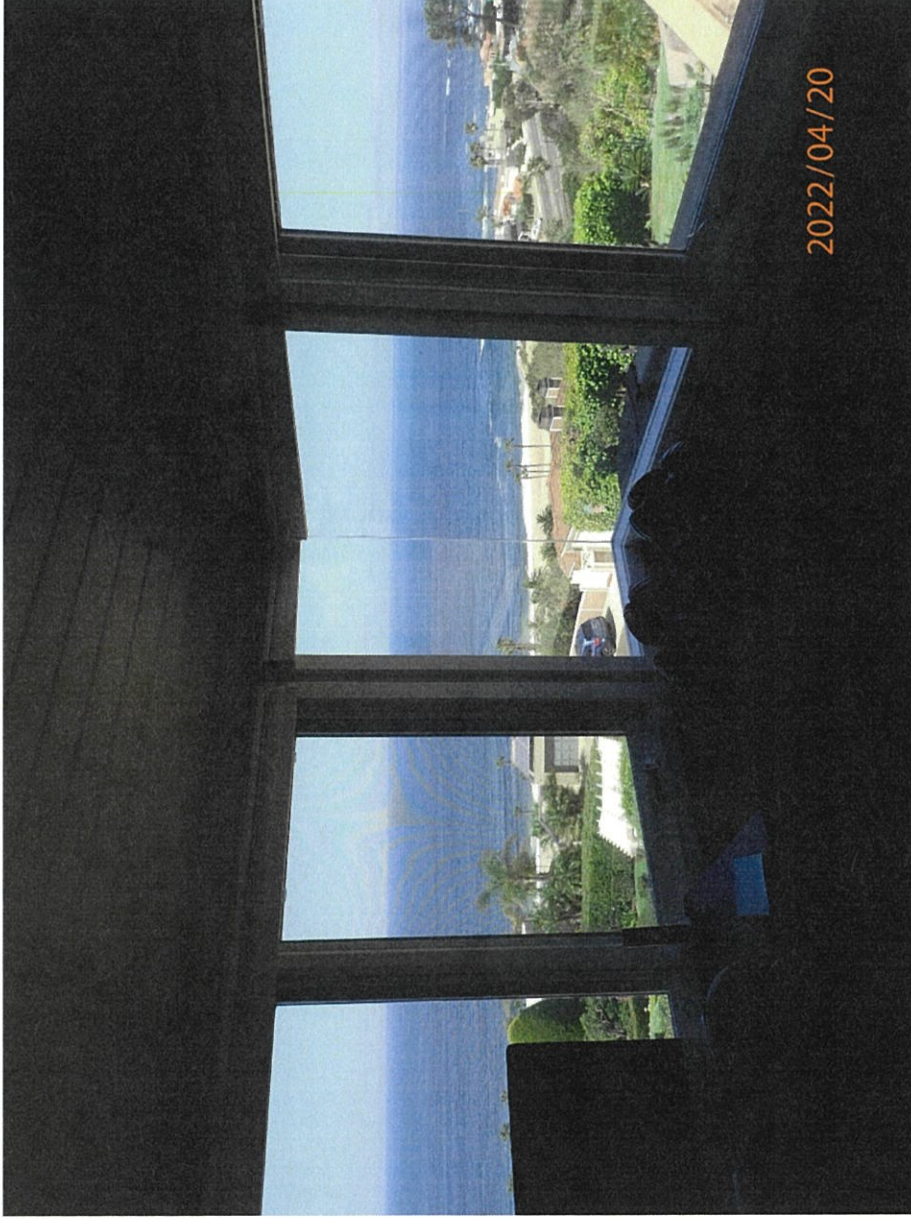
Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: 5/2/22



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the office on the upper level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

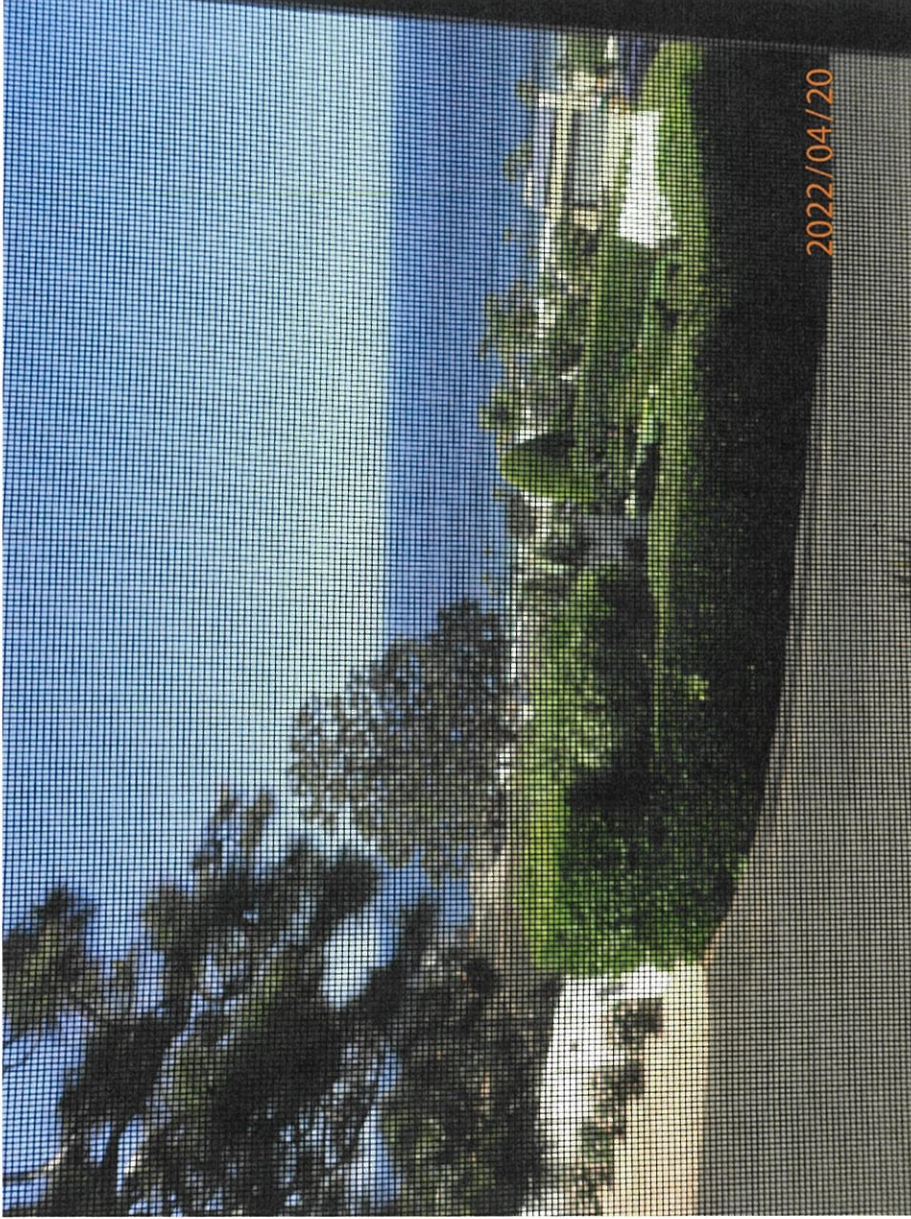
Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: *5/2/22*

Document  
11 of 16



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the guest bedroom on the upper level of the primary residential structure.

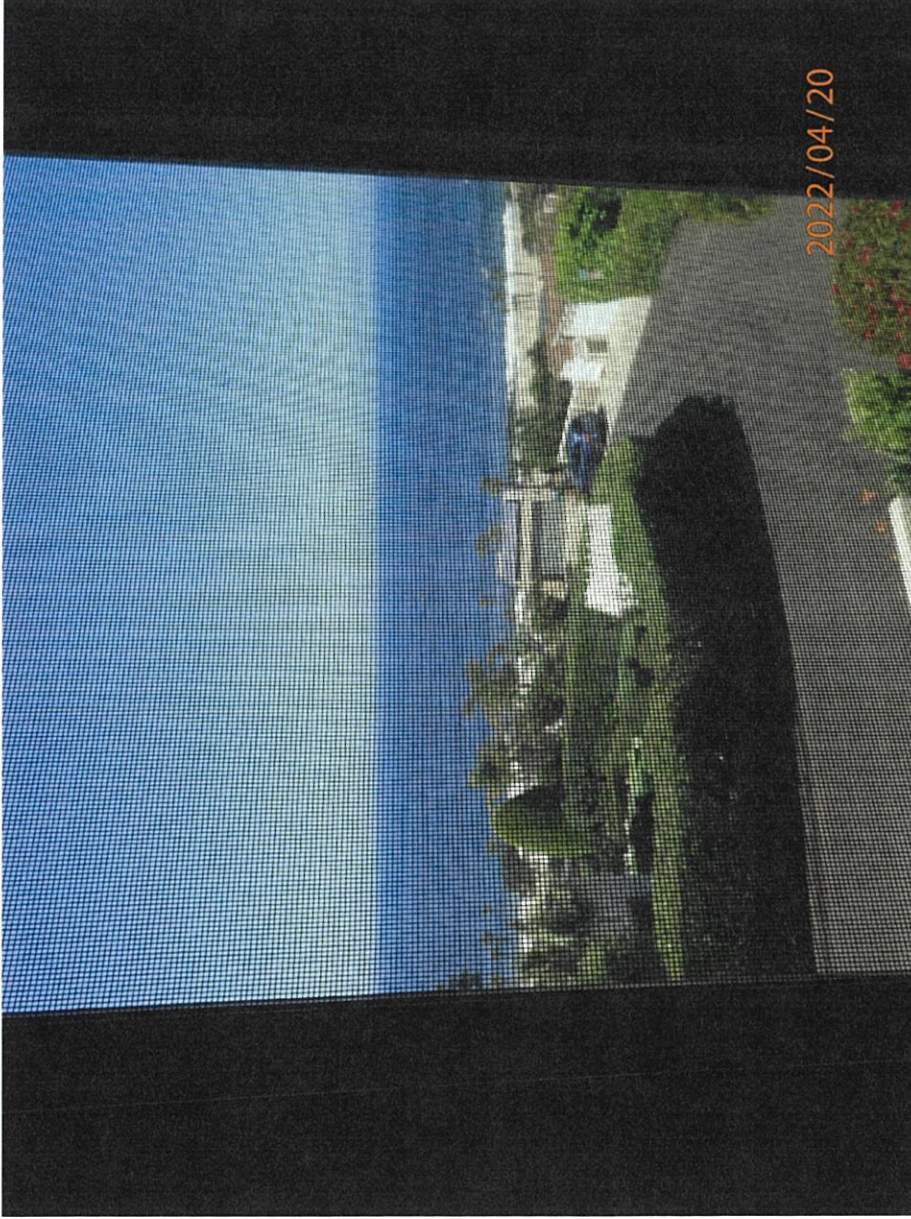
Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: 5/2/22



RECORD OF VIEW

VPP 22-0596



31082 Brooks St.

The photograph above was taken from the guest bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: Tony Fava Submitted to property file: 5/2/22



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

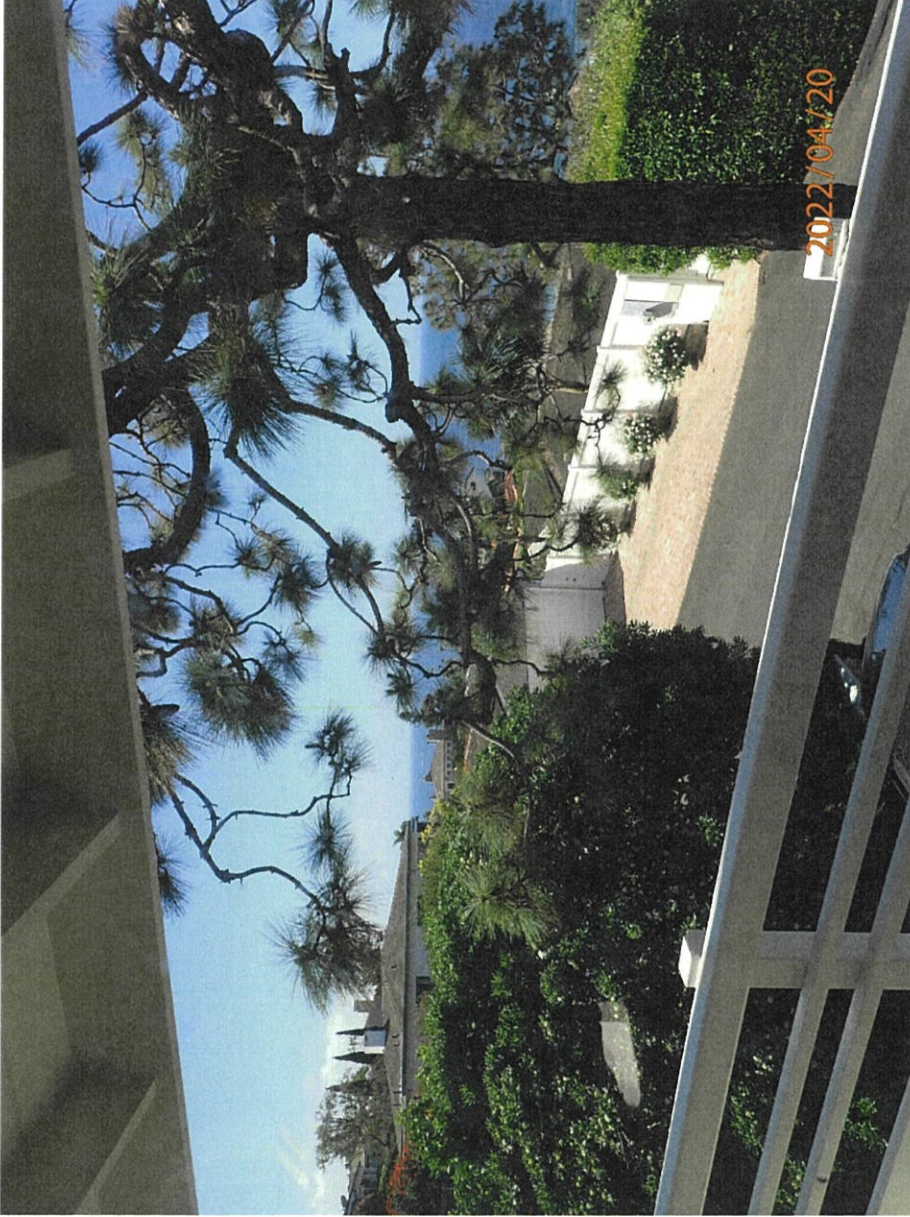
Date of photograph: 4/20/22 Photographed by: Tony Fava Submitted to property file: 5/8/22





**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure.  
Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.  
Date of photograph: 4/20/22 Photographed by: *Tony Farr* Submitted to property file: *5/6/22*



**RECORD OF VIEW**

**VPP 22-0596**



**31082 Brooks St.**

The photograph above was taken from the primary bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, San Clemente Island, Treasure Island Beach, Aliso Beach, ocean horizon and hillside terrain.

Date of photograph: 4/20/22 Photographed by: *Tony Fava* Submitted to property file: 5/2/22



May 2, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-0596**  
**31082 Brooks St., Laguna Beach, CA**

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **31082 Brooks St.** 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.

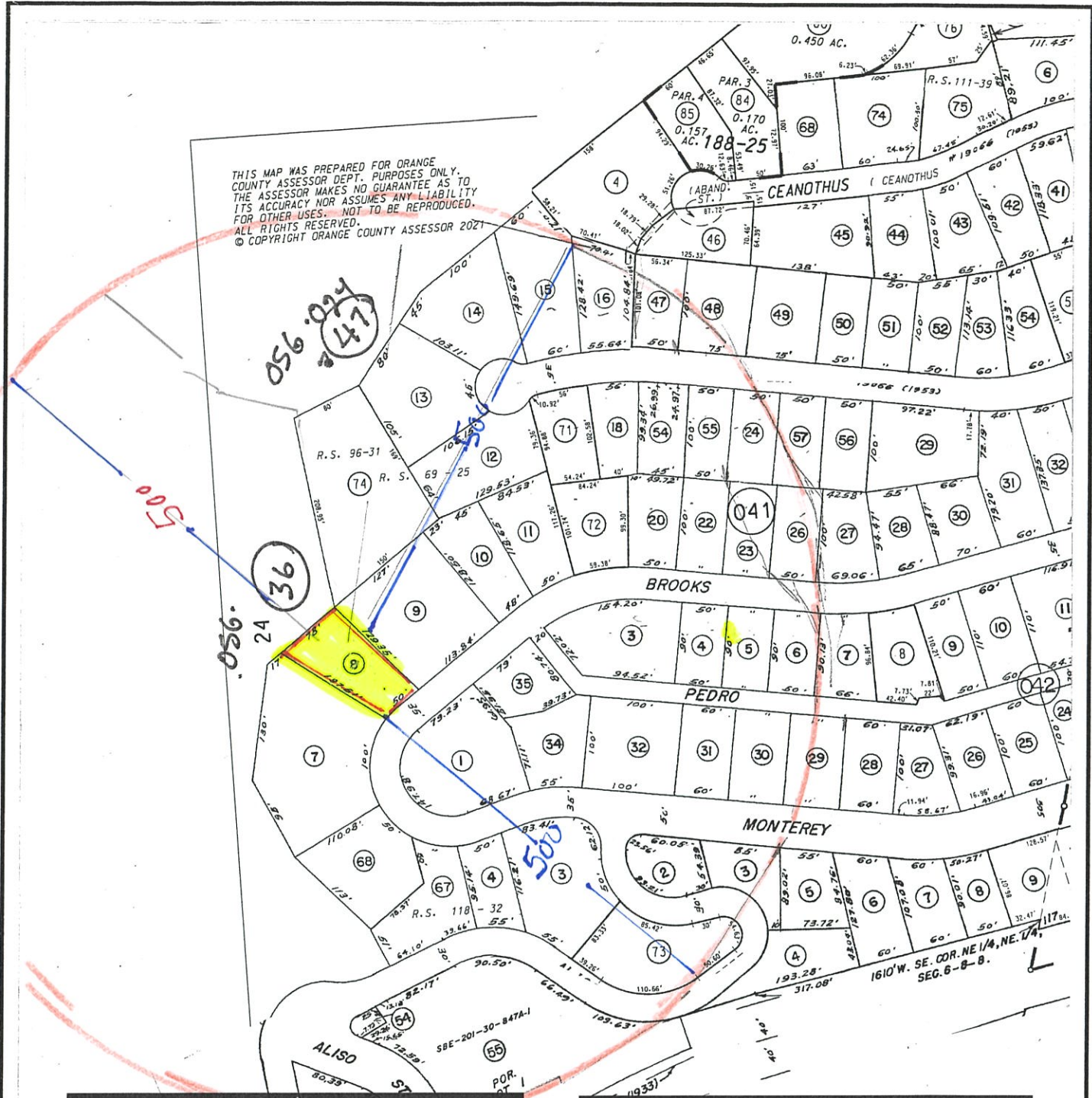
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees > click on green box to the right "Record of Views by Address". From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,


Tony Farr, Associate Planner  
View Preservation and Restoration  
Community Development  
tfarr@lagunabeachcity.net

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Map Prepared by  
**SUSAN W. CASE, INC.**  
 4000 BARRANCA PKWY #250  
 IRVINE CA 92604  
 949 494 6105  
[susan@susancaseinc.com](mailto:susan@susancaseinc.com)

FILE # 228919  
 31082 BROOKS ST  
 LAGUNA BEACH CA  
 VIEW PRESERVATION  
 APRIL 27 2022  
 056 041 08



**SUSAN W. CASE, INC.**

FILE # 228919  
31082 BROOKS ST  
LAGUNA BEACH CA  
VIEW PRESERVATION  
APRIL 27 2022  
056 041 08

RECEIVED  
MAY 02 2022  
ZONING DIVISION  
CITY OF LAGUNA BEACH

  
Susan W Case Inc  
RADIUS MAPS & LISTS

056-020-02  
Amir Mozafari  
31151 Monterey St  
Laguna Beach CA 92651

056-020-03  
Isabelle Clearmantr Survivors  
9 Great Hill Rd  
Weston CT 6883

056-020-05  
Brett Hitchman  
14 Monarch Bay Plaze #442  
Dana Point CA 92629

056-020-47  
Orange County Harbors Beaches  
P O Box 4048  
Santa Ana CA 92702

056-041-03  
Abraham Abdi  
35 Del Mar  
Newport Coast CA 92657

056-041-04  
Richard A Nordstrom  
31091 Monterey St  
Laguna Beach CA 92651

056-041-07  
Debra Naude  
31072 Brooks St  
Laguna Beach CA 92651

056-041-08  
Candace Austin Cain  
31082 Brooks St  
Laguna Beach CA 92651

056-041-09  
Mahmoud Firouzbakht  
2615 Lawense St  
Houston TX 77008

056-041-10  
Zindel Irvin Pleasant  
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  
Robert D Cabrera  
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  
June Margaret Shaw  
31165 Holly 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

056-041-54  
Jay W Marks  
2521 Mount Beacon Ter  
Los Angeles CA 90068

056-041-55  
Robert Hamilton Jewers  
31161 Holly Dr  
Laguna Beach CA 92651

056-041-57  
Matthew C & Cynthia L Mc  
31171 Holly Dr  
Laguna Beach CA 92651

056-041-67  
Donald Kenneth & Cheryl Ann  
31081 Monterey St  
Laguna Beach CA 92651

056-041-68  
Greg Levy  
2660 Kelton Ave  
Los Angeles CA 90064

056-041-71  
Aerosita Kay Helms  
31121 Holly Dr  
Laguna Beach CA 92651

056-041-72  
Robert W Cosgrove  
31132 Brooks St  
Laguna Beach CA 92651

056-041-73  
Laurence J Obaid  
25545 Pacific Hills Dr  
Mission Viejo CA 92692

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  
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  
Thomas W Freeberg  
31161 Brooks St  
Laguna Beach CA 92651

056-042-06  
Peter Lowe  
21622 Ocean Vista Dr  
Laguna Beach CA 92651

056-042-07  
Thomas E Riach  
32765 Matthew Dr  
Dana Point CA 92629

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

056-042-32  
Philip Walden P Loberg Loberg  
31121 Brooks St  
Laguna Beach CA 92651

056-042-34  
Almond 1031  
9 Searidge  
Laguna Niguel CA 92677

056-042-35  
Janis Black Warner  
31101 Brooks St  
Laguna Beach CA 92651

056-051-47  
Market Fund Llc Nightstar  
1504 Us Hwy #8  
Garnerville NV 89410

056-051-48  
Gregory Gonzalez  
31152 Holly Dr  
Laguna Beach CA 92651

056-240-36  
County Of Orange  
Po Box 4048  
Santa Ana CA 92702

056-240-47  
Beach Golf & Bungalow Village  
386 High Dr  
Laguna Beach CA 92651