

THE RIVIERA REPORTER

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION Winter 1997

Be Heard in Your Community - December 10

WHAT: 1. Traffic "Calming" And Other Traffic Controls

[Nervous cars in the Riviera ??? **Helene Buchman**

of the City Transportation Dept. presents traffic control and reduction plans]



2. Historical Film "Building The Hollywood Riviera"

[Original promotional film from the 1920's .

See the Riviera before the trees grew up and blocked the view]



3. Holiday Christmas Carols [Be serenaded by students from Richardson School as they present your Holiday favorites]



WHEN: Wednesday December 10 - 7:00 PM

WHERE: Richardson Middle School Cafeteria, 23751 Nancy Lee Lane

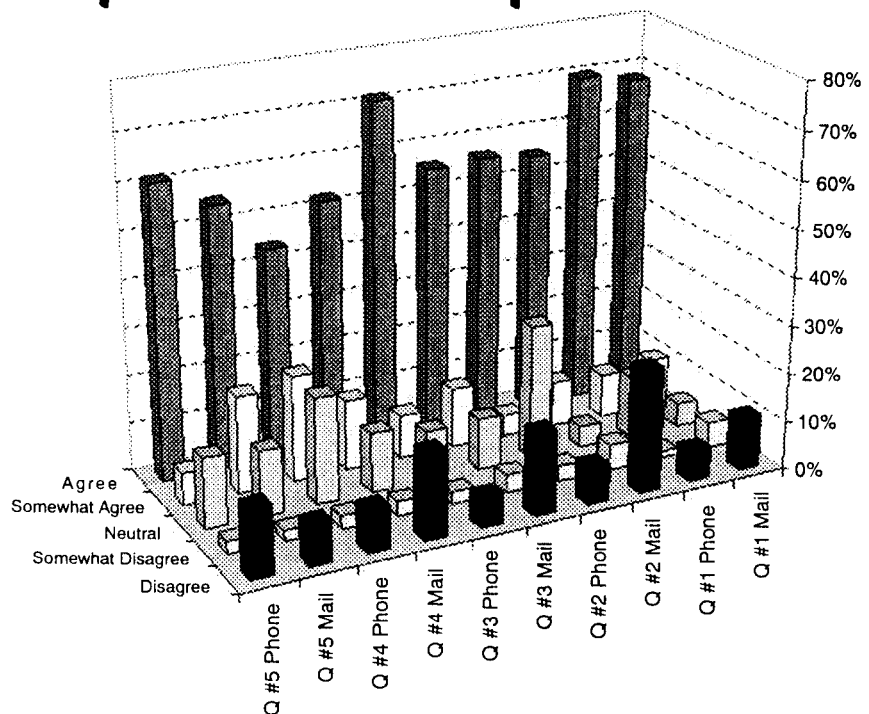
INFO: (310) 378-2499 Evenings (310) 543-4980 Weekdays

Kim Emery

Results Of View Impairment Telephone Survey

Your response to our View Impairment mail survey was overwhelming with an over 17% return. To assure ourselves that these results are representative of the opinions of Riviera residences, the RHA Board also completed an independent random telephone survey. Telephone numbers were specifically balanced to include all areas in the Riviera. Maybe you were called, and if you were, you may recall, we posed five statements to you:

continued on back page...



View Impairment Survey: Mail vs. Telephone Results



The Prez Says...

I used to be proud to say I lived in Torrance. But I am now ashamed and embarrassed

to admit that I am from this city now that the voters have rejected a school bond for the second time. Torrance is the only South Bay city to reject funding needed to improve school infrastructure and correct safety issues. The fact that a small group of cheap, short-sighted, and selfish individuals can block this needed funding for petty and poorly reasoned excuses without offering any alternatives has lead Torrance into a reputation of non-support for education.

This perception of non-support for schools is leading potential home-buyers to think twice before moving to our area, and that hurts your property values. Even I, the RHA President and committed area supporter, am beginning to think I need to move my family to an area where education is a priority, even

if I lose money by selling. Is that what you school bond opponents wanted? Well, they got their wish, so I hope they're happy.

My wife, the tactful member of the family, says this editorial goes too far. I say that the time for polite conversation is over! Certain members of the city have declared war on our hard-won increasing property values by trying to degrade our educational system. I encourage all citizens interested in maintaining high property values to join the dog-fight to protect our schools. This is not to say that the school board is not completely blameless for the failure of Measure K. Whether there is any truth to it or not, the perception that the school board does not wisely spend existing funds resonated strongly enough with over one-third of the voters who rejected the bond funding, so the school board must turn around this perception in the future.

Glenn Tanner

Airport Report

On October 22, the California Superior Court ruled against the complaint filed by the California Pilots' Association and the Torrance Airport Association to halt diversion of Airport Funds for other purposes. The ruling came as a surprise. Over the years, city officials had stated that "all revenues derived from the airport land can be used only for operation, maintenance and construction of the airport and its facilities" (letter written 1950 by then-mayor.)

In 1989, city officials tried to find ways around the Gann property tax limitations and looked at ways to divert money from the Airport Fund. However, Section 15 of the Charter says that "The City is required by law to utilize all revenue derived from the airport property for the development, operation and maintenance of the Torrance Municipal Airport". City officials sought voter approval to remove this section from the charter through a ballot measure in 1990, and the majority of voters said "No". Undeterred, City officials began diversion and admitted in court documents that over \$5 million has been taken from the Airport Fund since 1990. The judge ruled on October 22 that unless the City Charter specifically excludes a use of taxpayer moneys, any other promises or representations made by city officials to taxpayers about the use of that money can be ignored.

Recently a plane crashed into office buildings at the west-end of the airport. There were no injuries or deaths on the ground in the crash because the businesses were closed that Sunday morning. In addition, there have been five aircraft accidents and incidents within 1000 feet of the end of runways at Torrance in the last 15 years. The FAA, concerned about safety of persons and property on the ground, strongly advises that no structures or concentrations of people be permitted within the "runway protection zone. However, discussions continue to build office buildings very closely to the runway at the airport's east end.

Jim Gates

Begonia Farm Development

On Oct. 10, representatives of Anastasi Development Co. met with over 100 Riviera residents to present their conceptual plan for 64 unit condominium complex on the site of the former Begonia Farm. Overwhelmingly, the residents voiced their displeasure with the plan, citing existing traffic, parking and noise problems in the vicinity and their potential for greater problems due to proposed higher density.

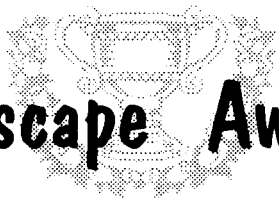
Following the meeting, some residents met with Mayor Hardison, city planning and traffic engineers. City planning is reviewing its records to locate a nine year old traffic study on the Newton Street area. In the

meantime, affected residents are encouraged to write to the city traffic planning outlining the ongoing traffic problem and offer suggestions for correcting it.

The Riviera Homeowners Board is creating a committee that will meet with Anastasi Development to review the concerns raised by all residents at the October meeting and work to implement revision to the development and traffic flow plans. All concerned residents who are interested in writing to the city traffic department or participating on the committee should contact me at 310) 378-6507.

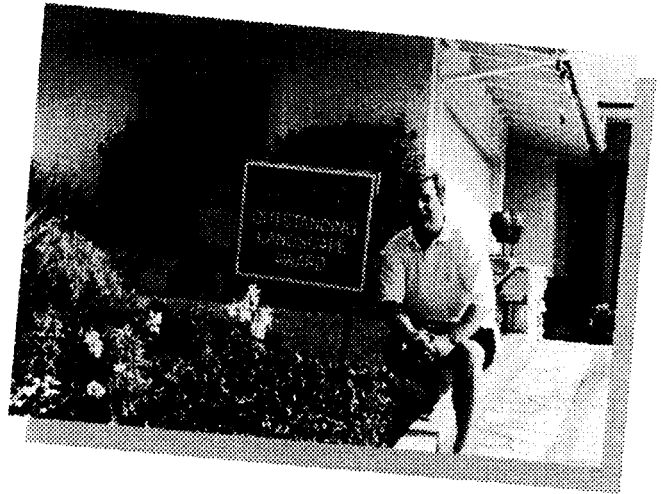
Morgan Tookey

Landscape Awards



JACQUELINE & GARY DEHART

125 Via La Soledad
September award



RORY YARAK

460 Camino de Encanto
November award

Ruth Vogel, Mary Lenihan, & Virginia Levanas

What's Up In the Neighborhood:

Traffic Control Committee Formed

In a related item, the City transportation department has asked area homeowners groups to assist by forming Traffic Control Committees. These committees will meet with city officials and offer citizen input: opinions, viewpoints, and suggestions for traffic calming and control schemes prior to preparing recommendation to the City Council for implementation. **Johnny Tai** has volunteered to be the Riviera committee chair. Please call Johnny at (310) 791-1714 if you would like to be on this committee.

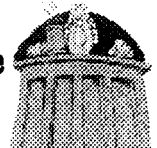


Festival of the Trees

Los Amigos, support group for the Torrance Medical Center Health Care Foundation presents the "Festival of the Trees", a forest of more than fifty beautifully decorated holiday trees, each designed around an individual theme. Special trees include Venetian Holiday, Gardener's Eden Bliss, and for the golfers, Putting on the Green. The festival will be held at Charles Wilson Park, 2200 Crenshaw Bl. on the following dates and times: Thursday December 4, 2:30 - 9:00 PM; Saturday December 4, 10:00 AM - 9:00 PM; and Sunday December 7, 10:00 AM - 5:00 PM. Cost is \$3 for adults, \$2 for children 4 - 12, and children under 4 are free. Friday December 5 is the special

festival evening with dinner, tree auctions, and entertainment (reserved tickets are \$50). Admission includes a chance to win one of the special trees. Call (310) 517-4606 for information.

Hillside Ordinance Cases



The following location is scheduled for a precise plan hearing or has recently been heard:

201 Via Colusa. City Council consideration of an appeal of Planning Commission approval to allow construction of a single family dwelling with front / side yard setback waiver.

Virginia Levanas

Riviera Homeowners Association 1996-1997 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	Transportation	Johnny Tai	791-1714
Hospitality	Chela Cowden	375-8949	Director	Greg Anunson	378-6384
Development	Morgan Tookey	378-6507	Director	Don Young	373-8866

COPIES OF THIS NEWSLETTER ARE AVAILABLE AT THE EL RETIRO LIBRARY

continued from front page...

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 CityTrees 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 (front page), the results of the random telephone survey closely match the mail survey results. As we begin to form a draft policy proposal to mitigate the growing issue, we will keep you informed and may again survey public opinions.

Glenn Tanner

RIVIERA REPORTER

P.O. BOX 1074 • Torrance, CA 90505

BULK RATE CAR-RT SORT U.S. POSTAGE PAID Redondo Bch CA Permit No. 124

*****ECRLOT**C014

