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# The Riviera

# HOMEOWNERS NEWSLETTER

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FEBRUARY, 1971

22nd EDITION

President: Richard Hall, 375-3248 Editor: Rosalie Woodward, 375-6390

FEBRUARY MEETING: CONSERVATION EXPERT RALPH PERRY

Ralph Perry, guest speaker for the February 1st Riviera Homeowners Association meeting, has a long-term background in conservation. A Stanford law graduate and partner in the firm of Crossman Smaltz Graven & Perry, he is a 30 year member of the Sierra Club and is presently serving on the executive committee of the Planning and Conservation League. Of special interest to Riviera residents is his expertise in coastal development and tidelands law.

Mr. Perry has appeared frequently as an advocate of conservation causes and we can promise an unusually interesting session. Mark your calendar and meet with us at 8:00 p.m. February 1st in the Parkway school cafetorium.



NOTE: This issue of the Riviera Homeowners Association newsletter is being distributed over a wider area than the boundaries of the Riviera. This is being done to let people know the status of our fight to preserve the beach and to solicit contributions for this battle. We are not attempting to "steal" members from other homeowners groups. In fact, our by-laws do not allow out-of-area memberships. If you want to become a member of your homeowners association contact:

Walteria: Joy Shaw, P.O. Box 1386, Walteria, 90505

Southwood: Henry Altschuld, 23147 Carlow, Torrance, 90505

If you live in Redondo Beach, contact Mrs. David Jones, 209 Ave. A, who is trying to organize an association there. A strong homeowners group helps protect the interests of the residents of the area. Join your association.



LETTER FROM THE PRESIDENT

In the past I have written about people getting involved in issues which affect them. The emergency meeting we called on November 30 was an example of how people will become involved when the chips are down. The turnout for the meeting, called on such short notice, was very gratifying. The continuing interest in the beach fight by people of all ages belies the "generation gap". But remember, continued support of your Homeowners Association over the years is necessary of your Association is to be strong and ready to fight when a vital issue comes up.

Dick Hall

STATUS REPORT ON THE BEACH FIGHT

On November 9, 1970 an application for a building permit for a 45 unit apartment house was filed in the Redondo Beach Building Department by Mr. Oscar Berk. The location of the property is 1807 Esplanade, which is at the intersection of the Esplanade and Calle Miramar on the ocean side of the Esplanade. The apartment is planned to extend from the street, down the bluff and out onto the sand. The land is privately owned, being the land traded by the County for some adjacent beach and bluff property.

The Riviera Homeowners Association learned of this impending development and decided to attempt to block any construction on this land. The executive board of the association called an emergency meeting of the association for Monday, November 30, 1970, to act on this matter. The meeting was held at South High with more than 300 interested people attending. A possible course of legal action, based on precedent in the case Gion vs. the City of Santa Cruz, was explained by Stan Dunn, former president of the Association. Following much discussion, the members of the Association (83 voting) voted unanimously to press legal action to acquire an implied dedication to public use of this land, to appropriate up to \$4500 from Association funds to cover legal and other costs associated with this action, and to appoint the officers of the Association as a committee to select the lawyer to represent the Association.

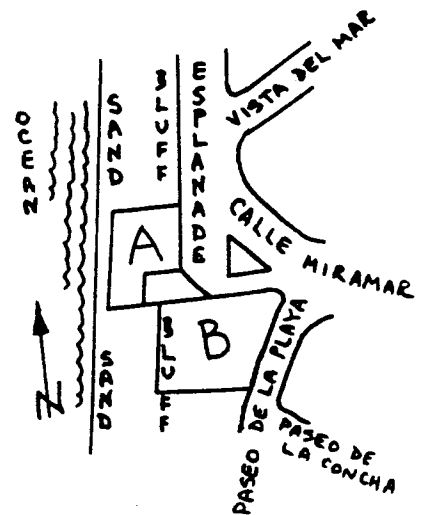
On Wednesday, December 2, 1970, this committee, which included Dick Hall, Don Geiler, Evelyn Clukey and Millie Schoenberg, interviewed three Los Angeles law firms. On the basis of these interviews Mr. Carl Becker of Dryden, Harrington and Schwarz and Mr. Stephen Peters of Beardsley, Hufstedler and Kemble were chosen as co-counsel. They proceeded to draw up the appropriate legal papers.

On Tuesday, December 8, 1970, Supervisor Burton Chace brought the matter before the Los Angeles County Board of Supervisors. He said:

"It has come to my attention that a plan is pending before the City of Redondo Beach for construction of an apartment complex on the Redondo-Torrance city line adjacent to the public beach.

I am advised that plans call for not only the apartment complex adjacent to the beach, but for related facilities which will be constructed on the slope leading to the public beach and on the public beach itself.

This is inconsistent with the Board of Supervisors' policy of maintaining and in fact opening up more beaches for public use and I, therefore, oppose this plan very vigorously. The public has used this beach for years and it should continue to do so.



The apartment is planned on Lot A in the City of Redondo Beach. The lot extends 140' from the street with 188' of ocean frontage.

Lot B is the privately-owned portion of the former site of the Hollywood Riviera Beach Club in the City of Torrance. The lot has 183' of ocean frontage and extends to the old club steps on the bluff.

I believe previous Supreme Court decisions uphold the County's right to preserve this section of much used public beach and adjacent recreation service area.

Therefore, I move that the County Counsel be instructed to take whatever steps are necessary to hold onto the public's right to this beach and to block any development of this land until the matter can be fully heard in the courts. This is presuming, of course, the County Counsel's office supports the Board's position that case law provides for public dedication of this valuable shoreline asset."

The motion passed unanimously.

On Wednesday, December 9, 1970, President Dick Hall and our attorney Carl Becker met with representatives of the County Counsel's office and the County Beach Department to discuss the matter. The County Counsel's representatives felt that the precedent of Gion vs. Santa Cruz applied to this section of our beach.

On Monday, December 14, 1970, Carl Becker spoke on behalf of the Association before the Redondo Beach City Council requesting that they prevent issuance of the building permit for this apartment and also requesting that they support the County's position on the legal action. They refused the first request. The second request was acted upon with a unanimously passed motion made by Councilman Hayward instructing the City Manager to write a letter to Supervisor Burton Chace "supporting any action that the Board of Supervisors might take, including the right of eminent domain, to acquire this property for public recreation purposes."

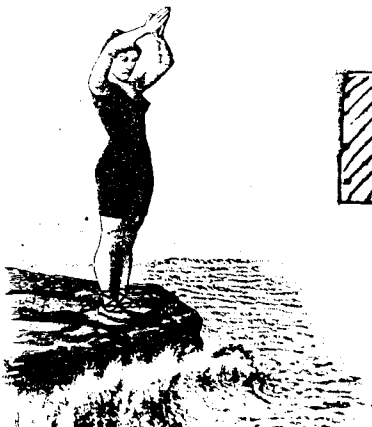
The current status of the building permit for the apartment house is, as of January 15, 1970, that the Redondo Beach Building Department will issue the permit whenever Mr. Beck appears before them. The plans for the building have been approved.

The County Counsel's office and Supervisor Chace are in conversation with Mr. Berk. The Association will be advised of any pending action.

#### SAVE OUR BEACH FUND

Since the High-Rise ruckus several years ago there has been an understanding among members that RHA funds would be available whenever they might be needed to fight for the preservation of the local beach. In the current skirmish we have already incurred more than \$500 in legal expenses. It would clearly be imprudent to exhaust Association funds and run the risk of financial impotence in future crises.

Our December issue made a very quiet appeal for contributions to help replenish the Save Our Beach fund. This time, with our wider circulation, we want to be louder and hopefully more effective. Because the beach is for all of us, we are requesting financial support from all area residents.



HELP

Save Our Beach!

MAIL CONTRIBUTIONS TO: P.O. 1074