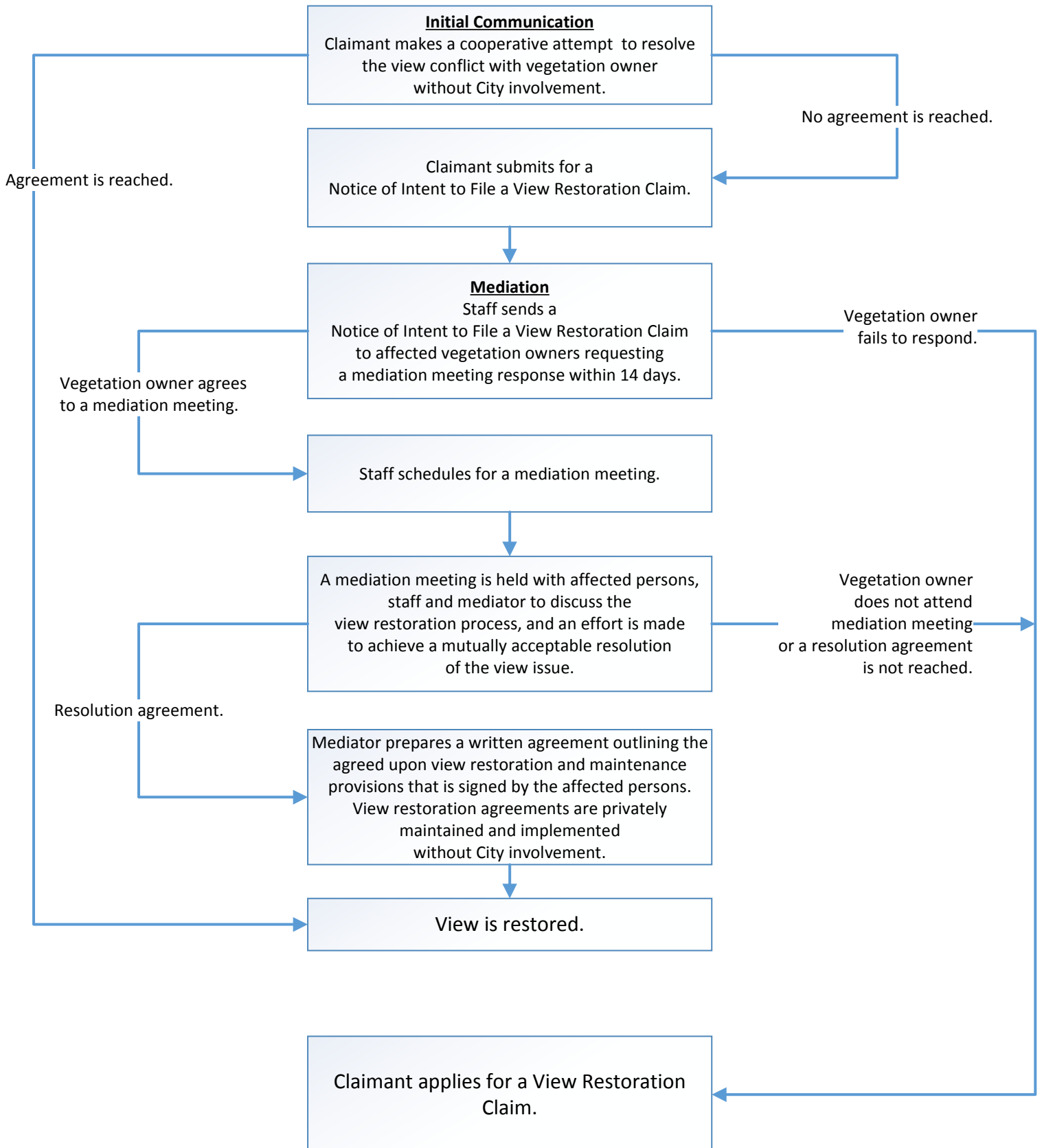


View Restoration Process

Initial Communication and Mediation

1st Phase



Laguna Beach
View Restoration Process
View Restoration Claim
2nd Phase

View Restoration Claim

Claimant applies for a View Restoration Claim. (Application is allowed only after completion of required initial communication and mediation phase). Claimant must provide adequate proof of a pre-existing view.

After application is deemed complete, staff prepares a staff report, which may include an arborist report. Staff prepares and sends out a View Restoration Claim public hearing notice to the claimant and affected vegetation owners 14 days prior to the View Restoration Claim public hearing.

View Restoration Hearing

After the View Restoration Committee (VRC) members visit the site to view the claimant's view and vegetation at issue, a public hearing is held. At the hearing, the VRC considers all testimony and information, and then determines whether or not there is significant view impairment of a pre-existing view per the definitions and criteria set forth in the View Preservation and Restoration Ordinance.

No determination of significant view impairment of a pre-existing view.

Significant view impairment of a pre-existing view is determined.

Staff sends the claimant a written notice that the View Restoration Claim is denied and the explanation of the process for an appeal to City Council. The decision of the VRC is final unless an appeal is filed within 14 calendar days.

Claimant files an appeal.

Staff sends all parties a follow-up transmittal letter with a View Restoration Order containing the required findings, required specific view restorative actions and future vegetation maintenance conditions and responsibilities. An explanation of the appeal process to City Council by any party is also sent. The decision of the VRC is final unless an appeal is filed within 14 calendar days.

Appeal is filed.

Appeal
If an appeal is filed within 14 calendar days after the decision by the VRC, the City Manager sets a date for the City Council appeal public hearing. Staff sends the affected property owners a public hearing notice 14 calendar days prior to the hearing.

City Council Decision

At the appeal hearing, the City Council makes a final determination regarding the View Restoration Claim. Staff sends all parties the appropriate follow-up transmittal letters with required attachments.

View Restoration Process

View Restoration Order 3rd Phase

