

THE RIVIERA REPORTER

ANNUAL R.H.A. HOLIDAY PROGRAM

by Karla Butte

**WHAT: ANNUAL R.H.A. HOLIDAY PROGRAM
FEATURING: JIM GAMBLE'S PUPPETS " A VISIT TO SANTA'S WORKSHOP"
AND SPECIAL GUEST APPEARANCE BY SANTA HIMSELF.**

HELD IN CONJUNCTION WITH RIVIERA SCHOOL P.T.A. HOLIDAY CRAFT WORKSHOP

WHEN: SATURDAY DECEMBER 7TH

WHERE: RIVIERA SCHOOL CAFETERIA, 365 PASEO DE ARENA

INFO: R.H.A. HOT-LINE [310] 784-9RHA

Solutions To Hillside View Impairment

by Glenn Tanner

It was a lively show at the last RHA general meeting held October 10. RHA has begun to make progress with the City regarding trimming of city-owned trees for views. During the last meeting, members of the city's Streetscape Committee attended and held a workshop to obtain citizen input for changing the current tree trimming rules. Initial testimony confirmed that the present system is not working. The Streetscape Committee agrees and some of the ideas generated during the meeting to improve the situation are:

Present issues regarding city trees

were: Current policy does not allow topping, Trees are damaging sidewalks, there are required maintenance timelines, there is no available budget for tree trimming for views, trimming often results in heavy



regrowth worse than before, there is no way to trim city trees on others property, many people like trees so total removal is not an option.

Alternatives and options discussed during the meeting are: Aggressive topping for views, a two-tier policy for Riviera & hillside areas versus other city areas, replace large trees with smaller types, trimming city trees on other properties without permission, a 300 ft. notification area, group applications, change code to eliminate automatic tree replacements, maximum height limits for trees, protection against complete area tree removals, appropriateness of certain tree types, funding alternatives such as city co-funding & benefit assessment districts.

The Prez Says...



Wishing you and yours a happy upcoming Holiday season from the Riviera Homeowners Association (RHA) !!! Well, its been a busy back-to-school time for me and my family. And I volunteered to be an AYSO soccer coach for 6 year old boys on top of everything else. With the upcoming Holidays, I heard a good saying recently that I would like to share with you: "Gratitude is an Attitude". We are all fortunate to live in an area a great as the Riviera and now is the time of year to reflect on all of the good things we have.

This quarter's edition of the Riviera

Reporter is crammed full of important and interesting topics. First of all, be sure to attend our annual Holiday celebration December 7 at the Riviera School. We are happy to assist the School's PTA by adding this special event to their annual Holiday Craft Fair. Stop by even if you don't have kids, and maybe we'll share a chorus of Jingle Bells. Secondly, it is very important that you read the article regarding the very large 63 home development being discussed for the southeast corner of the Riviera. As the article states, there are five unavoidable and significant areas of consequence to our neighborhood, so it's important to let our officials know how you feel about this. Finally, please take time to review the article regarding our last meeting on the subject of tree trimming for views. The RHA is now beginning to make progress on this front.

Glenn Tanner

One last topic, in the interest of keeping my column brief, for once: Please note that we have for the past year or so mailing our newsletter to all residences in the Riviera, about 3400 copies. This has been a very expensive procedure and has been done in an effort to build membership and keep the area informed about the RHA. For an entire mailing it costs us about \$1,100 to design, print, and mail each edition to all homes. At four times a year, plus with our mission to assist the schools and other community groups with gifts and funding, frankly we just cannot afford to do that anymore. Therefore, we may start mailing the newsletter to only paid members starting in calendar year 1997. So, if you like our newsletter, please clip and mail the membership coupon on the next page with your check as soon as possible, if you not have recently done so.

Large Development Possible In Riviera

Glenn Tanner

In an area located just inside the boundaries, per our bylaws, of the Hollywood Riviera, a very large development consisting of 63 homes on about 21 acres has been proposed. The area, sometimes known as "Butcher Hill" is located entirely in the City Torrance bounded by the City limits of PV Estates & Rolling Hills Estates to the Southwest, Hawthorne Bl to the Northeast, and Via Valmonte to the Northwest. The most recognizable feature is the large white bluff overlooking the city.

The City Planning Department has analyzed this development and has recommended denial of the project. However, as time passes, it appears that support is gaining. The Planning Staff had an Environmental Impact Report done for this project. The EIR named 5 "significant and unavoidable impacts to the surrounding area" (i.e. the Riviera):

- 1) Geology / Soils / Hydrogeology (this area may not be suitable for slopes);
- 2) Land Use (this development does not comply with the Hillside Ordinance);
- 3)

- 4) Aesthetics;
- 4) Air Quality (both from traffic and excavation of the dusty diatomaceous earth material on the hillside);
- 5) Biological (this is the last major open space in the area and is home to certain threatened species of birds and coastal scrub brush).

Also, the development is planned with only one access road, plus some blocked-off emergency exits in case of an evacuation.

The property is presently zoned A-1 which allows some R-1 residences, but the owner wants to change the zoning of the entire parcel to R-1. Staff states that an R-1 zoning would not be in conformance with the City's General Plan.

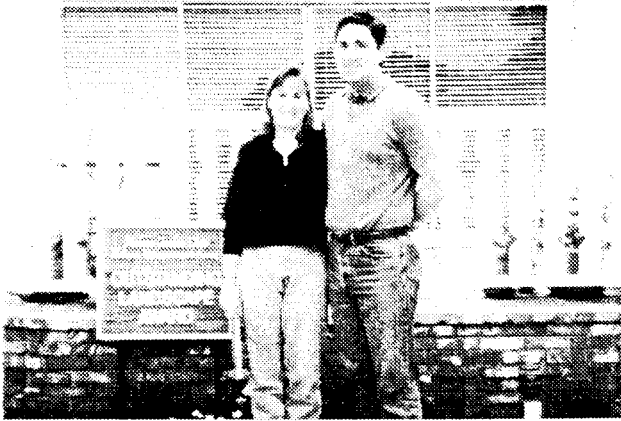
The RHA Board feels that you must be informed of this impending potential project so that your input may be made to the City Council and Mayor. Please write them with your opinion to City Hall, Council Chambers, at 30301 Torrance Bl., Torrance, CA 90503, or call the council chamber at 310-618-2801.

The Straight Scoop

We have received correspondence regarding a potential big stink in the Riviera. It is imperative that those residents walking their dogs clean up after their animals. Not only is it impolite to expect other residents to clean up after you, it is also against the law. That's right, City of Torrance Municipal Code Section 41.1.7 states dog owners must remove and dispose of in a sanitary manner any deposits left on a public or private property. Infraction penalties range from \$25 for the first offense to \$100 for the third. In keeping our lovely area in better condition, it is important to publish this information in an effort to encourage all dog owners to pick up for their animals.

Outstanding Landscape Award Winners

Ruth Vogel & Virginia Levanas & Mary Lenihan

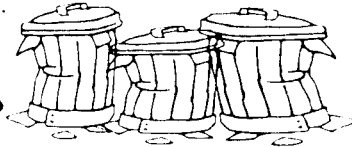


Russell and Renee Pierson, 275 Via Linda Vista were presented with the October Landscape Award. This first home and garden have been a labor of love. They have done all the work themselves and transformed a duckling into a swan.



The November award went to **Bill and Debbie Duncan**, 276 Via Linda Vista for their delightful "cottage style" garden complete with vine covered arbor and a border brimful of colorful perennials and annuals.

TALKIN' TRASH ...



We received some questions regarding the new trash refuse containers put in use in our area. Please note that, per **Mr. Bob Brewer**, Street Dept. Administrator, (781-6900) that these containers are owned by the city, but they are issued to the resident who is responsible if the container is destroyed. The Street Dept. has been mentioning to residents that they may put their overflow, on a non-recurring basis, into neighbor's containers after the neighbor has placed the unit at the curb, on trash pick-up day only. Please do not go into your neighbors yard before then to deposit your trash. If overflow becomes a recurring problem, you might consider getting a larger container or an additional unit.

The Street Dept. also announced that they will again provide free Christmas Tree recycling from December 26 through January 9. The trees are recycled, not taken to the dump. Please remove all tree stands, cut trees five feet in length and over into two pieces, and place at the curb, separate from other refuse.

The Street Dept. also announces that the Large Item pick-up will continue. Check for upcoming announcements in February. If you have any questions, please call the City's new Waste Management Recycling Coordinator, **Allison Sherman**, at 781-6900.

WHAT'S UP IN THE NEIGHBORHOOD:

PLANNING DEPARTMENT:

The following Hillside Overlay District cases are scheduled to be heard or have recently been heard by the Planning Commission:

140 Via Los Miradores (New two story residence)

136 Via Los Miradores (New two story residence on vacant lot)

361 Camino De Las Colinas (First + second story addition & deck)

In addition, the El Pollo Inka Restaurant has applied for a modified Conditional Use Permit at 23705 Hawthorne Bl.

WORKING HOURS:

The allowable residential working hours allowed by City ordinances are 7:00 AM to 8:00 PM Monday through Sunday. Please be a good neighbor and do not perform any noisy construction, gardening, etc. outside of these hours.

WALTERIA SENIOR CITIZENS CENTER

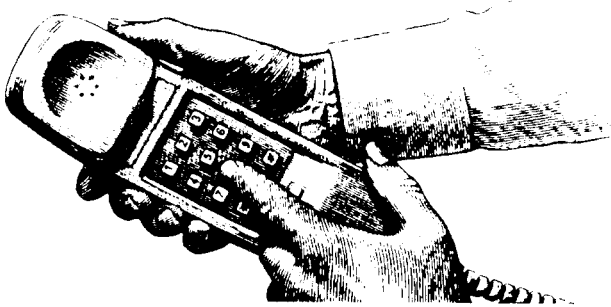
Make new friends ! Fun and Companionship ! Special potluck parties ! Activities such as dominoes, puzzles, books, magazines ! Sharing & caring ! All available now at the Waleria Seniors Center located at 3855 - 242nd Street. Also, don't miss the Bartlett Seniors Center located at 1318 Cravens Av. Call the City of Torrance Recreation Dept. at (310) 320-5918 for more information.

Riviera Homeowners Association 1995-1996 Officers And Directors

President	Glenn Tanner	375-1778	Hospitality	Carol Skramstad	373-0198
1st Vice President (Programs)	Karla Butte	791-0222	Landscape Chairperson	Ruth Vogel	375-4702
2nd Vice President (Membership)	Armelle Feuvrier	375-1663	Landscape	Mary Lenihan	378-7435
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Newsletter Editor	Jim Vogl	378-1803	City Planning Liaison	Virginia Levanas	375-0424
Immediate Past President	Don Young Jr.	373-4642	CHAT Liaison	Greg Anunson	378-6384
Past President	Doug Holker	378-8984	Director, Past President	Howard Koters	378-4874
Historian	Trish McDonald	375-9728			

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Call the Riviera Homeowners Association Hotline



(310)
784-9RHA

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