

The Riviera Reporter

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION

DECEMBER 2002

The Prez Sez...



The Holiday season is officially underway and I speak for the entire RHA Board when I wish everyone a joyous and safe

Holiday and a Happy, Healthy and prosperous New Year. Please join us in celebrating with song as the RHA presents our Annual Holiday Concert Monday, December 9th at Richardson Middle School. Nothing lifts the spirit better than children singing holiday songs.

The turnout for our October 16th General meeting to discuss Mansionization was tremendous. Over 250 people attended. Soon after we got started, it was standing room only (see photos). I was pleased but not surprised to see such turnout. A lot of information was presented. In particular, Jeff Gibson, City Planning Director, did an excellent job describing the history of the Hillside Overlay Ordinance (HOO) as well as defining some of the critical

building code lingo like Floor-area-ratio (FAR) and setback calculations. Varying opinions and viewpoints were shared both by the panel, and the audience members who posed questions to the panel. I was impressed with the tone and tenor of the discussion. In an open forum where all sides are given an opportunity to look directly into the face of the community and speak, the words were measured and considerate in meaning and tone. I commend each and every member of the audience as well as the panel for a truly successful evening.

In addition to the exchange of informa-

RHA ANNUAL HOLIDAY CONCERT:

WHEN: MONDAY, December 9th, 2002 – 7:00 P.M.

WHERE: RICHARDSON MIDDLE SCHOOL CAFETERIA
23751 Nancy Lee Lane (off Newton Street)

AGENDA: HOLIDAY CONCERT



Children from Riviera Elementary School, Richardson Middle School & South High School will perform a Holiday Program.

tion, I feel that everyone who attended has a better understanding of the sentiments of other Riviera homeowners. Clearly a wide range of opinions exist as to how to address the issue of mansionization or even whether it requires any further action at all. Some in attendance voiced support for modifying the HOO and other building code specifications with the ultimate goal of further limiting the size and scale of homes built in the Riviera. Conversely, others voiced support for eliminating the HOO altogether. This side argues that the HOO acts as a deterrent by placing an additional administrative / bureaucratic burden on homeowners. This negatively impacts home values by deterring homeowners (or potential buyers) from remodeling existing homes. The majority of attendees wanted seemed to want something in between.



The idea of clarification was mentioned repeatedly throughout the evening. Many shared the opinion that some portion of the conflict between neighbors could be avoided by simply clarifying the terms of the HOO. Some language such as "in harmony with other properties in the vicinity" is vague and when listed as a provision within the ordinance serve to



create confusion rather than clarity.

The RHA Board agrees that more research and discussion is necessary in regards to this topic. To that end, I will head a panel with Doug Holker, Past President and Morgan Tookey, Immediate Past President. Over the coming months we will meet in small groups with community experts. Our goal will be to explore the means to reduce some of the neighbor to neighbor conflict and increase communication to all parties. We will reach out to residents, professionals, city staff and city officials and request their participation and cooperation in this effort. Turn! out at the meeting is evidence of the interest in this issue. During and since the General Meeting a number of individuals have approached the Board offering to participate in the effort to explore the issue further. I am confident that working together we can and will improve the process. In doing so we will add even more sparkle to our wonderful neighborhood, the jewel of the South Bay: the Hollywood Riviera.

RIVIERA AREA SCHOOL SCORES SOAR HIGH

The three Riviera area schools Riviera Elementary, Richardson Middle School and South High finished first in Torrance in their respective elementary, middle and high school groupings in both the Academic Performance Index (API) and Stanford Achievement (Stanford 9) Test Scores for 2002. The API is the State Department of Education's method of reporting on how schools in California are performing academically. The API assigns each school a number ranging from 200 to 1000, with schools scoring above 800 rated "exemplary". This year Riviera Elementary again was rated exemplary (and first in TUSD) with an API score of 883, an 18 point increase in its base score from last year. Richardson's 2002 API score was 826 (up 22 points from last year) and moving it to the first position ahead of Calle Mayor Middle School. South High's score rose 10 points to 769 placing it ahead of last year's top school West High, which scored 742 in 2002. All three schools also scored first in their respective groupings for elementary, middle and high school Stanford 9 testing. I asked

Linda Dowlan, Richardson's Principal, about the school's method for improving the API test scores. "We started early focusing on academic standards and teaching kids to think, analyze, write, respond and interpret." Two years were spent on formulating the program, holding team meetings with the faculty and working to adapt the learning process by transforming the kids into information processors. "In addition to fundamental testing like recognition and recall, we wanted the kids to learn to dialogue: How is this occurring? Why is this important? How does this effect the outcome?" The bottom line is the test results show the program and hard work pay off. Congratulations to the administrators, faculty and students of Riviera, Richardson and South High. More work is ahead as the state modifies its performance tests and method of evaluation of California Schools. Additional information can be obtained on the internet at cde.ca.gov under API and STAR testing program.

Morgan Tookey

THE RHA WEBSITE IS GROWING!

We recently added a list of all recent scholarship recipients, and it's becoming a great place to check out winning landscapes of recent years. It's a good idea to surf to it if you want information on upcoming RHA events, or wish to read the Riviera Reporter newsletter. And it's easy to remember: www.hollywoodriviera.org. Do you have ideas of general community interest? Submit them to: webmaster@hollywoodriviera.org.

Julian Chasin



RHA Membership Renewal Guideline

The Riviera Homeowners Association has been working to improve the way we track and report our membership dues activities. Each newsletter has the most recent dues payment information right above your mailing address. During this "giving" time of year, your small \$20 donation benefits all of us in many ways, including sponsoring community programs and supporting our local schools (remember - excellent local schools boost property values!). Thank you to everyone who has already sent in their membership dues, and to those of you who will do so with the envelope provided in this newsletter.

Enrollment Form

Also, please review the membership enrollment form below. If you are renewing your membership and all of the information on the mailing label is accurate, mark the appropriate check box and submit your dues. Space is provided for modifications or new enrollment information should you need it. We hope that those of you who have e-mail addresses will include them so that we can communicate upcoming events and share news quickly and efficiently. The RHA does not share this or any other personal information with anyone for any purpose other than newsletter processing and delivery. We will continue to try to improve these administrative functions in order to better serve you.

RHA MEMBERSHIP FORM

If the information on the mailing label is okay, please indicate by marking the appropriate box below.

- Continuing Member - mailing label personal information is accurate. (NO NEED TO FILL IN PERSONAL INFORMATION BELOW.)
- Continuing Member - See modifications and/or comments below.
- New Member - see information below.

Name: _____

Address: _____

Telephone: _____

E-mail: _____

Amount paid (make checks payable to Riviera Homeowners Association):

\$20 (annual) + \$____ (Other) = Total \$_____

Check # _____ Check Date _____

Comments: _____

RIVIERA LIBRARY INFO & PROGRAMS

The Torrance Library Commission has provided us with information about our outstanding library system. Two of the branches are conveniently located for Riviera residents.

El Retiro Branch Library

126 Vista del Parque (at the end of Camino del Campo and 1 block from PCH.) Phone: (310) 375-0922.

Open M-Th 11-8 p.m., Sat. 10-5 p.m.
Closed Fri. and Sun..

Walteria Branch Library

3815 W. 242nd St. (behind McDonald's)
Phone: (310) 375-8418.

Open M-Th. 11-8 p.m., Sat. 10-5 p.m.
Closed Fri. and Sun.

Katy Geissert Civic Center Library

(Torrance's main library.)3301 Torrance.
Blvd. Phone: (310) 618-5959.

Open M-Th. 10-9 p.m., Fri. 10-6 p.m.,
Sat. 10-5:30 p.m. and Sun. 1-5 p.m.
(during the school year.)

Library Cards

Anyone over 18 can obtain a library card that may be used at all library locations. Children who can print their names may receive a library card if accompanied by a parent or legal guardian.

Resources Available

In addition to books, large print items, books-on-tape, magazines in many different languages, CDs, DVDs and video-tapes can be borrowed at no charge. Patrons may borrow from any library. If an item is not available, a librarian can place a request from other branches or another library system, for a fee.

Computers with Internet access are available for research purposes. Reference librarians are also on hand to assist with in-depth research or to instruct patrons on the use of library resources.

Returning Materials

Materials checked out may be returned to any branch.

Library Web Page

You can access the online catalog of books, CDs and DVDs, get help with homework, and research newspapers and magazines through the library's website: www.library.torrt.net.com/

SPECIAL PROGRAMS (EL RETIRO)

Wed., Nov. 20th @ 4 p.m.

WILD THINGS

Wild Animal Performance (ages 5+)

Wed., Dec. 11th @ 4 p.m.

HOLIDAY CRAFT PROGRAM (ages 6+)

Every Wed. 10 a.m.

TODDLER STORYTIME (ages 1 1/2 -3)

Wed. 11 a.m.

PRE-SCHOOL STORYTIME (ages 3-5)

1st Tues. of the Month @ 10:30 a.m.

ADULT BOOK DISCUSSION GROUP

RIVIERA HOMEOWNERS ASSOCIATION 2002-2003 OFFICERS AND DIRECTORS

| | | | | | |
|---------------------------------|-----------------|----------|-----------------------------|------------------|--------------|
| President | Michael Cotton | 791-1985 | Hospitality | Pam Popovich | 375-8729 |
| 1st Vice President (Programs) | Heather Hintzen | 378-7388 | Immediate Past President | Morgan Tookey | 213-680-6568 |
| 2nd Vice President (Membership) | Darilyn Pilapil | 375-9939 | Past President | Doug Holker | 378-8984 |
| Treasurer | Andrea Perez | 378-2744 | Scholarship & Landscape | Virginia Levanas | 375-0424 |
| Secretary | OPEN | | City Council Liaison | Mary Taylor | 378-6673 |
| Newsletter Editor | Chela Cowden | 375-8949 | Traffic Liaison | Johnny Tai | 791-7465 |
| Riviera Website | Julian Chasin | 373-6314 | Underground Utilities | Nancy Conger | 373-9867 |
| Landscape & Concert | Ruth Vogel | 375-4702 | Planning Commission Liaison | Sandra Bennett | 375-8273 |
| Landscape Co-chair | Mary Lenihan | 378-7435 | Historian | OPEN | |

The Riviera Reporter

P O BOX 1074 • TORRANCE, CA 90505

Please look above your name & address for your dues payment status. Your dues help us to provide scholarships, put on community events such as the Concert in the Park, and promote the Riviera community in our newsletter.

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