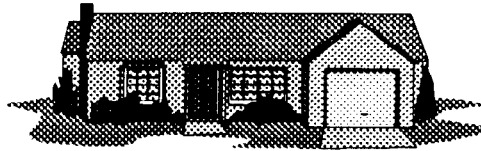


6''

HILLSIDE ORDINANCE PANEL DISCUSSION



7''

DATE:	THURSDAY FEBRUARY 2, 1995
TIME:	7:30 PM
LOCATION:	RIVIERA SCHOOL CAFETERIA 365 PASEO DE ARENA
CALL FOR INFORMATION:	GLENN TANNER (310) 375-1778

Mary and Bob Smith (not their real names) recently moved to the Hollywood Riviera. Shortly after moving in, Bob and Mary noticed a large, 2 x 4 wooden frame, or silhouette, attached to the house next door. If constructed as outlined, the new structure would shade Mary's kitchen and block the ocean view from Bob's den.

"They can't do that!", cried Mary. "The reason we moved here was because the City's Hillside Ordinance will not allow proposed development to impact our light, view, air, or privacy of other properties in the vicinity. We're

going to fight this !!!". As Mary and Bob began to research the Hillside Ordinance, the answers to what it exactly does and does not do surprised both of them.

You too might be surprised at how this ordinance works, how it's enforced, and what you can do if you are planning a remodel of your home, or you are near a home expansion being proposed. Join us at our panel discussion regarding the Hillside Ordinance featuring representatives from City Council, City Staff, Planning Commission, & City Attorney's Office.



President's Notes

Were you there? If you weren't, then you missed it! By the responses received from the PTA and others who were there, our First and, hopefully annual, RHA and PTA joint effort was a success. If you haven't guessed by now, I'm talking about our Christmas/Holiday program which was held Saturday, December 3 in conjunction with the PTA's Crafts Fair. This was a departure from our more recent holiday programs, which have been held in the evening on a weekday. Our decision to change to a day time event on the weekend, was to attract the residents who are unable to attend our evening meetings. However, in keeping with a long held tradition, Jim Gamble and his Marionettes were on hand along with ol' St. Nick with goodies for the kids. We do hope all who made it had fun and look forward to seeing more of you next year.

As you are aware, having read the front page, our topic for the February general meeting is the hillside ordinance, or technically, Article 41 - R-H Hillside and Local Coastal Overlay Zone, of the Torrance Municipal Code. As this is potentially an emotional subject, let me take a moment to ask you to please remember this will be a town hall type of meeting, and our panel will be there to share their knowledge of the ordinance as well as answer your questions. This is **not** a political forum and we are not going to enact any new legislation. In a few words, be kind, please.

And in keeping with the spirit that accompanies the holidays, the association presented gifts to our two Riviera schools. Riviera Elementary School received a fax machine and is now on the road to the *information super highway*. And the old Newton School, now Richardson Middle School, was the recipient of a glass-enclosed bulletin board. Both schools expressed their appreciation and thanks to the Riviera Homeowners Association for the donations.

On that note, let me end by encouraging you to attend the meeting. See ya there!

Don Young, Jr.

What do you think?.....

about our hillside ordinance? Maybe you have had an encounter you would like to share with the rest of the Hollywood Riviera residents. Perhaps you can enlighten others, especially those who are new to our neighborhood, as to how the ordinance came to life. Or, you might not like the ordinance. Whatever your opinion, we want to know *What do you think?* If we have a good response we will make this a regular place where you can voice your opinion. We will include your comments, and unless you object, your name if yours is one of those chosen. And we will keep the subject matter limited to topics of interest and relevance to the Riviera community. So, let us know.

Mail your responses to:

**What do you think?
P.O. Box 1074
Torrance, CA 90505**

Citizens Respond to City Budget Survey

There were 3,114 citizen responses to the first budget survey card delivered to Torrance residents. This is how residents prioritized important City services:

1. Paramedic Services
2. Infrastructure maintenance and repair, e.g. streets, water mains, damage system
3. Refuse collection
4. Graffiti removal - a tool in preventing and controlling gang activity
5. Library Services
6. Maintenance of City Parks and highway medians
7. Sidewalk repair
8. Street sweeping
9. Recreation, leisure activities and community service including youth and adult classes, youth service, etc.
- 10 Tree trimming (obviously not everyone lives in the Riviera)

The City of Torrance continues to seek your input to assist with the formulation of the 95-97 strategic Budget Plan. The City needs to reduce spending or increase revenues a total of \$ 4.4 million. So a plan must be developed to continue the essential services we have come to expect, while reducing the deficit. To let the City know your view regarding such important concerns as:

1. What programs should have the highest priority?
2. What services would you be willing to pay a fee for?
3. What areas would you like to see discontinued or reduced?

Call the BUDGET HOTLINE (310) 618-2777 or the City Manager's office for a Budget Survey Card.

IMPORTANT NUMBERS FOR CITY SERVICES

Street Department	781-6900	Transportation Dept.	618-2840
Refuse Collection		Fire and Paramedics	328-3232
Sidewalk Maintenance		Police	320-2611
Street Maintenance			
Street Tree Maintenance			
Waste Water Sewer Maintenance			

Patsy Loughboro



Historical homes of the Riviera:

Residence of Mr & Mrs H. B. Nicholson
156 Camino De Las Colinas



This classic 1928 Spanish home exudes the charm of its past with rough stucco interior walls covered in original paint and frescoed scenes. Hand-hewn beamed ceilings with original stencils adorn the lower floor rooms: living room, dining room, sun room. This 3,083 sq. ft. home has ocean views from the upstairs but the lower floor views have been blocked as nearby homes were built.

The dining room has hand-rubbed paneling on the ceiling and walls. One wall segment contains a secret panel that ostensibly held a booze cache during Prohibition. Rumor has it that the owner was in collaboration with J.J. Haggerty, the department store magnate, alleged bootlegger, and owner of the estate that is now the Neighborhood Church in Palos Verdes. Another secret place is a false step upstairs.

The entire house seems original with only the kitchen being remodeled in the 1950's as a modern necessity. One original kitchen section contains a niche for the milkman who came to the rear of the home, observed a dial with the items requested that day, and left milk in the exterior opening of the wall.

The Nicholsons bought the home in 1964 and are both now retired. H.B. was a Professor of Archeology at UCLA for 35 years and Margaret was an English teacher at Miracosta H.S. for 35 years. Both now value their privacy.

Howard Koters

The Hollywood Riviera Beach Club



Many residents of the Riviera do not realize that the Riviera once had it's own private beach club. Opening in the summer of 1931, it was a majestic Mediterranean style building with two towers overlooking the blue Pacific at the corner of Paseo de la Playa and Calle Miramar (now the site of Miramar Park). Riviera residents were automatically members and could order a sumptuous meal consisting of appetizer, salad, choice of entree, dessert and coffee for the whopping price of \$1.25. That included home-made hot biscuits! Of course this was in the 1930's and the price of dinner and real estate has since risen almost ten times.

The clubhouse had nine guest rooms, bar, private and public dining rooms and sat directly on the border between Torrance and Redondo Beach. This was of special importance as the two cities had different liquor licensing regulations and patrons enjoying a glass or two late at night would have to move a few feet down the bar to quaff legally!

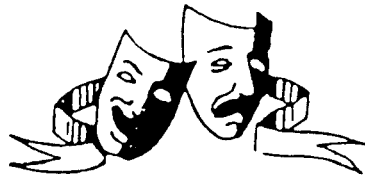
The clubhouse became a public bar in 1942 and a fire ended the club in 1958. In the 1960's developers had their eyes on this prime coastal front property. A high-rise with a restaurant at the top was proposed but it would have disrupted the views of many Riviera residents. The Riviera Homeowner's Association and residents, defeated the plan for the high-rise. Miramar Park, with it's dolphin statue, is now enjoyed by the public. A small plaque notes the site of the old clubhouse. The only true remains of the clubhouse are the double curving staircases from Miramar Park down to the Strand. The beach below is appropriately called "Burn Out" beach because of the fire that closed the clubhouse.

Trish McDonald

Palos Verdes Players

Playing to Feb 11: *Legends* by James Kirkwood. A comedy about two movie stars, who hate each other, being manipulated by a producer who wants them both in his play.

Feb. 24 to Apr. 8: *Amateurs* by Tom Griffin. A comedy about the cast from a community theater at a party after opening night where they face the truth about their talent and themselves.



For reservations, please call (310) 326 2287



High School Scholarship

The *RHA* will again be presenting a \$500 cash award scholarship to a top Hollywood Riviera high school student graduating this June. The Scholarship search covers *Bishop Montgomery, Loyola, Chadwick, and South Torrance* high schools. Contacts with these schools are in progress now. The scholarship committee members are Ruth Vogel, Trish McDonald, and Glenn Tanner. We will be awarding this scholarship in May. It will be announced at the June general meeting as well as the recipient's graduation ceremony.

Criteria for the selection of winners are (in order of importance):

- Lives in the *Hollywood Riviera*
- Pursuing a college degree
- In top 25% of class
- Grade point average 3.0 or better
- Participates in community activities
- Active in school activities
- Any part time working experience

If you have a senior who is eligible for the award, or you know of a student that is, please bring it to the attention of the high school guidance office. The *Scholarship Committee* members will obtain the applications directly from the school.

Fifteenth Annual Frontier Days - April 22-24, 1995

A western theme Craft Fair, Food, Music, Dancing and Kid's Entertainment will be held on Catalina Avenue in the *Riviera Village*. Mark your calendar for two days of fun filled family activities.

Glenn Tanner



Riviera Rainfall Update



The RHA Board thought that our recent deluge of rain warranted some print time, especially when we had record amounts. So how much rain did Hollywood Riviera have on January 4, 1995? My rain gauge on Via Los Miradores collected 4.9 inches. Fortunately, my garage collected only about one of those inches. That brings our total rainfall to 8.4 inches, as of Jan 6th. However, there are a series of storms across the Pacific that are tracking towards us. These storms will bring the total rainfall to above normal amounts for the year. The September issue of the Riviera Report will have a complete listing of rainfall amounts. Prior to Jan 4th we had only 3.5 inches, slightly below the normal average of 5 inches for this time in the season. Last year we only had 1.9 inches to date and it did not rain between December 11, 1993 and January 24, 1994.

The flooding that was experienced in the local area was due to overloaded drainage systems. Some pumping stations were shut down when the power was lost, other stations shut themselves down when the storage basins that they were pumping into overflowed.

The most important fact about our heavy precipitation this year is the 150+ % of snow pack in the Sierras. This is the single most important factor when studying hydrology in California. Our local precipitation flows into the Pacific Ocean in a matter of hours. The snowpack will last throughout the Summer.

We hope that your neighborhood did not sustain any damage, but if it did, help your neighbor, because it might be you the next time. If you have a story or would like to recognize someone who helped you during these natural disasters, please contact any Board Member.

Since the above report was compiled we have received 6.1 inches bringing the total to date to 14.1 inches.

Doug Holker

Local Landmark Burns Down, Almost



Pat's Ski and Sports, a landmark sports store located on Palos Verdes Boulevard near PCH in the *Riveria Village* caught fire and burned down nearly to the ground on December 9, 1994. The cause of the fire is unknown, but Fire Department officials speculate that the fire began due to the activities from the apparently four homeless persons living inside the basement of the building. Fire-fighters from both the Cities of Torrance and Redondo Beach responded to the alarm. *Pat's* was a well noted supplier of snow skiing equipment and other sporting goods for many years in the *Village*. The original owner sold the store in 1991; it was closed in 1993 and never reopened. The interior of the store is completely gutted and the structure may not be salvageable.

Glenn Tanner

RIVIERA HOMEOWERS ASSOCIATION

1994-1995

OFFICERS AND DIRECTORS

President	Don Young Jr.	373-8866
1st Vice President (Programs)	Glenn Tanner	378-4446
2nd Vice President (Membership)	Irene Shackelford	373-1838
Treasurer	Greg Anunson	378-6384
Secretary	Benson Black	375-0744
Newsletter Editor	Jim Vogl	378-1803
Historian	Trish McDonald	375-9728
Hospitality	Karla Butte	791-0222
Landscape, Chairperson	Ruth Vogel	375-4702
Landscape	Mary Lenihan	378-7435
City Council Liaison	Patsy Loughboro	378-5359
Mailing Chairperson	Shirly McNair	378-5557
Planning Liaison	Virginia Levanas	375-0424
CHAT Liaison	Kay White	373-1901
Director/Past President	Doug Holker	378-8984
Director/Past President	Howard Kosters	378-4874

COPIES OF THIS NEWSLETTER ARE AVAILABLE AT THE EL RETIRO LIBRARY

Do You REALLY Understand the “Hillside Ordinance”?

- “Does it protect my ocean view—forever?”
- “What will happen to my property value if my neighbors build a 2nd story?”
- “Can my neighbors stop me from adding a patio?”

**Join Us February 2nd
and Find Out!**