

View Preservation Process

Step 1 – Primary View Determination

- The view owner can request a Primary View Determination from the City, which documents the primary view corridor from one main residence or building, per the Ordinance.
- This documented view will be the basis for all future view preservation issues.



Step 2 – Informal Discussion

- The view owner sends a letter to the foliage owner, asking to meet and work to restore the view.
- The letter should include a copy of the Primary View Determination and what the view owner would like to be done.
- Letter should be sent by registered or certified mail, with a return receipt, to the address registered with the LA County Assessor's Office.
- If no response to the letter has been received within 60 days of mailing or informal discussion does not resolve the matter, go to Step 3.



View Preservation Permit from the Planning Director

- If during this process the parties agree to a resolution, a View Preservation Permit can be obtained from the Planning Director.
- This permit will acknowledge and memorialize the private agreement between the parties.
- Approval of the permit by the Director will be based upon finding that the agreement is in compliance with the Ordinance.



Step 3 - Mediation

- The view owner sends a second letter to the foliage owner with an invitation to participate in mediation.
- Letter should be sent by registered or certified mail, with a return receipt.
- The parties must agree on which mediator to use, with the view owner paying for any associated costs, unless the parties agree otherwise.
- If there is no response within 60 days of mailing the letter, or mediation does not resolve the matter, go to Step 4.



Step 4 – Binding Arbitration

- The view owner sends a third letter to the foliage owner with a request to participate in binding arbitration.
- Letter should be sent by registered or certified mail, with a return receipt.
- The parties must agree on which arbitrator to use, with any associated costs paid by the view owner, unless the parties agree otherwise.
- If there is no response within 60 days of sending the letter, or the parties can't agree on an arbitrator, go to Step 5.



Step 5 - View Preservation Permit from the Planning Commission

- A view owner can submit an application for a View Preservation Permit (for preservation of a primary view corridor) to the Planning Commission.
- At a public hearing, the request for preservation of the documented view will be presented to the Planning Commission, who will issue a decision on the matter. A view preservation permit issued by the Planning Commission may include restrictions or conditions and require restorative action by the foliage owner.