



View Equity Claim Application

City of Rolling Hills Estates

NOTE – READ THIS FIRST

This application may only be filed once it can be demonstrated that initial discussion, as provided for in Chapter 17.55 of the RHEMC, between the applicant (view seeker) and offending vegetation owner(s), has failed in which to restore a view. Appropriate documentation of a failed attempt is required as part of this application.

APPLICATION INFORMATION:

Name:		E-mail:	
Address:		Rolling Hills Estates, CA 90274	Date Property Purchased:
Telephone:		Cell:	

Please submit the following information and complete all of the questions that follow:

	\$900 fee (includes \$500 filing fee + \$400 radius map fee.
	A deposit of \$1,000 to retain services of mediator and the City’s license arborist. Additional funds may be required as the process continues. Any money left over at the end of the process will be refunded to the applicant.
	Document and dated photographic evidence and written testimony from residents living in the area. Such evidence must show the extent to which the view has been diminished by vegetation. Qualifying vegetation must be from the date of the applicant’s property acquisition, or 15 years prior to the effective date of Ordinance No. 661, whichever is later.
	A site plan showing the location of all vegetation alleged to cause the obstruction (an aerial photograph to scale from Google Maps or similar would be acceptable), and address of the property upon which the vegetation is located. The Planning Department can assist with the preparation of the site plan.
	Specific view equity preservation actions proposed by the view seeker to resolve the allegedly unreasonable obstruction. Evidence that initial discussion has been made and has failed. Evidence may include, but is not limited to, copies of receipts for certified or registered mail correspondence.
	Evidence confirming the ownership and the date of acquisition of the view seeker’s property.

Signature: _____ Date: _____

FOR OFFICE USE ONLY	
DATE APPLICATION COMPLETE:	_____
APPLICATION REVIEWED BY:	_____
NOTES:	

VIEW INFORMATION

1.	Describe your view (ocean, city, etc.). Generally, qualifying views are of the Pacific Ocean, surrounding hillsides and canyons or other natural and manmade landmarks.
2.	Specify the specific area of your property/home where the view can be seen. An applicant may only apply to preserve or restore a view from one common interior or exterior space, including but not limited to, the living, family, and dining rooms, rom that have features such as picture windows, sliding glass door, and French doors, and/or common exterior areas such as patios, balconies, decks, pool areas, and gazebos designed to take advantage of views.
3.	List the location, including property address(s), approximate height, and type(s) of the vegetation that impair your view. View-blocking vegetation from an applicant's property is limited to that within 500' from the subject property's lot lines.
4.	In your opinion, what would you recommend be done to each type of vegetation listed to restore your view (i.e. laced, topped, or removed)?

VEGETATION OWNER(S) INFORMATION

Vegetation Owner No. 1	
Name:	E-mail:
Address:	Rolling Hills Estates, CA 90274
Telephone:	Cell:
Vegetation Owner No. 2	
Name:	E-mail:
Address:	Rolling Hills Estates, CA 90274
Telephone:	Cell:

PLEASE ATTACH ADDITIONAL SHEET FOR MORE VEGETATION OWNERS.