

THE RIVIERA REPORTER

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION Summer 1997

TREE VIEW IMPAIRMENT SURVEY

Riviera Homeowners Association has historically been committed to preserving the values of the Hollywood Riviera. The RHA has provided leadership in several areas that affect home values in the Riviera such as support for strong schools and initiation and support of the Hillside Overlay District. As time passes, we are becoming aware of a "growing" problem in the Riviera, namely trees and vegetation planted years ago have now grown so tall that ocean and city-lights views once enjoyed by residents have been obliterated, through no fault of their own.



Many RHA members have asked the RHA Board to take a position and champion a process, similar to our past efforts with the Hillside Ordinance, that would allow mitigation of this expanding problem. However, the Board recognizes that lush vegetation is also a trademark of the community, along with the view, so a balance must be struck. To obtain the current pulse of the Riviera, the RHA Board is embarking upon a fact finding mission to determine the opinions and feelings of the community.

This search for current opinions will include a two step process: 1) A short written questionnaire is enclosed in this newsletter. It is being sent to all of the approximately 3,400 homes in the Riviera, not to

just our paid membership. The best and fastest method of communicating your opinion is to fill out this questionnaire, clip, and mail it to us. 2) The RHA Board will call a geographically representative sampling of homes in the Riviera to conduct a telephone poll of these same questions. Please note that the phone sampling will involve a relatively small number of calls so there is no guarantee that your views will be reflected unless you send in the questionnaire. Based on these two steps, we hope that a consensus may be gathered so the RHA may proceed with formulation of an RHA Vegetation View Policy and use this consensus for further discussions with the city council and staff.

Glenn Tanner

Making Livable Communities

The South Bay Advisory Committee of the "Making Livable Communities" met July 21. The local representative is **Glenn Tanner**. This workshop was sponsored by the South Bay Cities Council of Governments and funded by the Dept. of Housing & Urban Affairs, Edison, and Southern California Association of Government. The workshop broke new ground by looking at ways to renovate and retrofit aging commercial strips that line the major streets in our cities. For more on the Local Government Commission, please visit their web site at <http://www.lgc.com>.

The Prez Says...



This is a special edition of the **Riviera Reporter**. As far as I know, this is the first time that

we have published a Summer Newsletter, our fifth edition in a single year. We are going to this trouble and expense to keep all of the Riviera informed of our efforts to obtain a neighborhood consensus on the View Impairment by Vegetation issue. To many, this is an issue vital to the property values of the Riviera, so I encourage you to take a minute and fill out the TREE VIEW IMPAIRMENT SURVEY and send it in as soon as possible. The RHA Board of Directors will begin to formulate an official RHA policy on this subject from the results of that survey so let your voice be heard !!!

In the past I have asked for your input on a variety of subjects and most often receive one or two responses out of 3,400 newsletters sent. This is an important issue !!! Please fill our mail box with your responses.

I would like to thank the following people who have served on the RHA Board of Directors and have retired from the board during the past year: Past President **Howard Kusters**, Past President **Doug Holker**, **Karla Butte**, and **Carol Skramstad**. In addition, I would like to welcome newly elected Board members **Heather Hintzen**, **Kim Emery**, **Jim Gates**, and **Martha Oropesa**. I am encouraged by the fact that these new Board members have taken the time to serve our community as it is clear that we can make a difference.

Glenn Tanner

Airport Report

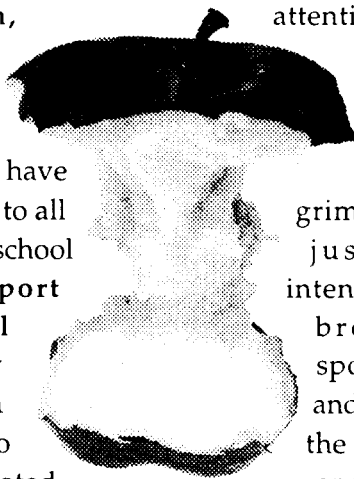
The Airport Commission meeting on June 12 addressed new hangar leases and a report by **Dr. McFarland**, a consultant hired by the Airport Manager to evaluate the Torrance "Instrument Landing System", or ILS. Airport Manager **Andy Hriz** said that **Dr. McFarland** found the ILS equipment to be in poor shape and needs replacement. The Palos Verdes hill and the High Shear water tower cause significant distortion of the ILS signal. His written report is expected in late summer or fall.

A number of RHA members have been asking why Torrance paid over \$325,000 last year for noise monitoring activities. Apparently, that's 20 to 30 times as much as it costs other cities with airports similar to Zamperini Field. Torrance pays more per flight operation than does Long Beach, and more than LAX. Possibly the real noise pollution caused by airplanes may be overstated. A study of complaints made since January 1, 1997 reveals that less than 10% were valid. It seems only 12 people made one-half of the airport complaints over the last two plus years. One person lives over 3 miles from the airport; another lives over 7 miles away. The person on record as making the most complaints last year is an airport commissioner. After this information was revealed, the City took steps to prevent further public release of the names and addresses of noise complainants.

Jim Gates

Take The Riviera School Challenge !!!

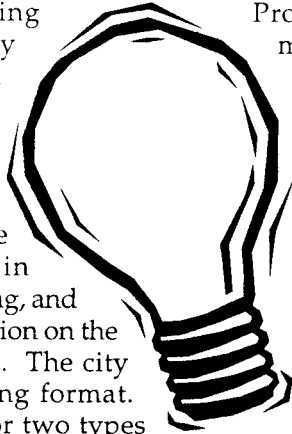
Mike Brajevich, Principal, and the teachers of **Riviera Elementary School** have issued a challenge to all parents of Riviera school students: **Support Back-to-School Clean Up Day August 23** From 9 a.m. - on. No matter how you voted on the bond issue, you must agree that this school needs



attention !!! The campus needs windows washed, classrooms cleaned inside and out, grime removed. Don't just bring good intentions, bring mops, brooms, ladders, sponges, disinfectants and elbow grease ! Call the school at 533- 4460 or return the form sent home with the children in June back to the school office.

Landscaping & Lighting Balloting

Property owners in the City of Torrance recently received a revised ballot to vote on the Street Lighting & Street Landscaping District No. 1. The second ballot was due to an update of the County Assessor's records that were woefully outdated. This balloting format is required by recently passed Proposition 218 that requires a vote by land-owners on such assessments. Prop. 218 sets the format for the votes, calls for mail in ballots vs. in person voting, and requires parcel identification on the ballots vs. secret voting. The city cannot control the voting format. This assessment pays for two types of items:



1) The energy costs, operations, and maintenance / upkeep for street lighting and traffic signals. This is an ongoing process which continues the existing assessments we have been paying for the past 20 years, first started with the "Street Lighting Act of 1919" in the state vehicle code.

2) Increased services for landscaping around street lights and signals to enhance safety, upgrade appearance, improve pedestrian visibility, and allow clean-up / improvements to street medians and parkways. These

are additional tasks above the present level of service being offered.

Despite the additional levels of service, the proposed Assessment District No. 1 calls for a per property cost equal to the current levels.

Property owners will not pay more, but will receive additional and better use of the funds. The assessment may increase each year but may not exceed the local consumer price index without holding another Prop. 218 election. There is only one ballot per parcel.

There are several rates for various types of parcels and fee rates in the city, including: Residential; Hillside Residential; Non-Residential; and Institutional. Please note that as a "hillside" area, properties in the Hollywood Riviera pay the lower fee per parcel assessment due to a lower level of lighting used in the neighborhood versus general residential areas. Ballots will be weighted by the amount of assessments and a simple majority is needed to continue the assessment. The ballots are due, signed, and returned to the City Clerk's office by August 5. Postmarks do not count, so mail early! For more information, call the Assessment Hot-Line 1-800-424-9144.

Glenn Tanner

High School Scholarship Awards

For the first time ever, your RHA membership dues were used to award TWO \$1,000 scholarships to deserving graduating Hollywood Riviera high school seniors. This year, both winners attended South High School. They are:

Erica Hart, 170 Via Los Miradores, and

Mark Doddy, 233 Via Alameda. Erica is an exceptional honor student interested in physics and computer science. She has served as year-book co-editor and has numerous club and community activities. She is looking forward to college at either MIT,

Harvard, or Yale. Mark is a talented Thespian, Life Boy Scout, and community activist. He will be attending CSU Dominguez Hills.

The scholarship winners were chosen from a field of seniors nominated by their school counselors. Any Riviera student attending any high school interested in the RHA scholarship, and who will be a senior graduating in 1998, should contact their high school counselor to obtain and submit the required forms by February 1, 1998.

Virginia Levanas

WHAT'S UP IN THE NEIGHBORHOOD:

PLANNING DEPARTMENT:

The following Hillside Overlay District cases are scheduled to be heard or have recently been heard by the Planning Commission:

337 Via Pasqual. First & second story addition to an existing single-family residence.
5109 Bindewald. New two story single family residence.

The following cases are scheduled to be heard or have recently been heard by the Environmental Review Board:

Proposed construction of two-story 33,000 sq. ft. office /commercial building at 131 Palos Verdes Blvd.

Proposed General Plan Amendment from Local Commercial to Commercial Center designation in the C-1 zone at intersection of Palos Verdes Blvd. & Via Valencia.

NOTICE OF CONSTRUCTION:

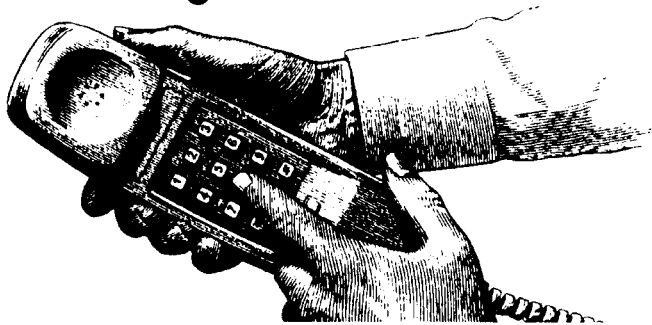
Cal-Trans will be altering Hawthorne Blvd. during the summer months. Pavement reconstruction will be done on Hawthorne Blvd. at 1) 190 St. to Del Amo Bl, and 2) Torrance Blvd. to P.C.H. Nine traffic signal upgrades / additions are proposed for Hawthorne Blvd. and Talisman St, Halison St., Del Amo Blvd., Fashion Wy., Del Amo Cir., Carson St., Center Wy., Sepulveda, and a new signal at Skypark. Call the City Hot Line at 310-618-2713 for up to date information.

Riviera Homeowners Association 1995-1996 Officers And Directors

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|---------------------------------|------------------|----------|------------------------|------------------|----------|
| 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 |
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Call the Riviera Homeowners Association Hotline



**(310)
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