

Aoki, Denise

From: daniel gordey <dgordey@verizon.net>
Sent: Wednesday, January 13, 2016 6:42 PM
To: CDD Info
Cc: DGordey
Subject: In Favor of Creation of ordinance protecting views

To whom may review this e-mail.

As an owner of a hillside home, I feel it is not unreasonable to require owners to trim their trees or shrubs to allow other owners the privilege of enjoying their views. I believe that most owners feel a view is not only a financial asset, but an emotional asset as well. We live where we live because of what we have available for us to enjoy and appreciate in a certain type of life style for our families and our friends. I know I'm proud to be a Torrance, Hollywood Riviera resident, and to show off my neighborhood and the quality of life I enjoy.

I am in favor of creation of an ordinance protecting views.

Regards,
Daniel

Aoki, Denise

From: john king <jkallday@gmail.com>
Sent: Wednesday, January 13, 2016 11:55 PM
To: CDD Info
Subject: Vegetation ordinance

Hello,

I'm in the hillside overlay area and have a bunch of houses staring down on me - including some recently constructed very ugly multistory McMansions. My trees are my privacy from that intrusion. They are my view, my shade, my aviary, my smaller carbon footprint.

In my opinion the city should be not be wasting money on stuff like this with \$300,000,000 unfunded pension obligations, or with the sorry state Torrance high school is in (or at least the gym where my daughter plays basketball). What a dump. Dirty walls and floors, peeling paint, ceiling tiles stained and falling off. Its a disgrace to our city and makes me question the priorities of our leadership.

-john king
5322 Carol Drive

Aoki, Denise

From: Edward Roberts <ewroberts@rrl-inc.com>
Sent: Thursday, January 14, 2016 11:55 AM
To: CDD Info
Subject: View Obstruction by Trees

Dear Torrance Community Development Department,

I am writing this letter on behalf of my grandmother, Kathryn G. Roberts. She wanted to attend this evenings meeting regarding a potential ordinance for trees and vegetation on the hillside, but will not be able to make it. She has asked me to voice her support for an ordinance that would protect the views and home values of those who paid quite a bit of extra money to have a house with the spectacular views available on the hillside. She is the original owner of the house at 4309 Paseo De Las Tortugas and has resided there for nearly 60 years. At the time the houses were built there on the hillside, efforts were taken to ensure that the views they paid for would not be obstructed. Residents went to great lengths to ensure that walls and fences were low enough to keep their neighbors view intact. As the original owners have sold or passed away, more and more we are seeing new residents that are more interested in their "privacy" or love of nature than being respectful of their neighbors. They have planted large, fast growing trees and hedges that have no place on the hillside. Her view is now partially obstructed to both the east and west by neighbors vegetation.

While we respect an individual's right to privacy, there need to be limits in place on the damage that can be done to another homeowner's view. The value of these homes is greatly affected by the available view and this should not be casually overlooked. Please add our voices to the support for an ordinance that will protect the view and value of the homes on the hillside.

Sincerely,

Edward W. Roberts
Vice President
Roberts Research Laboratory
310-320-7310 fax 310-539-1775

For: Kathryn G. Roberts
4309 Paseo De Las Tortugas
Torrance, CA 90505

Aoki, Denise

From: jimmy.belson.id@gmail.com on behalf of Jimmy Belson <jbelson@islanddancer.com>
Sent: Thursday, January 14, 2016 12:44 PM
To: CDD Info
Subject: Tree Views
Attachments: TORRANCE TREE VIEW.docx

Attached is a summary of the issues that we foresee in the ordinance.

Unfortunately, we are unable to attend your meeting.

We would appreciate feedback.

Jimmy & Ann Belson

palm trees that we look through to see the Ocean etc. They make the view beautiful. Are we only going to have 10-foot palm trees? Would they be exempt? Would every species of tree get its own height limit? Get serious.

CONCLUSION

There are areas where trees need to be cut or removed because of disease etc. Focus on them and leave the rest to the harmony of neighbors to work with.

James & Antoinette Belson

316 Avenida Atezada

310-791-1701

TORRANCE TREE – VIEW QUESTIONS

WHO DECIDES?

I have three neighbors behind me that are directly affected by my tree(s). Their views are different based on the level that they are looking out.

Neighbor A would like a clear view from their lower patio and that would mean NO TREES at all.

Neighbor B is happy with the dining and living room view and that corresponds to the second level of Neighbor A.

Neighbor C is like Neighbor A and wants no trees at all but ironically has fruit trees on their property that extend to their second level.

We have attempted to keep the trees cut to a level below the power lines but that is not good enough for Neighbors A & C. Both of their expectations are unreasonable.

WHO PAYS?

Are we to be on call for the whims of a neighbor and al pay the bill.....we don't benefit and if Neighbor B is satisfied why should we foot the bill for A & C?

WHERE IS OUR PRIVACY?

The trees are there (have been for 40 years) to give us privacy from the looming homes above. Neighbors A, B, & C keep their blinds open so they can enjoy the view – we must keep our blinds closed so that we can have privacy the more that is cut. Frankly, my body is 70+ years old and I have seen it enough, but I am not out to let my neighbors peek just because they want a view. Our privacy should be the first concern of any ordinance etc. versus the need for a view.

THE REALITY!

The City will never be able to craft an ordinance that will make everyone happy. We have been here for 30 years and have been able to work it out. If anything, the City could serve as a mediator and ensure all views are properly heard – but that's it.

FINAL OBSERVATIONS

There are huge pine trees on the Riviera Elementary School. Cut them – they die and they have never been a problem. Are the students going to be in an environment that is barren? Also, we have huge

Aoki, Denise

From: jerryansalas@yahoo.com
Sent: Thursday, January 14, 2016 12:59 PM
To: CDD Info
Subject: Creation of Ordinance Protecting Views from obstruction by trees in the Hillside Overlay

torrance needs enforceable well quantified city ordanc

Sent from my iPad

Aoki, Denise

From: jerryannsalas@yahoo.com
Sent: Thursday, January 14, 2016 2:00 PM
To: CDD Info
Subject: City Ordinance Protecting Views in the Hillside Overlay District from obstruction by trees

Torrance needs to have an enforceable well quantified city ordinance that will protect the views in the Hillside Overlay from trees and vegetation over growth.

The ordinance should be enforced by the City Planning Department with the Riviera Homeowner's Assoc.

Conflict resolution should be done by City Council, with fines for willful violation starting at \$10,000 per issue.

John F. Salas
425 Via Malaga
Redondo Beach, CA. 90277

Sent from my iPad

Aoki, Denise

From: Lin Prior <linprior@cox.net>
Sent: Thursday, January 14, 2016 3:32 PM
To: CDD Info
Subject: Re: Hillside Overlay protection of views

I am unable to attend the hearing on 1/14/16 regarding the creation of an ordinance protection views in the Hillside Overlay District from obstruction by trees and vegetation. However, as the last original occupant on my street, Via San Sebastian, I would like to share my concerns.

For many, many years the trees which grew in front of our houses on the easement were considered the property of the City of Torrance and we were not allowed to cut or remove those trees, even when their roots began to crumble our sidewalks. As a result the City would periodically send tree cutters to trim off the low hanging branches so that they did not block the trash trucks. This low branch pruning resulted in many of these trees growing extremely tall. One of these trees is on Via Anita which completely blocks my view of the city lights of Redondo.

As I stated, I am an original resident and for the past sixty years I have watched this tree gradually consume my view like a malignant cancer. Once the restrictions were removed, I asked the family that occupies the property upon which the easement tree is located if they would allow me to have the tree trimmed. I was advised that they were just tenants, but would ask the property owner (who I don't believe lives in the United States). I have never been able to obtain approval for the topping of this tree. I keep by tree trimmed because if not, it blocks the view of 3 of my neighbors.

For the reasons stated above, I am very much in favor of the creation of an ordinance protecting views in the Hillside Overlay District from obstruction by trees and vegetation. Our unique views add immense value to our properties, which values are passed on to the city in the form of taxes and to owners in increased values. Everyone is a winner when our views are protected.

Respectfully submitted by Linda Prior, 335 Via San Sebastian (City of Torrance) this 13th day of January, 2016.

Aoki, Denise

From: Sylvia Garten <gartensa@roadrunner.com>
Sent: Thursday, January 14, 2016 5:15 PM
To: CDD Info
Subject: Vegetation and Tree Ordinance Meeting Jan 14 2016 Slides
Attachments: Planning and Design Com. Veg and Tree Ord. slides.pdf

Hello,

Attached please find my input for the Vegetation and Tree Ordinance meeting tonight. It would be great if these slide could be projected on the screen when I speak.

Respectfully submitted,
David Garten
209 Camino de las Colinas



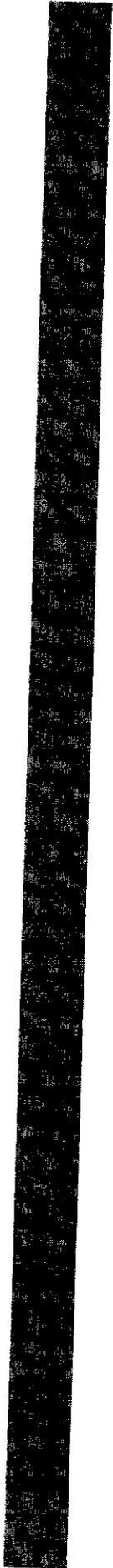
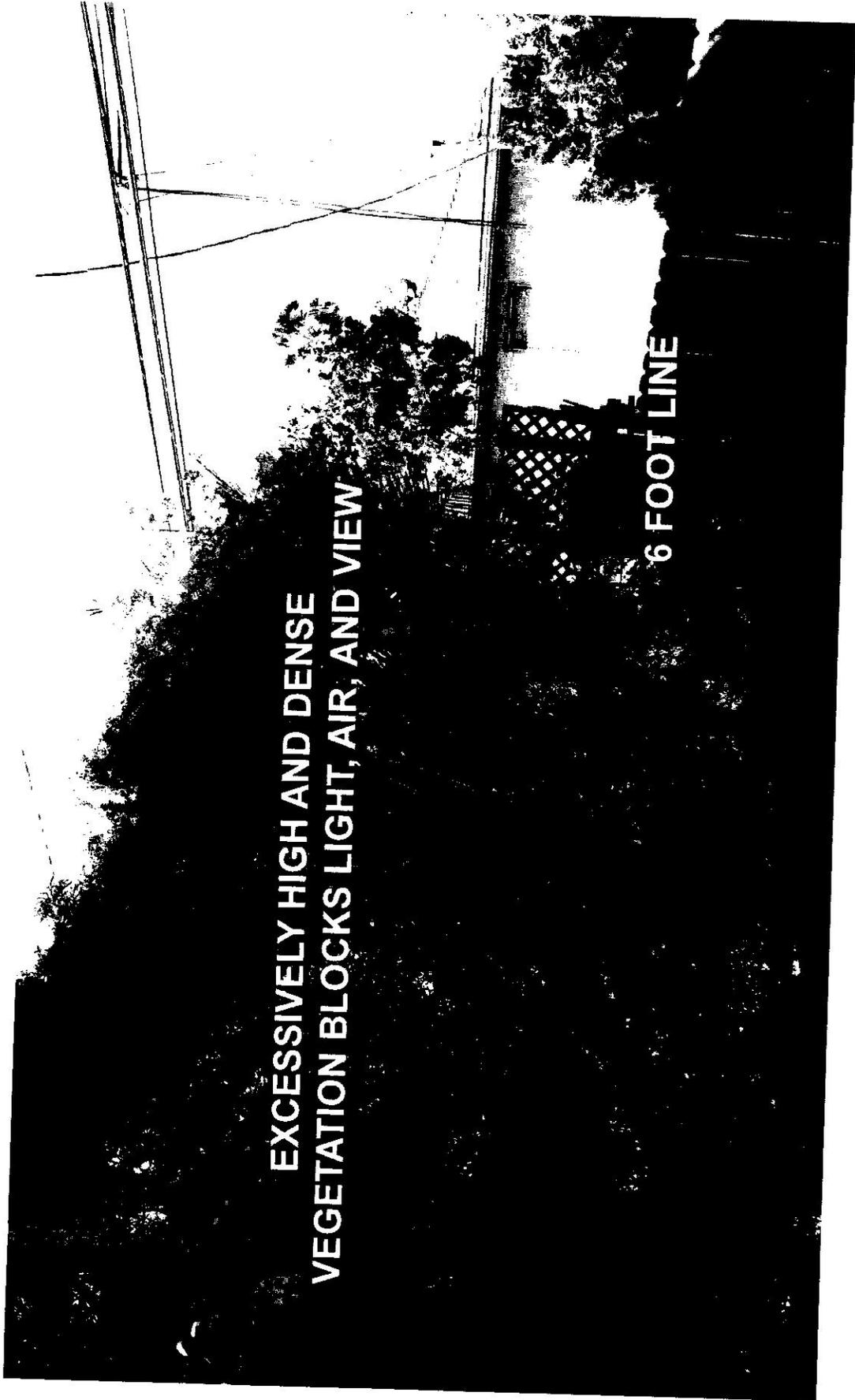
EXAMPLES OF PROBLEM HILLSIDE VEGETATION

Submitted for consideration in determining an appropriate Vegetation and Tree Ordinance for the City of Torrance Hillside Overlay Area

Submitted to
Community Planning and Design Committee
Public Meeting
January 14, 2016

**EXCESSIVELY HIGH AND DENSE
VEGETATION BLOCKS LIGHT, AIR, AND VIEW**

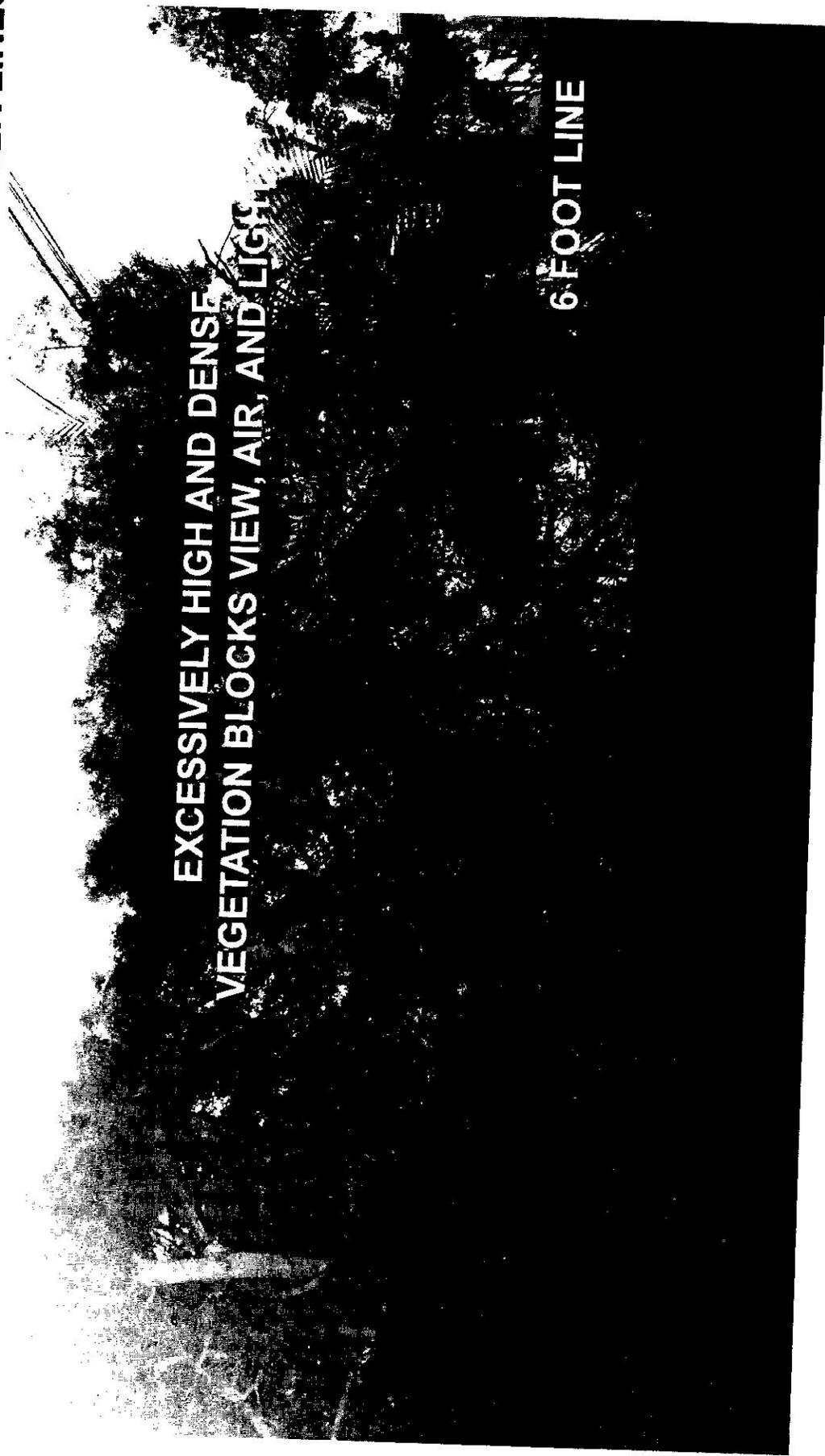
6 FOOT LINE



VEGETATION EXTENDS UP AND INTO POWER LINES

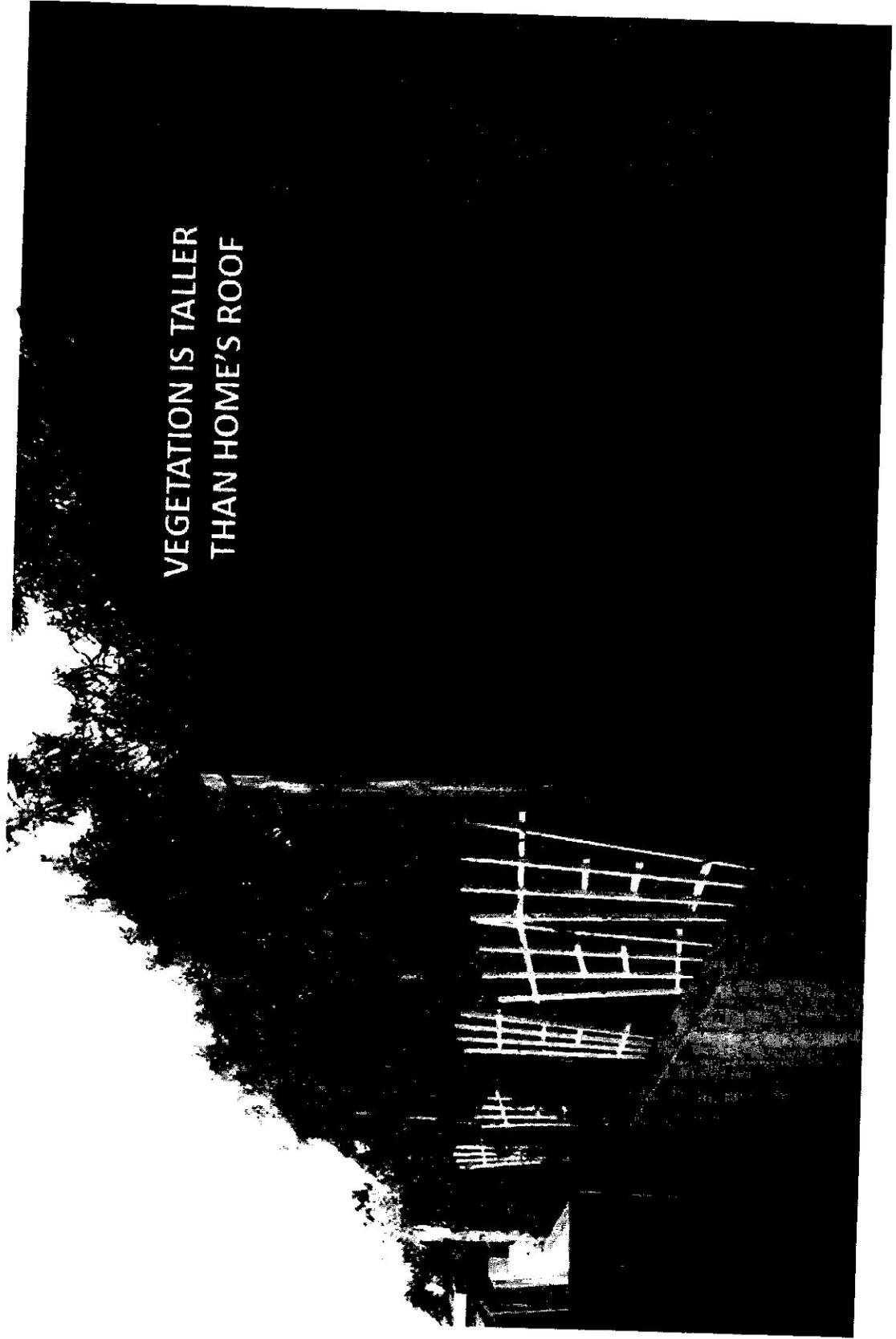
**EXCESSIVELY HIGH AND DENSE
VEGETATION BLOCKS VIEW, AIR, AND LIGHT**

6 FOOT LINE



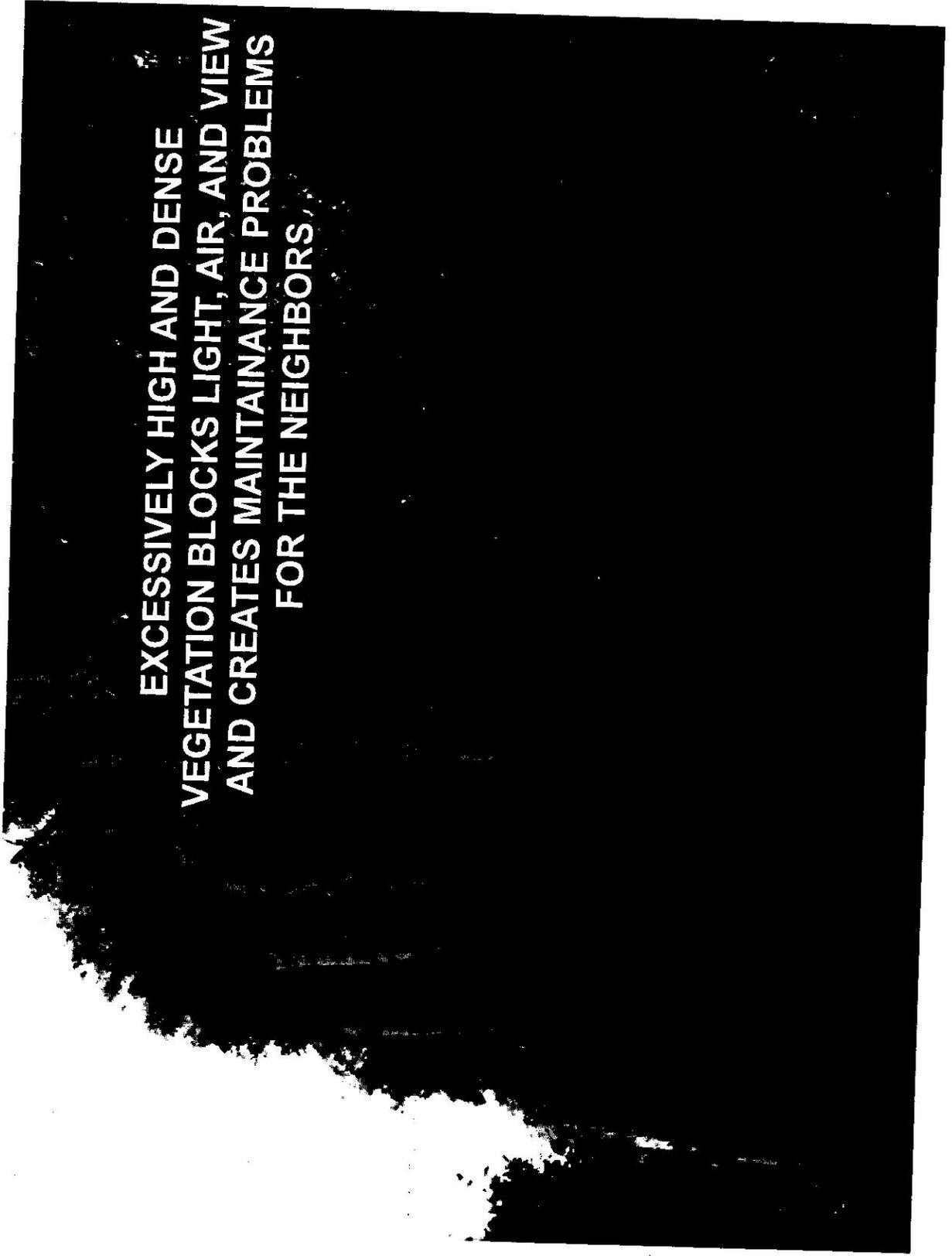
**EXCESSIVELY HIGH AND DENSE
VEGETATION BLOCKS LIGHT, AIR, AND VIEW**

**VEGETATION IS TALLER
THAN HOME'S ROOF**



**VEGETATION WALL IS UN-ATTRACTIVE
TO ADJOINING PROPERTY**

**EXCESSIVELY HIGH AND DENSE
VEGETATION BLOCKS LIGHT, AIR, AND VIEW
AND CREATES MAINTAINANCE PROBLEMS
FOR THE NEIGHBORS.**



Suggestions for this Case Example

- Define a vegetation wall as hedges or trees with trunks closer than 6 feet apart and preclude such walls at the property line if higher than 10 feet.
- Limit the height of vegetation between adjoining properties to 10 feet.
- Require vegetation be set back from the property boundary a few feet so vegetation owner can trim overgrowth intruding onto adjoining property.