

# RIVIERA REPORT

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION

## RHA Presents... "Twas the Night BEARfore Christmas"

**WHEN:** Saturday, Dec. 2, 1995

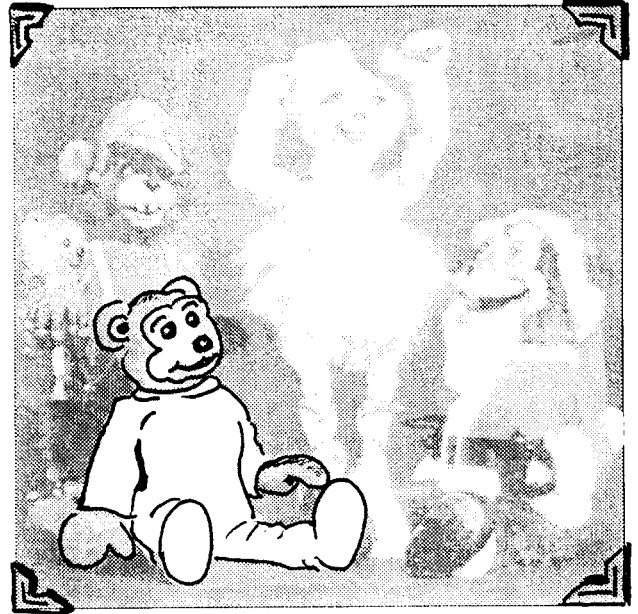
**TIME:** 1:00 pm

**WHERE:** Riviera School Cafeteria  
365 Paseo de Arena

**Special Guest...SANTA CLAUS!!!**

Held in conjunction with the  
**PTA Holiday Craft Fair.**

Entertainment by Jim Gamble Puppet Productions.



## How Clifford Reid Founded Hollywood Riviera... Cecilia Laxton

Clifford Reid was the genius and entrepreneur who envisioned a seaside colony of red tile roofs nestled on the edge of the Palos Verdes Peninsula, which would become Hollywood Riviera.

His dream included commercial development, a boulevard stretching to Beverly Hills and a seaside resort like those he had seen on the French Riviera.

In January 1925, the "annexation representatives" for the City of Los Angeles were on the prowl again, gobbling up territories south of Inglewood and between Redondo Beach and Torrance, using the same procedures it had used to obtain a corridor to San Pedro Harbor that spurred the incorporation of Torrance in 1921.

Reid and his former associate, the Huntington Land Company, joined forces to ward off annexation, creating a successful partnership developing

residential tracts on the Pacific Palisade. Reid had no doubt this magnificent site overlooking Santa Monica Bay and the Los Angeles Basin would be a prime investment. The City of Torrance joined the fray and completed the Meadow Park Annexation in April, 1927. The development of the Huntington land was included as the proposed Hollywood Riviera.

Reid promoted the development of the one square-mile tract and country club resort which included a club membership for every lot buyer. Reid laid the cornerstone in the spring of 1929 and set a fine example at home, building a magnificent Mediterranean 6,700 square foot residence on 640 acres on Via Monte D'Orot.

Tract No 159, filed at the planning office, began on the shore at the mean high-tide line adjacent to the north boundary of Palos Verdes Estates. The tract boundary ran north to Via Riviera, encompassing a good portion

of the present Riviera Village business district. The tract map showed the installation of the lovely Plaza del Pacifico, now an asphalt parking lot with meters! The line continued east along the original Redondo-Wilmington Boulevard.

During the Great Depression, this was a WPA project, and the Roosevelt Highway was later renamed Pacific Coast Highway. At the point of Via Los Altos and PCH, the line ran uphill across the rear boundary of Via Los Altos, up to Colusa, around the end of Via Saville, across the north side of Calle de Aragon and west to the proposed Hollywood-Palos Verdes Parkway.

The 1929 depression and World War II ended the vision of Cliff Reid. He sold his Hollywood Riviera financial interests in 1947 and continued to live in his home until his death in 1957. His famed Riviera Beach Club burned down in 1958.

## President's Notes

### Don Young, Jr.

Thanks to all of you who were able to attend our meeting in October. It was not what you would call a packed house, but those who came were there to the very end. We covered two main topics: "Torrance 2005 - Planning the City's Future", and the "Tree Trimming Ordinance."

The ordinance is only for trimming city-owned trees on your property or your neighbors' property, if the two agree. It gives you the choice of getting it done sooner than the city has it scheduled.

Torrance 2005 is a study to determine what you like most about Torrance and what you think needs improvement. As

your President, I attended the State of the City address delivered by Mayor Dee Hardison. Crime, gangs, infrastructure, street maintenance and youth activities are high on the list of things that we share a deep concern with.

On a more positive note, we believe our city is headed in the right direction; we have great police, fire and paramedic services, and as fate would have it, we also acknowledge we have great weather! Was there any doubt? Dee gave a very professional, positive and realistic report.

If you would like more information, call City Hall at (310) 328-5310.

## Riviera Rainfall Averages Calculated

### Doug Holker

During the year July 1, 1993 to June 30, 1994 we had a rainfall total of 9.3 inches. The total rainfall for the year July 1, 1994 to June 30, 1995 was abundant. Rainfall for the Riviera was substantially greater this year over past years, and nearly three times more than the previous year.

The normal rainfall for the Los Angeles area is 14 to 15 inches. During July 1, 1994 to June 30, 1995 we had an abundant 27.0 inches. The greatest amount fell in January (16.5 inches)

highlighted by a deluge of rain (4.9 inches) on January 4th.

The California snow pack was over 200% normal, resulting in full reservoirs and the increased underground banking of water in our agricultural valley areas.

There is the possibility that different rainfall amounts could be collected at different areas of the Riviera due to the orographic effect (the rising of clouds resulting in the release of this year water as it moves across the topography.)

## Recycled Houses: A New Riviera Trend

### Patsy Loughboro

Are you wondering why there are so many remodels in our area?

According to the Economics Research Association report on the City's Future Forecast received by City Council this last month, Torrance is experiencing reinvestment and recycling of its housing stock. This is occurring as older populations are being replaced by younger families who are able to pay more for the same housing.

These higher income families are reinvesting and improving the capital stock of housing in the city. It's predicted that this trend should continue as home prices remain high relative to income throughout the county and as prices escalate on the neighboring Palos Verdes Peninsula and in other South Bay beach communities.

Age of Housing Stock, Torrance		
Year of Construction	Number of Units	Percent of Total
Pre 1939	2,271	4.1%
1940's	3,654	6.6%
1950's	20,010	35.6%
1960's	15,189	27.2%
1970's	8,705	14.5%
1980's	5,705	10.2%
1990's	829	1.5%
Total	55,756	100%

Source: U.S. Dept. Of Commerce, Census of Population and Housing, 1980 and 1990. BIA

## Profile:

### O. JAMES VOGL



## Newsletter Editor

Jim Vogl has been a member of the RHA since he retired from the Army in 1959 and moved to Hollywood Riviera. All four of the Vogl children graduated from South High School.

He retired from Hughes Aircraft Company in 1983 as Corporate Manager of Value Engineering and has been a national officer and on the board of Directors of the Society of American Value Engineers whose acronym SAVE tells what the organization stands for.

He has been the editor of the Society's annual International Conference Proceedings for the past fifteen years and has just resigned as editor of the quarterly magazine, Value World.

Jim taught Business Writing for industry and for UCLA Extension division for 20 years, until his deteriorating hearing forced him to give up teaching. He has edited the Riviera Homeowners Association News Letter for the past four years.

Jim and Ellen Vogl were very active in the community theaters, at Chapel Theater until its demise, and now at Palos Verdes Players where Jim is a member of the Board of Directors. Jim was a member of the Torrance Fine Arts Commission for many years and is now on the Torrance Commission for Aging. He works one day a week at the Air Force Retiree office at the Los Angeles station in El Segundo and as assistant Newsletter editor.

Unfortunately, Jim's wife, Ellen passed away last year. Ellen is survived by her husband, Jim, and their children.

# Outstanding Landscape Award Winner

## Ruth Vogel

Robert and Doris Paselk, 237 Via Los Miradores, longtime residents of the Riviera, were presented with the October award.

Colorful impatiens, roses and Lantana welcome visitors to their home. A large meandering rock stream bed is the centerpiece of their landscape.



Robert and Doris Paselk in front of their Via Los Miradores home.

An interesting note is that all the impatiens, roses and Lantana are in pots in the ground and hooked up to a drip irrigation system which conserves water.

The garden is maintained completely by the Paselks and is a labor of love.

# Crime Report

## Don Young, Jr.

Back by demand! In our continuing effort to keep the residents of the Hollywood Riviera informed we hope the following statistics will benefit you by keeping you aware of what's going on around you.

The information presented here was compiled by Officer Roseann Neprud of the Torrance Police Department. The types of crime and the number of reported incidences for September are indicated below. Remember to watch for and report any vehicles or persons you feel are suspicious!

CRIME	INCIDENTS
Commercial Burglaries	6
Assault	5
Vandalism	4
Residential Burglaries	3
Stolen Vehicles	3
Automobile Burglaries	1
Robbery	1

# What Do You Think?

In our October newsletter, we asked for your opinion on several different issues. One of the questions we asked was about the association sponsoring a block party to which we received this reply:

"I recently attended a free summer concert in Naples (Long Beach). As an outside observer, it was wonderful to see a very close-knit community come together once a month at the town square to enjoy dancing, music, and picnicking with all paid for by their homeowners association. Is this a possibility for our association ...?"

-Denise and Doug McCommins.

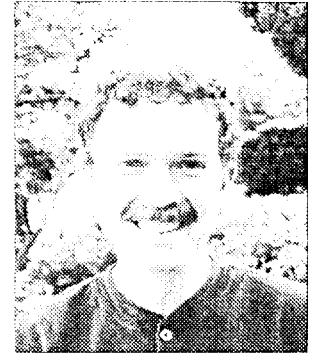
As a matter of fact, this very issue has been discussed at a recent board meeting. What do you think? Should we have some kind of community social event. I think it's a great idea! Please let us know. You can write us or call one of the board members listed in the newsletter.

While we do appreciate responses from our readers, we should mention that the opinions expressed are not necessarily those of the Board of Directors of the Riviera Homeowners Association or its members. Let us know what concerns you may have. Mail your responses to:

What Do You Think?  
 P.O. Box 1074  
 Torrance, CA 90505

# Profile:

## BENSON BLACK



# Secretary

Benson Black joined the RHA as secretary two years ago after moving to the Riviera in 1991. He has lived in Torrance the last 14 years, spending much of his free time building an addition and remodeling his first home on 191st Street.

Benson was reared in the tiny town of Mint Hill, North Carolina along with dozens of his cousins, aunts and uncles (all offspring of his "prolific" grandfather, Sandy Caswell Ross, who fathered 22 children). At 14, along with his parents, Joe and Eloise, and his sister, LeAnne, he moved to Simpsonville, South Carolina where he graduated from Hillcrest High School in 1973. He studied civil engineering at Clemson University, graduating with honors in 1977.

He spent 10 years with Douglas Aircraft Company in Long Beach in the Structures Research and Development department specializing in advanced composite materials.

In 1988, he became Section Manager in the Structural Analysis department, where he was responsible for the composites structure on the C-17. Currently a Group Leader in the Structural Mechanics department, Benson is responsible for composites, landing gear, fatigue and fracture, hydraulics and pilot controls for Douglas' commercial programs.

Lynda, his wife of 11 years, is a pharmaceutical sales manager for Bristol-Myers Squibb. They have two sons, Joseph (5) and Stephen (3). He still spends much of his free time as a handyman, remodeling his house on Calle Miramar. He also enjoys playing with his children and taking an occasional camping trip.

# Riviera Homeowners Association 1995-1996 Officers And Directors

President	Don Young Jr.	373-4642	Historian	Trish McDonald	375-9728
1st Vice President (Programs)	Glenn Tanner	375-1778	Hospitality	Karla Butte	791-0222
2nd Vice President (Membership)	Armelle Feuvrier	375-1663	Landscape, Chairperson	Ruth Vogel	375-4702
Treasurer	Gary Rivera	375-1663	Landscape	Mary Lenihan	378-7435
Secretary	Benson Black	375-0744	City Council Liaison	Patsy Loughboro	378-5359
Newsletter Editor	Jim Vogl	378-1803	Mailing Chairperson	Shirly McNair	378-5557
Director - Immediate Past President	Doug Holker	378-8984	City Planning Liaison	Virginia Levanas	375-0424

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## Riviera Homeowners Association Membership

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ TEL: \_\_\_\_\_

Initial membership application \_\_\_\_\_ Renewal \_\_\_\_\_

Please enclose a check or money order for \$10.00 for annual membership.

This time of year is marked by our membership drive. We want to thank returning members for their on-going contributions, and also welcome all our new members to the Riviera Homeowners Association. Your dues help us put out this newsletter and bring about meetings on topics of interest to the community.

If you haven't already done so, please send in your membership dues of \$10 and join in the activities of your community (see membership form on back).

We want to give special recognition to **Maxine Dessau** for her contribution of \$50 and to **Benson Black** and **Mercedes Mumer** for their contributions of \$20.

**RIVIERA  
HOMEOWNERS  
ASSOCIATION**  
P.O. BOX 1074 • Torrance, CA 90505

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