

Potential Strategies for addressing View Impairment from Trees & Vegetation



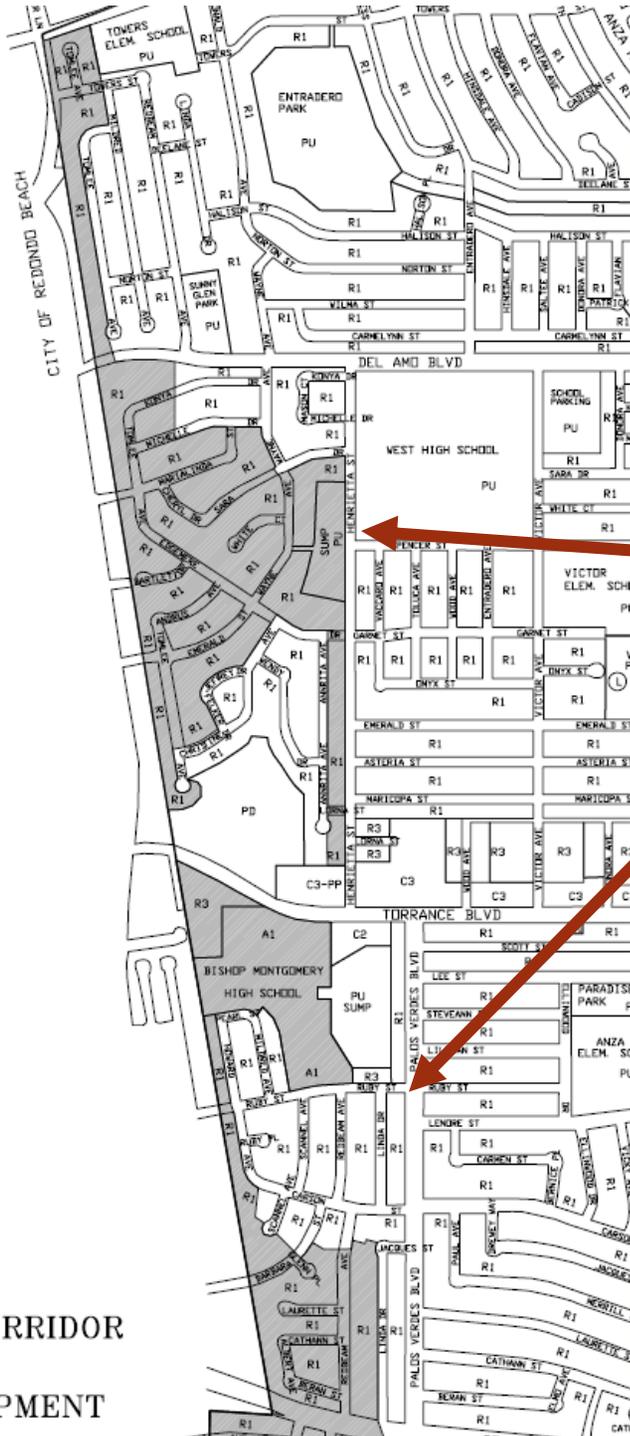
October 21, 2014

Background

- The Hillside Overlay ordinance, adopted in 1977, focused on Construction, excluded oversight of vegetation
- Direction from City Council to research the matter of View Impairments from Trees and Vegetation for the Hollywood Riviera
- The Hillside Overlay exists over multiple sections of Torrance properties

Areas within the Hillside Overlay

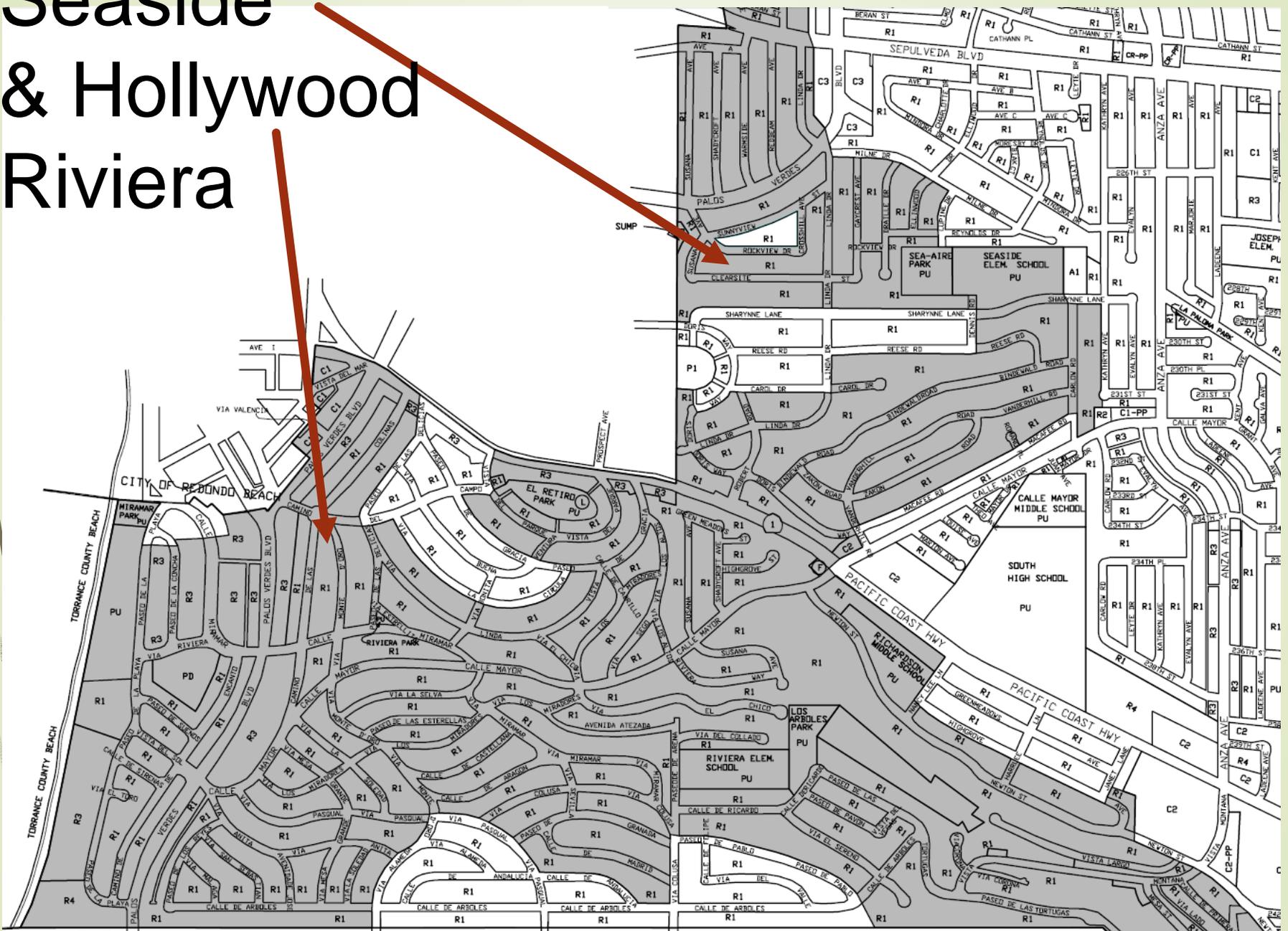
- ▶ Hillside areas contain portions of:
 - ▶ West Torrance and Southwood
 - ▶ Seaside Ranchos
 - ▶ Hollywood Riviera
 - ▶ Country Hills and South Torrance
- ▶ Approximately 5,750 Households in Hillside Overlay



Portions of West Torrance & Southwood

ORRIDOR
OPMENT

Seaside & Hollywood Riviera





Southern
 Portions of
 Riviera, Country
 Hills & Victoria
 Knolls areas

► Possible Options for Action

- Retain the status quo with no new ordinance (It should be noted that there is currently relief through Civil Litigation for “spite trees” .)
- Examine the possibility of Private View Easements
- Begin outreach for creation of a View Ordinance

Overview of Researched Ordinances

- RHE, RPV, Malibu, Laguna Beach, Tiburon
- Range from heavy City Involvement in all facets of process to guidance and information only
- Definitions of “view” and “viewing area”
- Time “view” is established
- Clearly defined process
- Hierarchy of restoration actions considering both view and health of vegetation

Common Elements of View Preservation Ordinances

- Process begins with documented neighbor contact
- Mediation
- Arbitration
- Some form of adjudication, either Civil Action or Municipal Hearings

Costs of Implementation

- Cost will be dependent on the level of Staff involvement
- Estimated \$360,000 annual cost for Laguna Beach program, which is similar to Rancho Palos Verdes with heavy staff involvement
- Costs can include staff time, Arborist, mediation, arbitration
 - The current Precise Plan review fee is \$4,373

Considerations for Torrance

- 
- Definitions
 - Process
 - Appropriate Restoration
Actions
 - Responsibility
 - Staff Involvement

Community Outreach

- 
- ▶ Meetings with Homeowner Associations in Hillside Overlay
 - ▶ General Meetings for those not in an HOA
 - ▶ Consider Statistically Valid Phone Survey
 - ▶ Input only from Hillside Overlay residents or from City as a whole

Summary of Options

- 
- Community Outreach
 - Possibility of Phone Survey
 - HOA meetings
 - Incorporate vegetation into Mediation Services & Develop View Easement assistance
 - Receive and File Information