



THE RIVIERA REPORT

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION

Riviera Homeowner's Association • P.O. Box 1074 • Torrance, California 90505

APRIL 1982

ANNUAL MEMBERSHIP DRIVE UNDERWAY

By

Dr. James Kelsey

With the bright, fresh, warming days of spring rushing in upon us, The Riviera Homeowners Association launches its 1982 membership drive. We are going to remedy our major headache, newsletter delivery problems, by sending The Riviera Report by direct mail to all paid members. All Riviera residences are receiving this (last) complimentary newsletter to allow everyone a chance either to join RHA for the first time, or to renew membership. We will continue to place extra, free copies of The Riviera Report at the El Retiro Library. We hope you will welcome these efforts to communicate more effectively information about your neighborhood in light of higher production and delivery costs for each publication of the newsletter.

Questions sometimes arise as to the value of membership in a homeowners organization. Some background information on the Riviera Homeowners Association may help to provide answers. The RHA is 36 years old. It serves about 4,000 residences occupied by 12,000 people in a geographic area bounded on the west by the ocean, on the north by Redondo Beach, on the east by Vista Montana, and on the south by Palos Verdes Estates.

As a non-profit organization, RHA is dedicated to community service. We seek to foster the maintenance and improvement of property in the community and take a non-commercial, nonsectarian and nonpartisan approach to all problems involving residents, their boards, committees and chambers of local governmental bodies, so that the community may be informed of the actions of those bodies. The RHA supports and executes community improvement projects and other civic functions when such action is requested by the membership.

During the past year, RHA Executive Council board members have attended numerous meetings with city government officials and various city departments. They have also met with other concerned organizations to implement plans for better city service and planning. They have taken an active part in publicizing the Park Del Amo (Madrona Marsh) issue.

Although condensed, we hope the foregoing has touched an item of interest to you. If you want more details, please contact a Board member. And remember, RHA is YOUR association. It represents your interests as a property owner in the public forum where unity is strength. If you are not already a member, please join today.

1982 MEMBERSHIP APPLICATION Please mail with \$8 check payable to:
RIVIERA HOMEOWNERS ASSOCIATION, P.O. Box 1074, Torrance 90505

NAME: _____
ADDRESS: _____
CITY: _____

PHONE: _____
ZIP: _____

COMING SOON...

General Meeting

HILLSIDE OVERLAY ORDINANCE-- MIGHT IT BE RE-EVALUATED?

Rivierans with scenic ocean views or with panoramic city views will be especially interested in the spring general membership meeting on Wednesday, April 28th at 8:00 p.m. at the Lycee Francais (formerly Parkway School). Following the election of RHA Executive Council officers for the 1982-83 year, the Hillside Overlay Ordinance will be examined in terms of its implications for the Riviera. (For those new to the area, the Hillside Ordinance, as it is generally called, protects the property owner's view rights from "significant" impairment by new construction or home improvements.) A number of questions have come up lately concerning the application of this ordinance to homes under renovation in the Riviera. At this RHA meeting, representatives from the Torrance City Planning Department and the Torrance Planning Commission will serve as resources to answer your questions about:

1. What is the process to be followed if I decide to improve my home?
2. As a homeowner, what rights am I guaranteed by the Hillside Ordinance?
3. Is the issue of "trees" affected by the Hillside Ordinance? (And if not, what can or should be done about trees? Are they a problem?)
4. What changes in the Hillside Ordinance can we anticipate in the future? Might it be "weakened" by impending legislation?

Come and meet your Riviera neighbors, enjoy light refreshments and get some straight information on these and others matters of concern to all of us. Once again, it's:

RHA GENERAL MEMBERSHIP MEETING, WEDNESDAY, APRIL 28, 8:00 P.M. LYCEE FRANCAIS
(220 Via Riviera)

neighbors

One of the nicer tasks that befalls the editor of a newsletter such as this one is to recognize the "little, nameless, unremembered acts/ Of kindness" that Rivierans are constantly engaged in. Our "Neighbor of the Month" is SUZANNE SWAFFORD of Paseo de las Tortugas, who, it seems, picks up bottles, beer cans, papers, etc., in Ricardo Park following the weekend visits of roller skaters, picnickers, and such. A big salute and thank-you to Suzanne!

P.S. Ms. Swafford was nominated by Ms. Linda Cassinelli, another good neighbor!

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|---------------------------------------|-----------------------|----------------------|----------|
| RIVIERA HOMEOWNER'S ASSOCIATION | President | Dr. Robert Mantovani | 373-1121 |
| | First Vice President | Ms. Inez McGee | 378-5793 |
| | Second Vice President | Mr. Joe Sullivan | 373-1830 |
| | Treasurer | Mr. Morgan Jones | 375-6805 |
| | Recording Secretary | Mr. Boyd Horne | 378-3221 |
| OFFICERS, 1981-82 | Past President | Dr. James Kelsey | 373-8021 |

EXECUTIVE COUNCIL Members At Large: Mr. Ray Reich (375-0050), Ms. Betty Shaw (375-7425), Ms. Julie Rosenberg (378-7954). AIRPORT COMMISSION Liaison to Executive Council: Mr. Tom Nosek (375-5119).
THE RIVIERA REPORT: Juanita Mantovani

"But I thought that Riviera Homeowners' is the Hollywood Riviera Community Association!" This reaction is common when people discover that the two organizations are quite separate, and have very different functions. Many Rivierans discover the existence of the Hollywood Riviera Community Association (hereinafter abbreviated HRCA) only when they undertake exterior remodeling and learn that the HRCA art jury must approve their plans.

Jurisdiction of the HRCA extends to Tracts 10300, 10302, 10303, 10304, 10306, 10307, 10308, 11920, 14890, 15211, 18379, 19305, 19306, 20504 and 28469 (check your tax bill to see if you're included!). The authority and responsibilities of the HRCA are delineated in the Covenants,

Conditions and Restrictions of record covering these tracts. If you're interested in obtaining a copy of the CC&R's which apply to your property, consult your local realtor, or the Los Angeles County Hall of Records.

The Hollywood Riviera Art Jury appointed by the HRCA Board of Directors reviews and approves plans for all new and remodel construction within its area of jurisdiction. Such approval must be obtained through separate application and in addition to City of Torrance approval. For information regarding Art Jury procedures and fees, call 378-9203 during business hours, or 375-0454 evenings and weekends. You may write HRCA c/o 470 Camino de Encanto, Redondo Beach 90277.

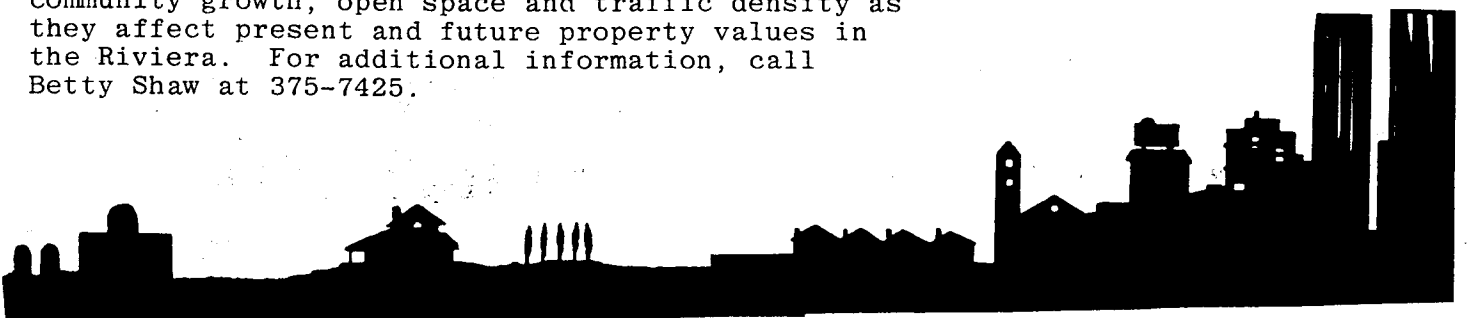
Winning a losing battle ?


PARK DEL AMO:

CONTROVERSY CONTINUES

As this newsletter goes to press, the fate of the Park Del Amo Project slated for development on the old Santa Fe property adjacent to the Del Amo Center may rest with the voters of Torrance. The City Council voted on February 23, 1982, to approve the zone changes requested for the property, but a citizens' coalition is attempting to force the Council to rescind that vote. Calling itself S.T.O.P. for "Stop Torrance Overdevelopment by Petition," the coalition includes representation from and has the active support of many Torrance homeowners' organizations, the League of Women Voters, Torrance P.T.A., Friends of Madrona Marsh, and Citizens for Moderate Growth. The group is attempting to gather the signatures of 7,000 registered Torrance voters by April 8th on a petition addressed to the City Council which would require either the reversal of the Council's original decision on the zone change, or would put the matter to a public vote.

A majority of the RHA Executive Council officially voted to endorse the efforts of S.T.O.P. and to permit RHA's name to be associated with the petition drive, in the interest of promoting greater citizen awareness of the issues of planned community growth, open space and traffic density as they affect present and future property values in the Riviera. For additional information, call Betty Shaw at 375-7425.





As I write to you for the last time as your RHA president, I am reminded of a Pogo cartoon that appeared more years ago than I care to admit. The message has real staying power, though, and I wouldn't be surprised if you have heard it, too. In the final frame of the strip, Pogo announces ruefully, "We have met the enemy, and he is us!"

I often think about this in the context of local events. People ask me, "Why on earth did RHA take such a stand on (blank) issue, or recommend (blank) policy to our elected officials?" My answer is simple: "Because it's my job as president of this organization to represent the views of the majority of its members--to the extent that I am able to discover what the majority thinks--in all issues and on all occasions when the civic service mission of the RHA requires it. If you happen not to share the views of the majority--and sometimes, even I do not--it is YOUR job to make your wishes and needs known to those who can do something about your problem."

How many of us are ready to do this in everyday life? As your president, I've sat through more meetings (and missed more Monday night football games) than I can easily recall. I'm not complaining; after all, I volunteered to do this, and I knew exactly what I was getting myself into. What amazed me, though, and continues to amaze me even as I write, is how FEW other people attend those meetings, or express any position at all. How many times, at city council meetings, have I encouraged people to stand up and express their views, only to be told, "Wouldn't you please speak for me? After all, you'll make such a good impression, and I'd be too nervous to remember what I want to say."

Good grief--is this what representative democracy has come to mean? I refuse to believe that any citizen of Torrance who goes to school or holds down a job or runs a household cannot get up in front of his/her fellow citizens to say what needs saying. But as long as we convince ourselves that someone else will do it, some RHA officer or elected official or anyone-except-me, we've got a problem. And the problem, my friends, is us. Too many times, we view politics as a spectator sport.

It's an interesting experiment, this American dream that we are working on in our seaside community here in Torrance. But it's a fragile dream as well. I encourage those of you who feel that there might be a better alternative to letting the other fellow do it all, to begin your own involvement with a local organization such as RHA. And for those with a long history of distinguished community service who've perhaps gotten a bit out of touch lately, guess what? Your expertise is more valuable now than ever!

Our RHA membership elections will be held at the next general meeting on April 28. Will you be there? Dr. R. A. Mantovani

MARGINALIA

"If liberty and equality, as is thought by some, are chiefly to be found in democracy, they will be best attained when all persons alike share in the government to the utmost."

--Aristotle, Politics

**Why don't
you
write?**

