View Preservation Process

Staff verifies submitted photograph is acceptable before Notice of Intent is submitted to City

Verified

Insufficient evidence

City Staff performs site visit to verify that *existing* foliage creates a view impairment for the applicant

View Impairment is significant

View impairment is not significant

End of consultation

Applicant files Notice of Intent to File for View Preservation

City Staff informs foliage owner(s) of pending decision and allows foliage owner 30 days to perform necessary work before Director issues a Notice of Decision

Foliage owner performs necessary work

Foliage owner does not volunteer to perform necessary work

Applicant Files Formal View Preservation Permit Application

Planning Director issues a Notice of Decision with a determination *approving* the permit to require trimming of foliage within 90 days

Applicant or Foliage Owner appeals Notice of Decision and the Planning Commission hears the case and issues a decision

Foliage trimmed. No further City action required.