

THE RIVIERA REPORTER

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION Summer 1997

Be Heard in Your Community - October 22

- WHAT:**
1. State of the City of Torrance Address & Q & A: Mayor Dee Hardison
 2. Presentation of View Impairment Survey Results
 3. Discussion of Measure K School Bond Proposition by Riviera PTA

WHEN: Wednesday October 22 - 7:00 PM

WHERE: Richardson Middle School, 23751 Nancy Lee Lane

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

Results of the Tree View Impairment Survey

As of this writing, we have received an overwhelming response to our View Impairment mail survey !!! This survey must have touched on important issues to you as the return volume has far exceeded our expectations. Of the 3,200 surveys mailed, we have had nearly 500 responses !!! Considering that elections are correctly and accurately predicted using a sampling of under 1% of the population, this 15% return amount signifies an almost absolute statistical certainty that it accurately captures the opinions of the Hollywood Riviera. As you recall, we posed five statements:

1. I am interested in removing or reducing view impairment caused by vegetation / trees;
2. The City of Torrance should expand its current policy regarding trimming / replacement of City Trees to include private trees;
3. The Hillside Overlay District should be expanded to include vegetation;
4. A separate "oversight" committee should be established to address views affected by vegetation; and
5. I feel that view impairment by utility poles and power lines is a significant problem.

For each question, we asked you to mark your opinion in the following categories: Agree (5); Somewhat

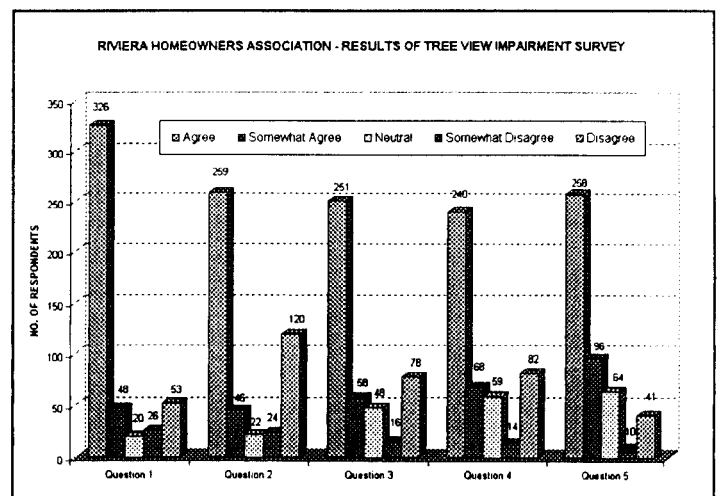
Agree (4); Neutral (3); Somewhat Disagree (2); and Disagree (1).

As you can see by the Chart shown below, the "Agreeable" responses (5's and 4's) outnumber the "Disagreeable" responses (2's and 1's) by a ratio of about 4 to 1. Clearly there is a strong consensus for a change in City policy and further action is needed to restore original views now impaired by overgrown vegetation. Our follow-up phone survey is in progress, so we will keep you informed of those results, too.

Some of the typical response comments we received included the following: "I have been here 30 years when we first came we had an unrestricted view of the bay, now it is gone; overgrown trees have significantly reduced the value of my property "; "Yes only God can make a tree, but He made the ocean too and I would like to see it again from my home "; "You cannot legislate good neighborliness so I would encourage neigh-

bors to work together to trim private trees but City trees must be lowered"; " this area was built specifically with curving streets to maximize the views of the ocean and city. This is what attracted us and others to the area. Overgrown trees causing the loss of views results not only in a loss of property value but loss of identity for the Hollywood Riviera " A minority of responses offered comments like "I disagree that private trees should be regulated "Some comments offered potential solutions, such as " tree heights should be no higher than rooflines " and "...the City must replace incorrectly selected trees that have erased my view and reduced my property value"

Glenn Tanner





The Prez Says...

Thank-you to all who took the time to answer our **V i e w Impairment Survey**. The response has

been overwhelming! A 15% response rate is outstanding and reflects the fact that this is a very important issue in our community. Thanks again to all of you who also sent membership checks in with the survey. We have increased our operating costs by mailing additional, larger newsletters to all homes in the Riviera, doubled the amount of scholarships offered, and have increased other donations to schools and community groups, so we really do need your monetary support to be a continuing asset to the community.

The survey received feedback from some of you on other community subjects such as: Graffiti removal, power pole under-grounding procedures, traffic and intersection problems, and what to do about

unsightly or problematic neighborhood issues. These too are important issues, but as we are limited in space for responses in this issue, they will be addressed in the future. However, the City staff is ready to help you with most common and specific problems, so I encourage you to call City Hall if there is something pressing that needs immediate attention or is a safety hazard.

Finally, my family and I assisted in the Riviera School clean-up day back in August. About 50 other parents and teachers were there. Again, thanks to those 50 or so people, but if you compare that to a percentage of available parents for the 600 students that attend the school, it was a very poor rate of participation. I think that parents here need to get more involved with their school. I was shocked & dismayed to see the poor condition of the buildings and class-rooms up close.

It is clear to me that the bond issue must be passed to make this a viable facility for our precious children.

Glenn Tanner

Airport Report

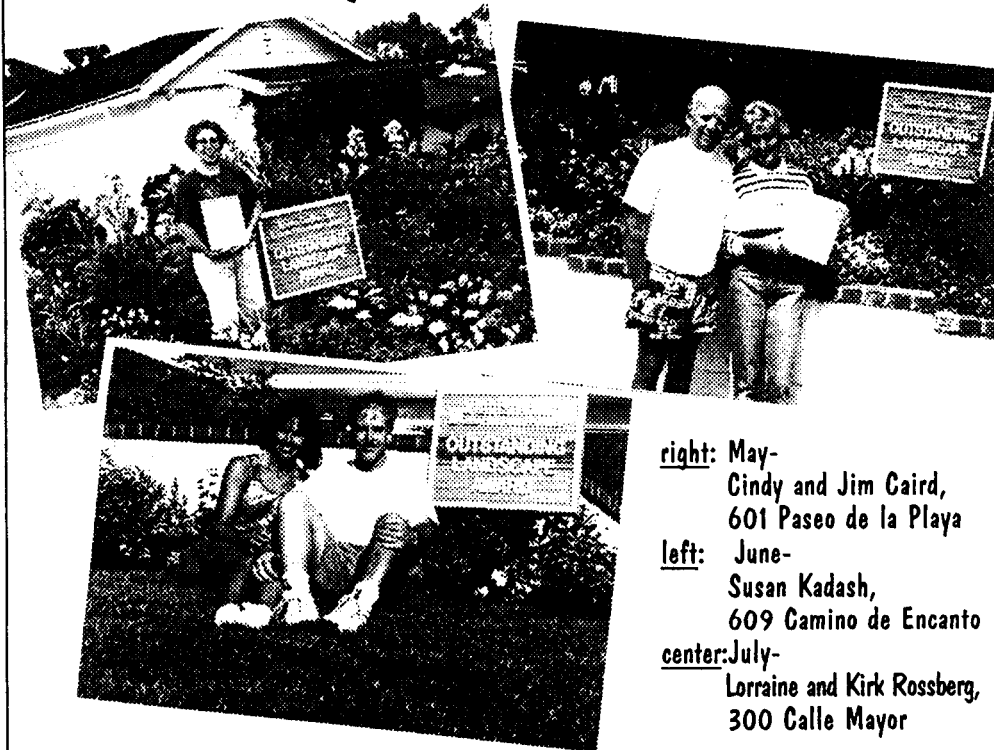
Have you noticed many more helicopters over the skies of the Riviera lately? We have received several questions about increased chopper traffic. It appears that helicopter traffic over the Riviera in the past months is due mainly to an increase in helicopter training activities at Bravo Helicopter. In addition, Robinson Helicopters has been selling an increased number of their choppers; each is extensively tested on its flight path over the Riviera.

A plan for a new airport development providing up to 14 new executive-sized hangars was revealed in August. Construction includes a new aviation fueling facility to replace existing city-owned underground fuel storage tanks. The Airport Master Plan is proceeding slowly. Inputs by airport users and community residents may be requested before finalization. The expert hired by the City has completed an examination of the airport's antiquated precision landing equipment. He determined that the system needs replacement. He is working with the FAA to install more modern equipment at no cost to the residents of Torrance.

The noise abatement staff has proposed a non-standard aircraft traffic pattern for runway 29R. The Torrance Airport Association found it unacceptable. The required procedure, which is contrary to FAA-published standards, would reduce aircraft flights over Southwood, but would transfer noise to New Horizons. The Airport Commission has agreed to convene an ad hoc committee of airport users and homeowners to look at alternatives.

Jim Gates

Landscape Award Winners



right: May-
Cindy and Jim Caird,
601 Paseo de la Playa
left: June-
Susan Kadash,
609 Camino de Encanto
center: July-
Lorraine and Kirk Rossberg,
300 Calle Mayor

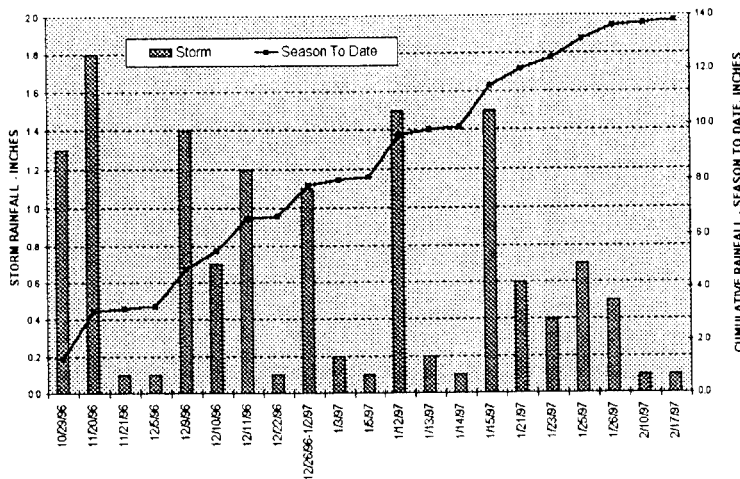
Ruth Vogel, Mary Lenihan, Virginia Levanas

Rain Report (El Nino is Coming!)

El Nino is coming! Yes, there have been several newspaper articles and TV segments recently on the potential of a heavy rainfall this winter due to El Nino. Scientific computer models from places like Scripps Institution of Oceanography have shown that the same warm Pacific Ocean

temperatures (more than 2.5 °- 6 ° F above normal) that last occurred in 1982/3 have surfaced again. This warmer water produces greater potential for convection of water vapor, and when mixed with low atmospheric pressures further south in the Pacific, results in warmer, wetter storms. Each low pressure area generates large swells which manifest into 10-15 foot waves, as happened in 1983. Will the Riviera experience another heavy winter? The honest answer is that we still can not predict the weather, but the ingredients that make up a wet year are present. In fact we just received our first brief, but measurable, rain on September 2, much earlier than the first rain occurred last year.

HOLLYWOOD RIVIERA - ANNUAL RAINFALL JULY 1, 1996 - JUNE 30, 1997

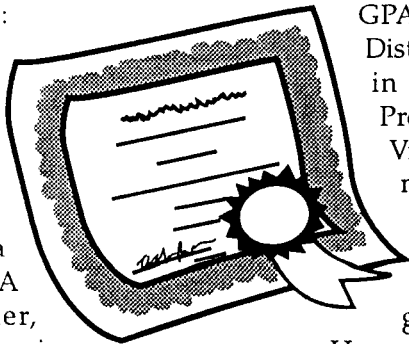


The rainfall for 1996/7 was rather unusual for Southern California. Yes, we did achieve our normal annual average of about 14 inches of rain (July 1, '96 to June 30, '97). Our first rain did not start until October 29, '96 and we endured several storms during the Holidays until the last measurable rainfall occurred on February 17th. It has been over six months with no rain! As you recall, early winter snows and warm heavy rains from the "Pineapple Express" resulted in flooding of the San Joaquin Valley. During our summer (their winter) Chile has also experienced extreme flooding conditions. Will that happen here this year? I do not know, but we will keep track of it and inform you as the year progresses.

Doug Holker

Riviera Students Excel

Earlier in 1997, the RHA donated two - \$1,000 scholarships: to **Erica Hart** (Brown University) and **Mark Doddy** (El Camino). As a follow-up of past recipients, we have received news of a former RHA scholarship winner, **Danielle Pillet**, who is now a senior at UCLA.



Danielle has maintained a 4.0 GPA and received the Most Distinguished Scholar award in 1997 & serves on the President's Commission on Violence by monitoring the media. She just returned from studying abroad at Cambridge, England and is deciding now on graduate school, possibly Harvard.

Virginia Levanas

WHAT'S UP IN THE NEIGHBORHOOD:

BEGONIA FARM TO CLOSE - CONDOMINIUMS FOR SITE ?

The Palos Verdes Begonia Farm, a nursery operating since the 1950's on Newton Street, is slated to close this Fall. The property has been purchased by a developer who intends to build possibly 64 condominiums at this site. The property, currently zoned for commercial land use, will require a zoning change, possibly to multi-unit residential as it is a relatively small parcel and single family homes might not be profitable. The developer, Anastasi Construction Co., is presently building condominiums at 22509 Kent Street. Although no public information is available yet, we are keeping a close eye on Planning Commission activities regarding the Begonia Farm site.

Our interests include zone changes leading to more density, traffic flow & increased road use, view / air / light impingement of existing homeowners, and environmental concerns such as noise. We encourage all interested residents to voice their opinions by attending Planning Commission Meetings, calling City Staff (618-5990), or calling Virginia Levanas of the RHA Board (375 - 0424).

NEIGHBORHOOD WATCH SIGNS

Kay Roberts has started replacing old rusty Neighborhood Watch signs with new ones. So far, **Chuck Bennett** of Fred Sands PV Realty has generously donated six new signs and the RHA Board has committed to the purchase of ten more. We need your help in donating more signs so all will be clear, visible, and readable! If you would like to donate a sign or signs, please call Kay at 375-1564 - the cost is under \$20 each.

Riviera Homeowners Association 1995-1996 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	Heather Hintzen	378-7388
2nd Vice President (Membership)	Armelle Feuvrier	375-1663	Mailing	Shirly McNair	378-5557
Treasurer	Gary Rivera	375-1663	Planning	Virginia Levanas	375-0420
Secretary	Benson Black	375-0744	Airport	Jim Gates	373-7640
Newsletter Editor	Jim Vogl	378-1803	Director	Greg Anunson	378-6384
Hospitality	Martha Oropesa	373-4186	Director	Don Young	373-8866

Editorial: R.H.A. Endorses School Bond

The Board of the RHA voted unanimously to support Measure K, an \$80.5 Million General Obligation bond issue, which will be on the ballot during the November 4th election. A 2/3 super majority is needed to pass the measure. The Board strongly believes that Measure K is imperative to maintain the high educational process of the school district, which in turn, draws residents and business to the City and results in higher property values and a strong local economy. We recognize, especially after the recent clean-up day, that our schools are in dire need of capital improvements and maintenance. Measure K funds will be used for renovation of the schools

including repair of leaking roofs, outdated wiring, and rusting pipes, plus the addition of seismic upgrades for student safety and updated lighting. In addition, as class sizes have been reduced, as you demanded, additional classrooms will be funded with these bonds.

Measure K marks a departure from the previous school bond election held earlier in 1997. Instead of a Mello Roos assessment which is based on the parcel size, the General Obligation bond, which opponents of Mello Roos stated was their preferred method, is formulated on the assessed value of the property. However, General

Obligation bonds are limited to financing of long-term improvements, but operating funds for operations, hiring, books, and computers are excluded. Measure K will mean a tax of not more than \$25 per \$100,000 of assessed parcel value each year. How can you also help to support Measure K? The PTA needs Block Parents to visit their neighbors, or place a "Yes on Measure K" sign in your yard, and wear a "K for Kids" button. To volunteer to be a Block Parent, or to order a sign and button, call **Andrea Perez** (378-2744) or **Randi Young** (373-8866) as soon as possible. Vote Yes on Measure K on November 4th.

Glenn Tanner

RIVIERA REPORTER

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