

# Potential Strategies for Addressing View Impairment from Trees & Vegetation



**January 14, 2016**

# 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
- A series of meetings was held with residents to get feedback regarding what should be done
- Approximately 75% of attendees supported some kind of ordinance

# Common Themes

- Include city-owned and street trees
- Look at designating trees for both street and private property with maximum heights
- Rolling Hills Estates Model preferred
- Apply ordinance to Hillside only or entire City
- Give weight to both views and privacy
- Differentiate between original and acquired views
- Concern for Seniors who may not be able to afford either to pay for initial trimming or maintain trimming

# View Restoration Ordinances Research

Municipality	Land Covered by Ordinance (residential properties)	Budget	Fees Collected	Dedicated Staff or Department	Arborists (on staff or contracted)	Other Consultants	City Attorney	Matters Addressed Annually
Rancho Palos Verdes	100%	\$297,642	<ul style="list-style-type: none"> <li>•View Preservation \$5,106</li> <li>•City Tree Review \$688</li> </ul>	Senior & Associate Planner	YES - Contracted	Mediator - \$40,000	YES	16
Rolling Hills Estates	75%	NONE	<ul style="list-style-type: none"> <li>•View Preservation \$800</li> <li>•Arborist Deposit \$1,000</li> </ul>	NO	YES - Contracted	NO	YES	5
Malibu	100%	NONE	<ul style="list-style-type: none"> <li>•View Determination \$278</li> <li>•View Preservation (public hearing) \$2,250</li> </ul>	Planning	NO	NO	YES	20
Laguna Beach	100%	\$175,000	<ul style="list-style-type: none"> <li>•View Preservation \$690</li> <li>•View Restoration (Mediation) \$500</li> <li>•View Restoration (Hearing) \$690</li> </ul>	Associate Planner	YES - Contracted	Mediator	YES	47
Tiburon	100%	NONE	\$0	Planning	NO	NO	NO	24
Santa Barbara	100%	NONE	\$0	Senior Planner	NO	NO	YES	4

# ➤ Basic Elements of an Ordinance

## ➤ Process

Contact, Mediation, Arbitration, followed by either Commission and Council consideration or Civil Court

## ➤ Definitions

Protected View, Viewing Area, Time View is Established, Unreasonable Obstruction, Hierarchy of Restoration Actions

## ➤ Landscaping Requirements

## ➤ Financial responsibility

## ➤ Process for City-owned Trees

# Steps Necessary to Implement an Ordinance

- Budget– Additional staffing will be required
- Finalize desired components of ordinance
- Perform Fee Study
- Prepare forms, informational handouts, processes for implementation
- Train staff
- Identify and hire any consultants needed, such as arborists
- Identify mediation and arbitration resources

# Costs of Implementation

- Cost will be dependent on the level of Staff involvement
- Costs can include staff time, Arborist, mediation, arbitration
- A fee study will need to be conducted to establish appropriate fees

# Considerations for Torrance

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- Definitions
  - Process
  - Appropriate Restoration Actions
  - Responsibility
  - Staff Involvement
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# Decision Points

- Is a model similar to Rolling Hills with minimal staff involvement acceptable?
- Is a model that sends disputes to Civil Court rather than to Council or Commission acceptable?
- Does the Council wish to include City Trees?
- Does the Council wish to regulate the types and heights of trees and landscaping in the Hillside?

# Next Steps

➤ The Committee may choose to:

- Direct staff to return with additional information; or
- Return with specific recommendations for implementation/ creation of an ordinance; or
- Forward a recommendation from the Committee to the Council for further action



# Discussion and Questions

