

THE RIVIERA REPORTER

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION February 1999

General Meeting: Undergrounding Power Lines

WHEN: Tuesday February 16, 7:00 PM

WHERE: Richardson Middle School Cafeteria, 23751 Nancy Lee Lane

INFO: (310) 378-2499 Evenings (310) 543-4980 Weekdays

AGENDA: Mr. Scott Gobble of the Southern California Edison (SCE) public electric utility company will be our speaker. As you may know, for some time now, residents have had the ability to get power lines and poles removed and underground services installed at their homes. Yet few, if any, local areas have completed electric service undergrounding. This program will deal with issues such as: How to arrange for undergrounding of electric lines, who to contact, how long does it take, what does it cost, methods of financing, how to form utility undergrounding 'blocks'. Also, our speaker is available to answer your questions. This topic was the top vote-getter in our recent "Riviera Interest Questionnaire" survey.

Kim Emery

MEMBERSHIP DRIVE CONTINUES

Our 1998-1999 membership drive is full swing. We are at about the same number of paid members as we had last year at this time, when we set a recent membership level (please see the attached graph). However, we cannot stop here - we need you to join or renew your membership at this time.

Without your membership dues, the RHA cannot continue to provide the expanded services we have recently undertaken. In fact, this could be your last newsletter as the cost of mailing about 3,400 newsletters five times a year to every residence in the Hollywood Riviera is becoming prohibitive. In the past we have only mailed newsletters to current members and we might have to revert to this again. During the past year or so, we have worked very hard to make the RHA a meaningful organization that adds value to the Riviera by doing new things like the following:

- Added new programs for everyone, such as "The 1st Annual RHA Concert-In-The-Park".
- Beginning to implement interesting

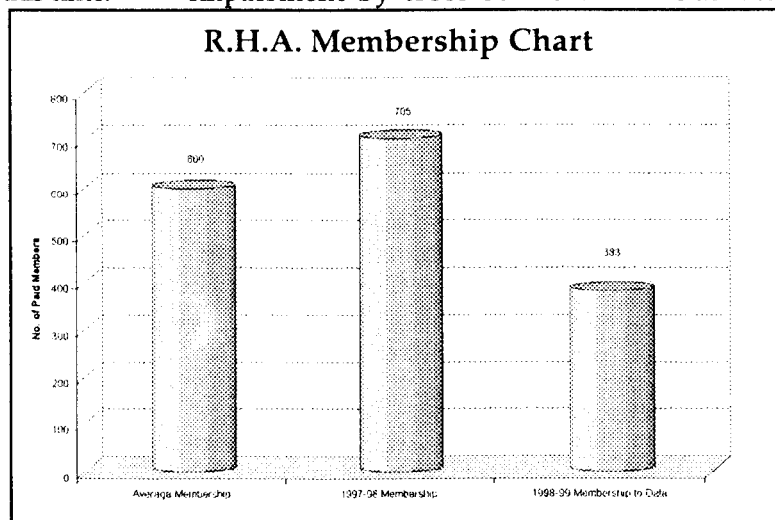
events such as a "Hollywood Riviera Historical Homes Tour".

- Increased high school scholarship donations.
- Gave large donations to schools & organizations.
- Polled residents regarding view impairment by trees so we can

- Actively involved in Riviera traffic monitoring and mitigation issues.

We must be doing something right, as we had over 700 new members / renewals last year, an increase over our nominal average membership count. Our future plans include providing a

draft plan for mitigation of trees and view and soliciting further resident opinions, increased RHA visibility, maybe even an RHA home-page for current information dissemination, and increased number of community events and concerts, plus even more progress on traffic, development and tree / view issues. However, our expenses are in excess of our revenues. We cannot pursue these items unless



gather a consensus for further action.

- Aggressively followed proposed developments and moderated discussions between developers and residents.
- Added more yearly newsletters with higher quality in both terms of content and production.

we have the resources that are a result of increased membership income. We are interested in pursuing the items that are important to you! Please fill out and return the enclosed membership form and also fill out the "Riviera Interest Questionnaire".

Glenn Tanner



The Prez Sez...

Happy New Year and wishes for a peaceful and prosperous 1999 !!! This new year - on the eve of the

new millennium - offers a time in which the RHA is poised to become an even more valuable asset to the Hollywood Riviera neighborhood. Recent activities have included the attraction of new and dynamic people to the Board, expanded events such as the free community Concert-in-the-Park, activities to identify consensus regarding mitigation of view

impairment by trees, and activities to moderate over-development in the area. We are pleased that these issues are some of the top items checked by you in the "Riviera Interest Questionnaire" survey. Thank you for the high number of responses, which represents about 10% of the number of homes in the Riviera.

Also, I am pleased to announce that the RHA is planning a "Historical Homes Tour" for the Hollywood Riviera. These have been done in the past but it has been at least 12 years since the last one as best as we can recollect. We will really need a lot of assistance in arranging such a large

undertaking, so if that is something of interest to you, we sure could use the help.

I have found being active in the RHA has been a terrific way to meet my neighbors in the Riviera. We will be having some open Board positions up for elections during the April meeting.

In addition to our new Historical Homes Tour committee, we have the need for more assistance on our Concert, Planning, Development, Traffic, and View Impairment committees. Now is the perfect time to become involved with the RHA and I encourage you to do so now. Give me a call or drop a note to me at the PO Box if you'd like to learn more.

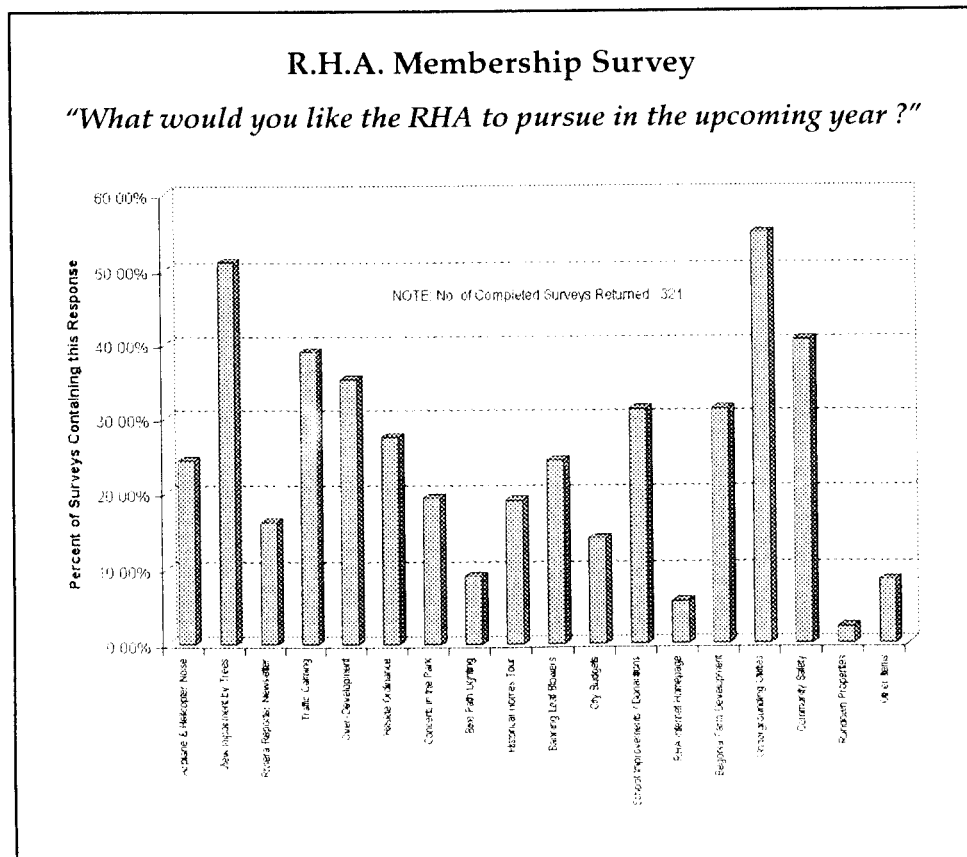
Glenn Tanner

RESULTS OF INTEREST SURVEY

At the date of this writing, we have received over 320 completed "Riviera Interest Questionnaire" surveys.

This survey asked the question "What items would you like to see the RHA pursue in the upcoming year?" Please refer to the accompanying graph that summarizes the results. The top vote-getter was "Undergrounding Utilities", not coincidentally the topic of this month's general RHA meeting. Also not

top item, followed by "Community Safety", "Traffic Calming", "Over Development", "Begonia Farm



Development", and "School Improvements". Other items that had strong support were: "Banning Leaf Blowers", "Airplane & Helicopter Noise", "Concerts in the Park", "Historical Homes Tour", and the "Riviera Reporter Newsletter". All of these items have been the focus of the RHA Board and will continue to be.

surprisingly, "View Impairment by Trees" was also a

updated results at the February General Meeting.

Glenn Tanner

Traffic Calming Update

The Traffic Calming (TC) Program was successfully approved by the City Council on November 17, 1998. Despite the approval, the City faces many challenges to implement the TC program including: financial issues, liability and legal issues, physical impacts (effects on emergency vehicles, utility vehicles, and buses), loss of parking, visual impacts, traffic spillover, and drainage. All these factors are considered for each potential TC change. Although the City performs an assessment based on these factors, the City still needs the help of those living in the TC area for their inputs on these factors to assure a fair comprehensive analysis has been conducted.

Following the TC Program approval,

the City immediately chose Newton St. (East end of the Riviera) as the first street under this formalized program to reduce the PCH traffic overflow and offset the expected regional growth. The fact that this street in the Riviera was chosen as the first subject in the entire city is a testament to the hard work and interest shown by our RHA Traffic Committee. In mid-December, the Torrance City Traffic Planner brought along representatives from the Police and Fire Departments to the Newton neighborhood to discuss the approved TC Program. Specifically, the discussions tapped into 3 different areas: 1) Program goals and objectives, 2) Potential TC tools, and 3) Potential strategies. The city officials and residents were pleased with the meeting. At this time, the RHA is

planning to host these city officials at the General Meeting in April, so please be prepared with any questions/comments you may have.

Although the TC Program is new, TC itself has existed in Torrance for some time. Recently, Maple Avenue and 235th Street between Sepulveda and Crenshaw Boulevards were narrowed from two lanes in either direction to one in order to reduce the vehicle speeds throughout this stretch. In addition, if you are ever in one of these cities, try to see what TC items you can spot in Boulder CO, Pasadena CA, Phoenix AZ, Portland OR, or Ventura CA.

Johnny Tai

Riviera Garden Club Landscape Award Winners



Georgene and George Mitsanas
405 Via la Selva
November 98

Susan Butler
336 Paseo de la Playa
October 98



Ruth Vogel, Virginia Levanas, Mary Lenihan

Scholarship Applications Wanted

We are pleased to announce the RHA will be again presenting a \$1,000 scholarship to a top Hollywood Riviera High School student graduating this June. In addition to South Torrance High School, the scholarship search also includes schools such as Bishop Montgomery, Loyola, and Chadwick. Contacts with these schools are in progress now. If your child is eligible for this award, or you know of a student that is, please bring it to the attention of the high school guidance office or give Ruth Vogel a call. The RHA

Scholarship Committee members will obtain the applications directly from the school. We will be awarding this scholarship at our April meeting and it will be announced during the Graduation ceremonies.



Criteria for the selection of the winner include the following items (listed in

order of importance) is as follows: Lives in the Hollywood Riviera; Pursuing a college degree; Grade point average in top 25% of class (3.3 minimum); Participates in community activities in the Riviera; Also participates in community activities throughout the city; Active in school activities; Any part time working experience. We are happy to support the students of the Riviera by making

this award, and we look forward to this year's selection. *Ruth Vogel*

What's Up In the Neighborhood:

REVIEW OF LAST GENERAL MEETING



Anticipating the results of our RHA Interest Questionnaire - where over 40% of the respondents named "Community Safety" as an area that you would like to see the RHA pursue in the upcoming year - the main speaker was Officer Dave Crespin, Public Affairs Officer for the Torrance Police Department. Topics discussed included community safety issues, crime statistics, Riviera specific police items, neighborhood watch, and some interesting stories of actual police cases. Office Crespin also answered many questions from the audience.

The second portion of the public meeting was another showing of the original 1922 promotional film made as the Hollywood Riviera was originally constructed. This is an event that we show periodically as it is extremely interesting. The old film stock has now been converted to video. The contrast between the area's original development and foliage and today is, well, amazing. Janet Payne from the Torrance Historical Society presented the film and added other fascinating historical commentary.

PLANNING DEPARTMENT



The following locations are scheduled for a Hillside Overlay District Public Hearings are scheduled or have been recently held:

224 Calle de Madrid: Planning Commission consideration of a plan to allow construction of a new two-story single family residence.

264 Vista del Parque: Planning Commission consideration of a plan to allow construction of a second story addition to an existing two-story single family residence.

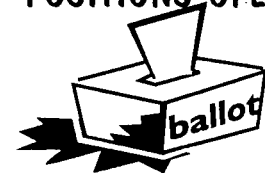
537 Vista de la Playa: Planning Commission consideration of a plan to allow an increase in roof height of the one-story portion of an existing two-story residence.

531 Camino De Encanto: Planning Commission consideration of a plan to allow construction of a second story addition to an existing one-story single family residence.

248 Paseo de Gracia: Planning

Commission consideration of a plan to allow construction of a second story addition to an existing one-story single family residence.

R.H.A. BOARD POSITIONS OPEN



Elections will be held at the next general meeting (April) for Board of Directors during the 1999 - 2000 term. The following RHA Board of Director positions will be elected: First Vice President - Membership; Secretary; City Council Liaison Director; Hospitality Director; and Historian. We are soliciting interested persons from the Riviera to fill these slots. This would be a great chance for you to get involved with your community, improve the area, and get to know your neighbors. The RHA assists the schools and performs community improvement projects, so please, call Glenn Tanner or drop us a not at the PO Box if you are interested. We are looking forward to your response!

Begonia Farm Development Update

After council concerns raised at the Environmental Review Board (ERB) Appeal Hearing held October 27, 1998, Anastasi Development recently filed a revised 44 unit "patio home" or single family condominium project plan (equal to 13.3 units per acre) with the City Planning Dept. While the new plan differs from the previous 45 "attached unit" (i.e. multi-family dwellings) plan presented at the ERB, many neighborhood residents are expressing concerns about the revised plan, including density, three story building height profiles, minimal setbacks, access to Newton St., etc. These are issues that

have consistently been discussed in various writings and presentations to city planning and the developer.

On February 3, 1999 at 7:00 PM in the City Council Chambers, the Torrance Planning Commission will review the revised project design. However, some issues still need to be addressed. Anastasi has proposed three-story plans for 39 of the 44 units. The present plan does contain 2-story designs for the on the first row of structures along Newton Street. Height maximum is 33 feet and the project FAR is 0.79-0.80. Proposed specifications exceed code allowances

and require a Conditional Use Permit, which is granted at the discretion of planning commissioners and ultimately the city council. Additionally, the impact of this development on neighboring properties located within the adjacent Hillside Overlay District may also be addressed. All interested / affected Riviera residents must attend the Planning Commission hearing (which will be held at City Hall) as this is the proper time to give public testimony regarding planning & land use issues for this project.

Morgan Tookey

Riviera Homeowners Association 1998-1999 Officers And Directors

President	Glenn Tanner	378-4446	Landscape, Chairperson	Ruth Vogel	375-4702
1st Vice President (Programs)	Kim Emery	378-2499	City Council Liaison	Dean Reuter	373-1627
2nd Vice President (Membership)	George Jaresko	375-1097	Mailing	Shirly McNair	378-5557
Treasurer	Heather Hintzen	378-7388	Planning	Virginia Levanas	375-0420
Secretary	Benson Black	375-0744	Airport and C.H.A.T.	Jim Gates	373-7640
Newsletter Editor	Jim Vogl	378-1803	Traffic	Johnny Tai	791-1714
Hospitality	Chela Cowden	375-8949	Immediate Past President	Don Young	373-8866
Development	Morgan Tookey	378-6507	Past President	Doug Holker	378-8984

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