



September 13, 2022

Cynthia Brake  
31172 Monterey Street  
Laguna Beach, CA 92651

Dear Ms. Brake,

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 22-1766**

---

Visit Date: **09/01/2022**  
Applicant: **Cynthia Brake**  
View Address: **31172 Monterey St.**

Visit Conducted by: **Tony Farr, Associate Planner**

---

**VIEW LOCATION / VISUAL SCENE**

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

Main level: Dining room, kitchen, living room, office, second kitchen

***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: 9/13/22 By: *Tony Farr*

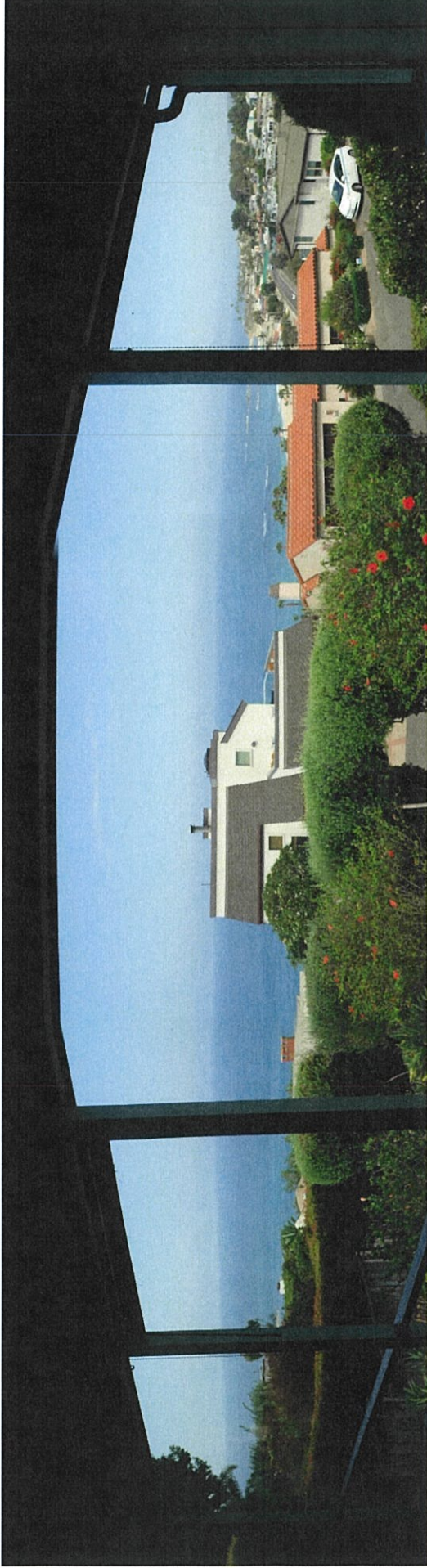
---

End of Checklist



**RECORD OF VIEW**

**VPP 22-1766**



**31172 Monterey St.**

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

Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Fari* Submitted to property file: *9/13/22*



**RECORD OF VIEW**

**VPP 22-1766**



**31172 Monterey St.**

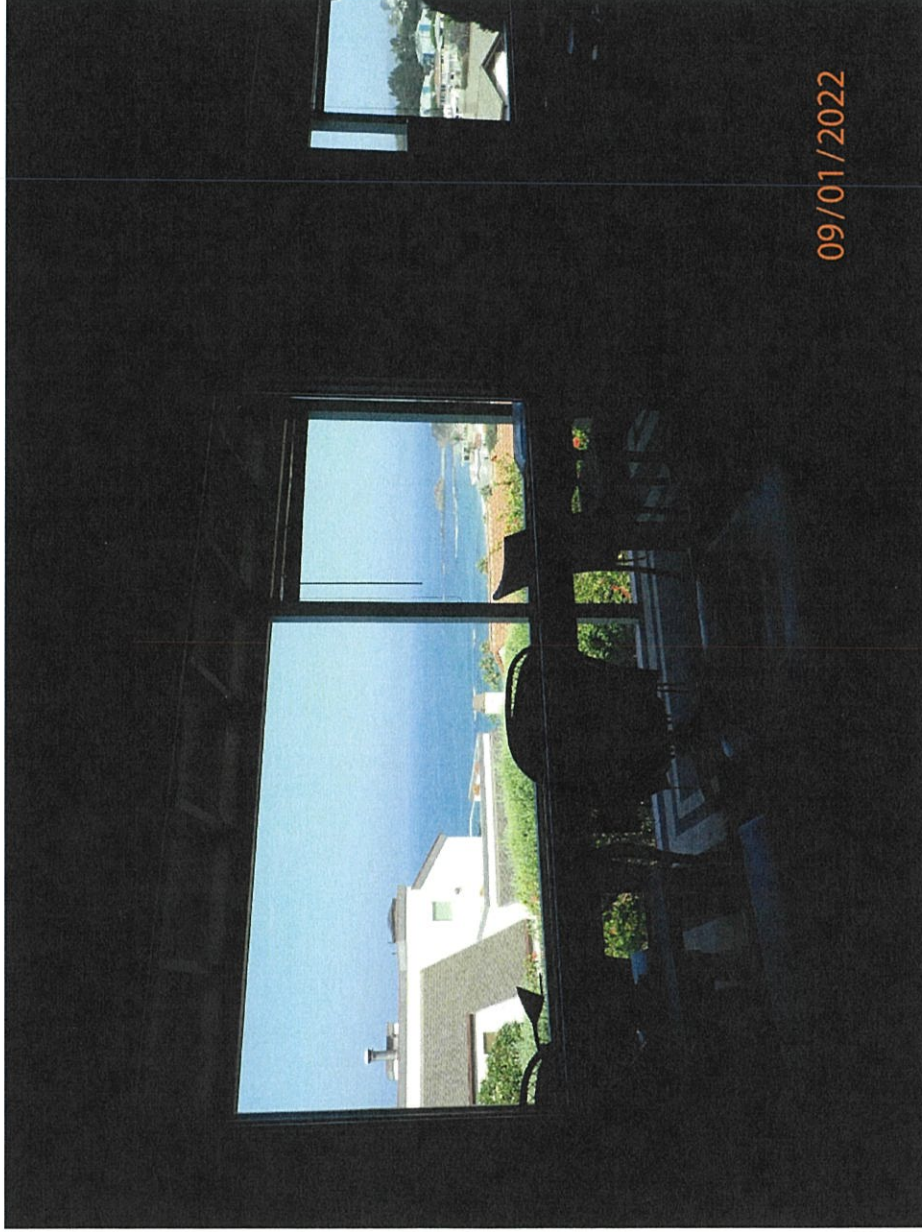
The photograph above was taken from the kitchen, dining room and living room on the main level of the primary residential structure.  
Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Fava* Submitted to property file: *8/13/22*



RECORD OF VIEW

VPP 22-1766



31172 Monterey St.

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

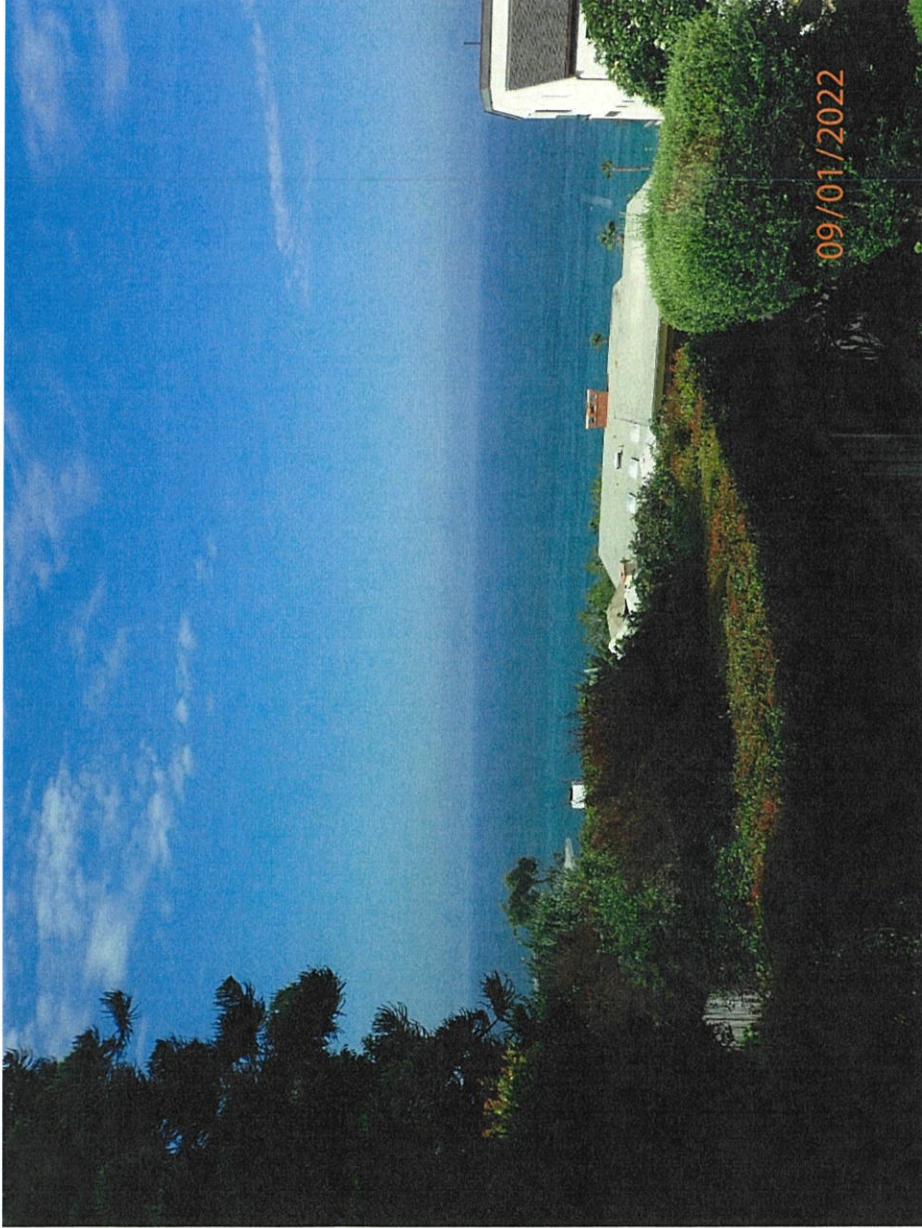
Date of photograph: 09/01/22 Photographed by: *Tony Fava* Submitted to property file: 9/13/22

Document  
3 of 12



**RECORD OF VIEW**

**VPP 22-1766**



**31172 Monterey St.**

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

Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Farr* Submitted to property file: 8/13/22



RECORD OF VIEW

VPP 22-1766



31172 Monterey St.

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

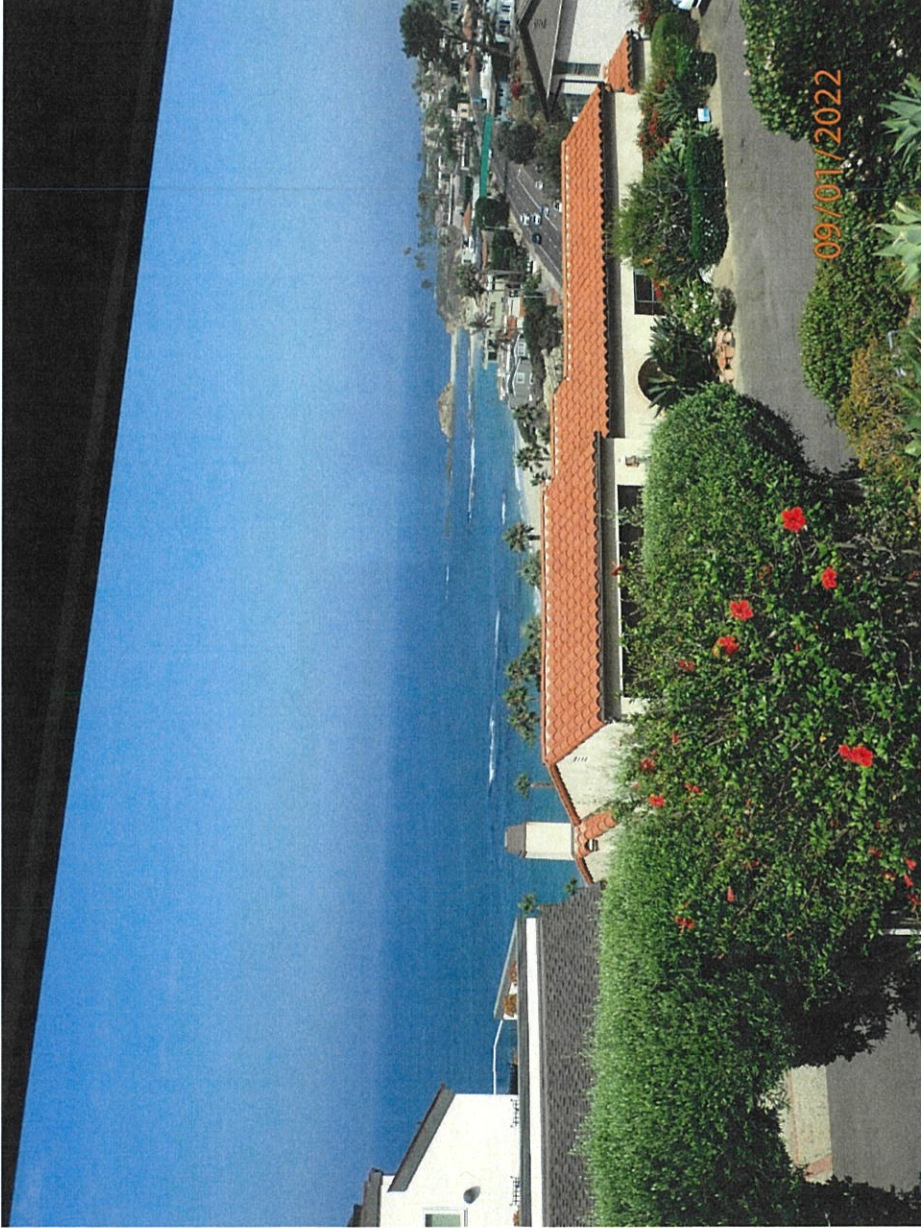
Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Farr* Submitted to property file: *8/13/22*



**RECORD OF VIEW**

**VPP 22-1766**



**31172 Monterey St.**

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

Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Fava* Submitted to property file: *9/13/22*





**RECORD OF VIEW**

**VPP 22-1766**



**31172 Monterey St.**

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

Date of photograph: 09/01/22 Photographed by: *Tony Fava* Submitted to property file: 9/13/22



**RECORD OF VIEW**

**VPP 22-1766**



**31172 Monterey St.**

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

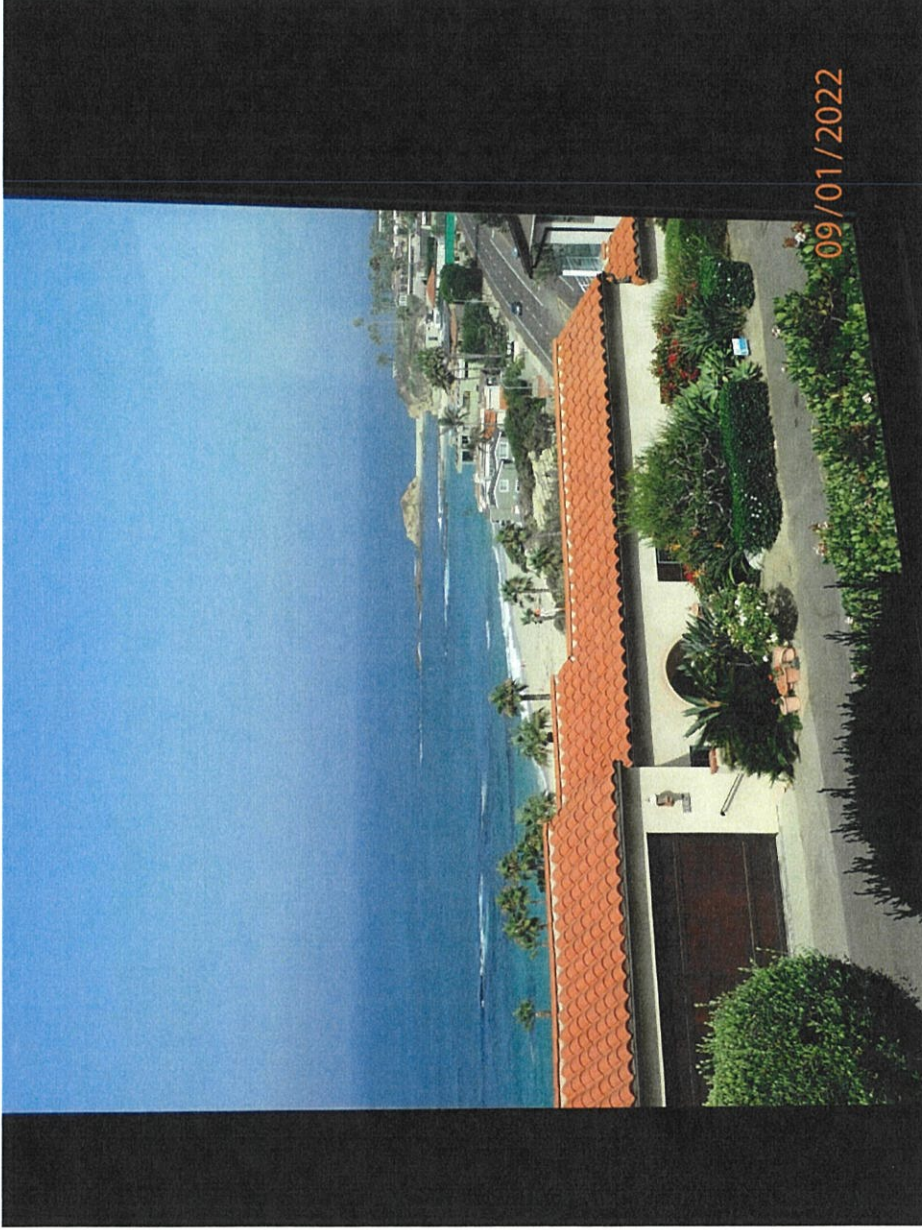
Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Faw* Submitted to property file: 9/13/22



RECORD OF VIEW

VPP 22-1766



31172 Monterey St.

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

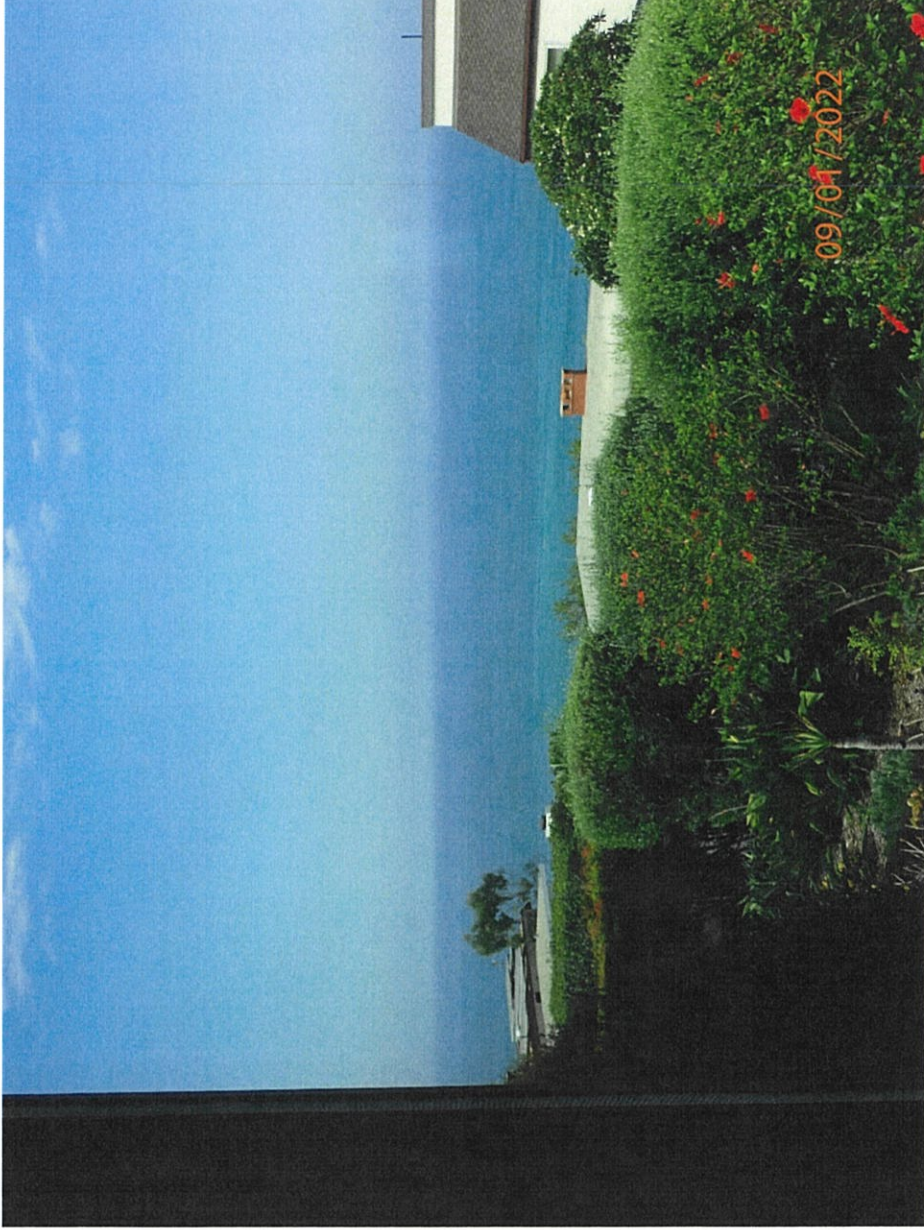
Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Faur* Submitted to property file: *9/13/22*



**RECORD OF VIEW**

**VPP 22-1766**



**31172 Monterey St.**

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

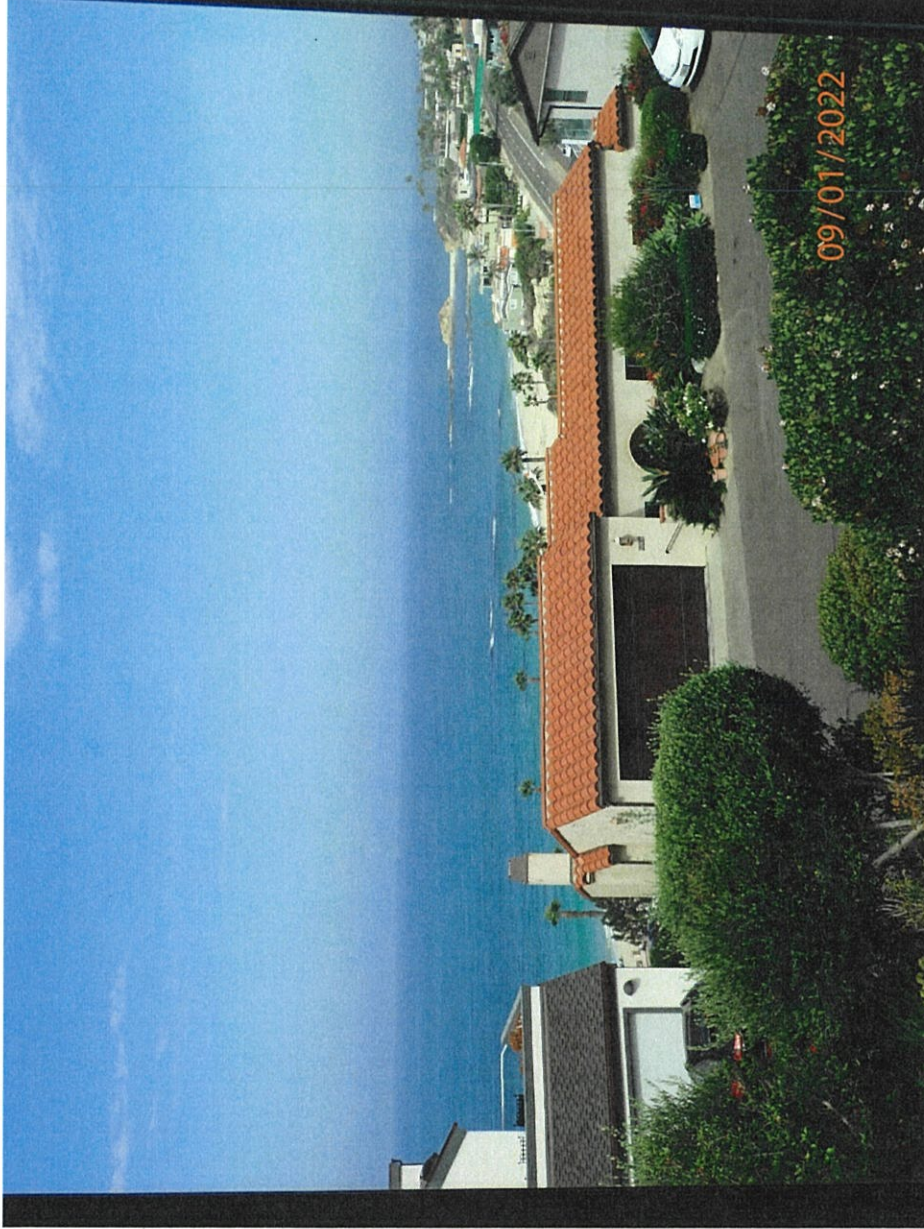
Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater, and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Faw* Submitted to property file: 2/13/22



RECORD OF VIEW

VPP 22-1766



31172 Monterey St.

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

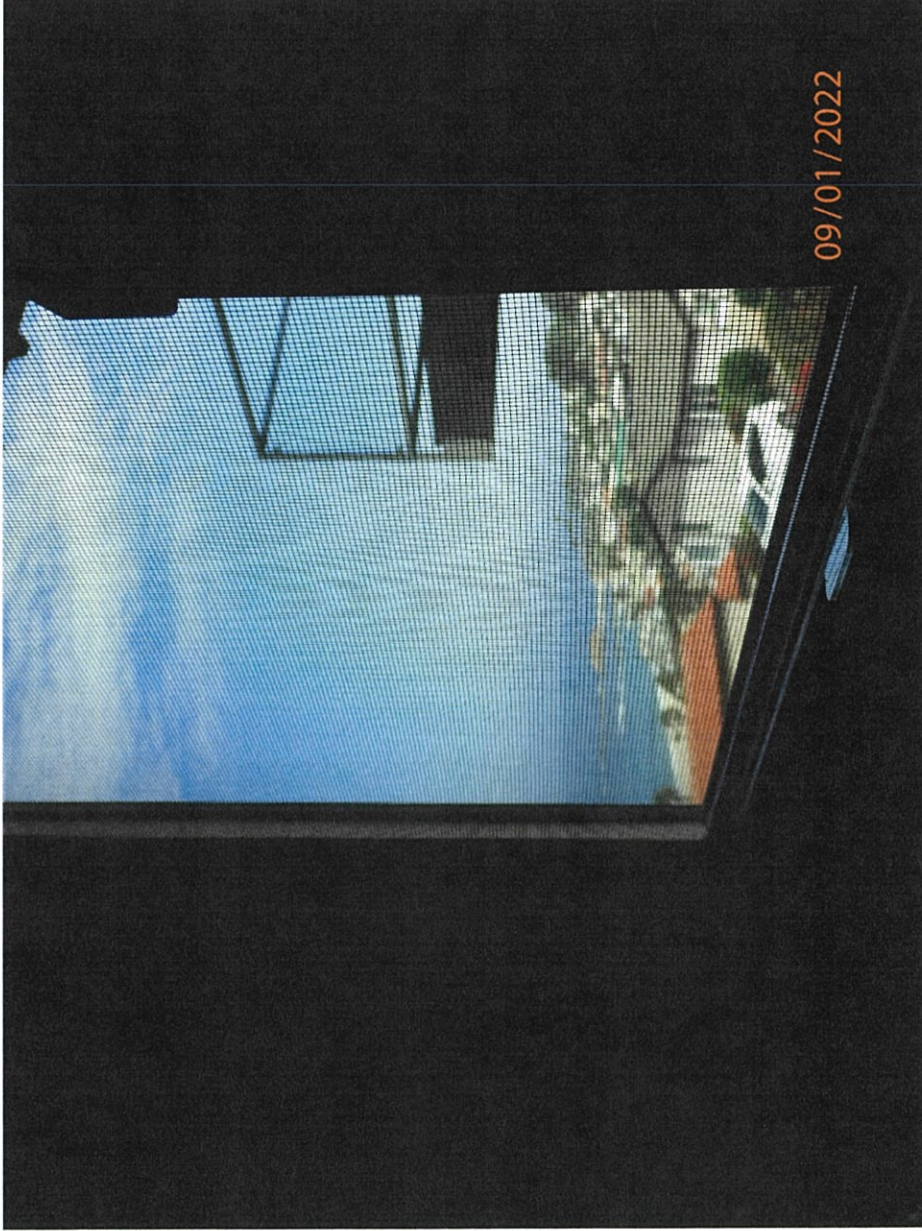
Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.

Date of photograph: 09/01/22 Photographed by: *Tony Farr* Submitted to property file: *2/13/22*



**RECORD OF VIEW**

**VPP 22-1766**



**31172 Monterey St.**

The photograph above was taken from the second kitchen on the main level of the primary residential structure.  
Visual scene description: San Clemente and Catalina Islands, Goff Island, Treasure Island Beach, whitewater and ocean horizon.  
Date of photograph: 09/01/22 Photographed by: *Tony Faur* Submitted to property file: 8/13/22



September 13, 2022

SUBJECT:    **NOTICE - RECORD OF VIEW**  
              **View Preservation VPP 22-1766**  
              **31172 Monterey Street, 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 **31172 Monterey Street**. 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,

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

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



## 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](mailto:Denise@Advancedlisting.com)

#11396

9/3/2022

500' Ownership Listing  
for View Preservation  
Prepared for:

056-042-29

CYNTHIA HARRIETT BRAKE  
31172 MONTEREY ST  
LAGUNA BEACH CA 92651

**RECEIVED**

SEP 12 2022

**CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT**

056-020-02

AMIR MOZAFARI  
31151 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-03

ISABELLE CLEARMANTR SURVIVORS  
STIRES  
9 GREAT HILL RD  
WESTON CT 6883

056-020-04

DARYL REYNOLDS  
1062 LA CRESTA DR  
THOUSAND OAKS CA 91362

056-020-05

BRETT HITCHMAN  
14 MONARCH BAY PLZ 442  
DANA POINT CA 92629

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

MARIANNE P RACZKOWSKI  
31241 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-10

KENT RONALD TRLEONA JANE  
PEREYDA REESOR  
22622 LAMBERT ST 304  
LAKE FOREST CA 92630

056-020-11

PING & ZENOBIA LEE  
31271 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-12

ARTHUR STUART WIEDERMAN  
WIEDERMAN  
31281 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-26

DUANE R ROBERTS  
4100 NEWPORT PL 400  
NEWPORT BEACH CA 92660

056-020-28

COUNTY OF ORANGE  
PO BOX 4048  
SANTA ANA CA 92702

056-020-33

ORANGE COUNTY HARBOR  
P O BOX 4048  
SANTA ANA CA 92702

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 A NORDSTROM  
31091 MONTEREY ST  
LAGUNA BEACH CA 92651

056-041-07

PAUL NAUDE  
31072 BROOKS ST  
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

056-041-73

PERWEZ OBAID  
25545 PACIFIC HILLS DR  
MISSION VIEJO CA 92692

056-042-01

HOLDINGS HUMPHREY  
8534 E KEMPER RD  
CINCINNATI OH 45249

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

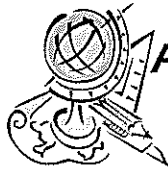
056-042-30  
SUTTER A GARDANIER  
31162 MONTEREY ST  
LAGUNA BEACH CA 92651

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

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

056-042-34  
RIDGE CREST LLC FALCON  
20351 IRVINE AVE #C6  
NEWPORT BEACH CA 92660

056-240-36  
COUNTY OF ORANGE  
PO BOX 4048  
SANTA ANA CA 92702



# 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](mailto:denise@advancedlisting.com)

Subject APN: 056-042-29  
500' RADIUS for View Preservation

Address: 31172 MONTEREY ST  
LAGUNA BEACH CA 92651

