



Date Filed:	
Application No.	VRP _____ - _____

FORMAL VIEW RESTORATION APPLICATION

Claimant #1 Name: _____

View Address: _____

Telephone No. (Home/Cell) _____ (Work) _____

Email Address: _____

Date of acquisition of property subject to View Restoration Claim: _____

Claimant #2 Name: _____

View Address: _____

Telephone No. (Home/Cell) _____ (Work) _____

Email Address: _____

Date of acquisition of property subject to View Restoration Claim: _____

Please attach additional sheets for more claimants.

How many vegetation owners are included in this application? _____

ITEMS REQUIRED:

- ✓ Complete this application.
- ✓ Submit the application fee of \$690 (minimum) plus \$300 for each 2nd, 3rd, etc. claimant).
- ✓ Provide evidence of a cooperative attempt at initial communication and mediation.
- ✓ Provide evidence of a pre-existing view.
- ✓ Phase 1 "Notice of Intent to File" completed on _____ Date

- All photographic documents submitted with the application must be dated. Photographic documents must also include the site address and location in the primary residential structure where the photographs were taken.
- All documents must be submitted on 8 ½ X 11 paper.

PROCESS: Please refer to the View Restoration flow chart for a brief description of Phase 2 "View Restoration Claim" and Phase 3 "View Restoration Order." Please refer to Chapter 12.16 of the Laguna Beach Municipal Code for a full description and definitions of the View Preservation and Restoration process,

MANDATORY FINDINGS. The view restoration committee shall issue a view restoration order to require restorative action regarding vegetation that obstructs pre-existing views, if the committee makes all of the following findings:

1. The claimant has provided evidence of a cooperative attempt at initial communication and mediation.
2. The vegetation at issue is not exempt from the provisions of this chapter pursuant to LBMC Section 12.16.080.
3. There is substantial evidence to support the decision that there is a pre-existing view with significant view impairment according to the criteria specified in LBMC Section 12.16.030.
4. Alteration or removal of the vegetation will not cause an unreasonable infringement of the privacy or other vegetation benefits of the occupants of the property upon which the vegetation is located, including without limitation privacy, shade, erosion control, enhancement of outdoor spaces and community aesthetics.
5. Alteration or removal of the vegetation will not have a substantial adverse impact on a hillside, drainage or erosion control.
6. If the recommended restorative action includes removal, all other restorative actions are ineffective in restoring the pre-existing view while preserving the health and aesthetic value of the vegetation, provided that the vegetation owner consents to the removal.
7. The recommended restorative action is the minimum action required to restore the claimant's pre-existing views.

AFFIDAVIT

I/We hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We understand that there are no assurances at any time, implicitly or otherwise, regarding the ultimate disposition of this view claim. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

CLAIMANT/PROPERTY OWNER #1 SIGNATURE

DATE

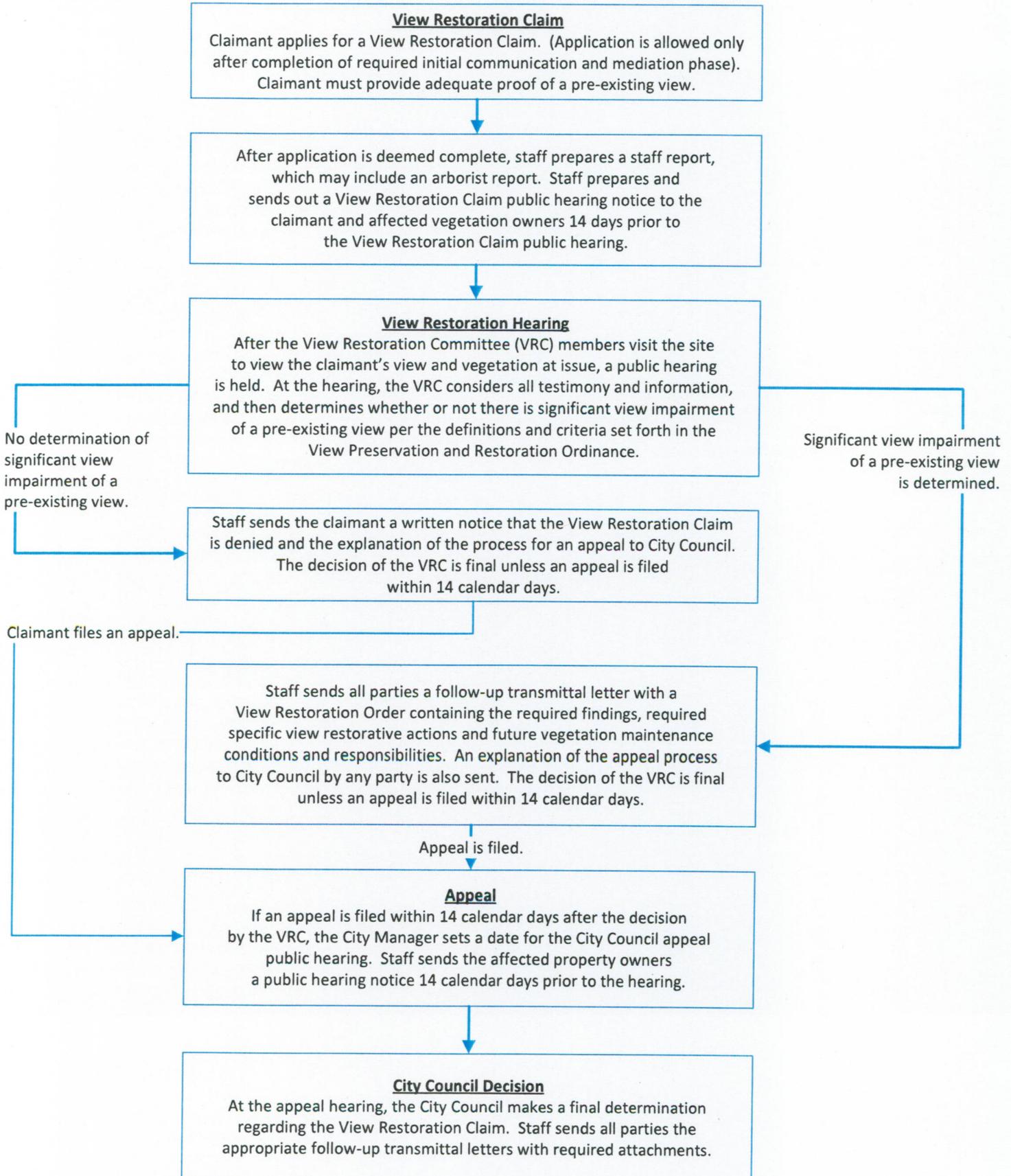
CLAIMANT/PROPERTY OWNER #2 SIGNATURE

DATE

AUTHORIZED AGENT

DATE

Laguna Beach
View Restoration Process
View Restoration Claim
2nd Phase



Laguna Beach
View Restoration Process
View Restoration Order
3rd Phase

View Restoration Order

Staff sends the view claimant and vegetation owners the View Restoration Order (VRO), which outlines the required specific view restorative actions and future vegetation maintenance conditions and responsibilities.



Bid and Deposit

The VRO contains the notification of and condition that the view claimant is required to obtain bids for the required restorative action, from a licensed, bonded and insured tree service contractor and post a deposit for that cost with the City within 30 days.



Vegetation Trimming

After the view claimant establishes a deposit trust account with the City and deposits the funds to pay for the required restorative action, staff sends the vegetation owner a 90-day notice to contract with the tree trimming service and to perform the required restorative action. After the required restorative action is performed and staff verifies all of the terms of the VRO, the vegetation owner is paid for the cost of the work from the funds held in the deposit trust account.



View is Restored



Enforcement

If there is any VRO noncompliance issue, either initially or long-term in regards to on-going vegetation limits or property access issues, City staff starts the processes to obtain the appropriate legal access authorization and code enforcement and/or nuisance abatement in order to authorize and obtain compliance. Liens or assessments recorded against the vegetation owner's property are allowed.