

Laguna Beach

# View Preservation Process

**Property Owner Files Application**

Property owner files an application to establish an official record of views with the City. Once a record of views is officially established, those established views cannot become significantly impaired by future vegetation growth and are subject to code enforcement protection.



**Site Visit and Documentation**

Staff conducts a site visit and photographically documents the existing views selected by the property owner.



**Notice to Vegetation Owners**

Staff finalizes the photographic documentation as the official record of views. Affected vegetation owners within 500 feet are sent a letter informing them of the established record of views and associated maintenance responsibilities.



**Record of Views Approval**

If a record of views is established, staff maintains it in the applicable property address files, and notes it within any Real Property Report required by Municipal Code Chapter 14.76.



**Record of Views Enforcement**

If the approved record of views becomes significantly impaired in the future, staff starts code enforcement in order to obtain compliance of unimpaired views of record. Staff's determination of whether or not views of record are significantly impaired can be appealed to City Council within 14 calendar day's of staff's determination by any of the affected parties.