

The Riviera

HOMEOWNERS NEWSLETTER

JUNE 1972

34th EDITION

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BALLOT MEASURES JUNE 5th MEETING TOPIC

Parkway Cafetorium ... 8:00 p.m.

Once again RHA has invited the Torrance League of Women Voters to explain the ballot propositions. League members will present a general outline along with the arguments for and against each of the measures.

Of the ten state measures on the ballot two are bond acts and six are constitutional amendments proposed by the legislature. One measure (Proposition 8) is an amendment to a statute which was an act originally adopted by the people. Such amendments must be made by a vote of the people. Proposition 9, the most controversial of the June measures, is an initiative statute proposed by citizens.

The League presentations are always well-attended so come early and bring your questions and confusions. Your informed vote is your most important participation in the democratic process.

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Watch for announcements of the League of Women Voters-sponsored **CANDIDATES' FAIR** to be held at Del Amo Fashion Square Saturday, June 3rd from 10:30 a.m. to 4:00 p.m. Virtually every candidate on the Primary Ballot has been invited and more than 30 have already registered. A candidates' speaking schedule will be available the day of the event.

LETTER FROM THE PRESIDENT

The specific requirements of the new hillside ordinance are listed in the bulletin. The activity leading to the adoption of this ordinance illustrates how local property owners and Homeowners Associations can work together with the city departments for the common good of the community.

The background of this ordinance began about nine months ago when a group of homeowners on Vista Largo brought to the attention of RHA and the city that some waivers being granted for the construction of homes in their area presented a possible safety hazard. The homeowners appealed for a moratorium on hillside development until guidelines could be established to ensure safe and orderly development of the hillside region. The Riviera Homeowners Association supported their position at various planning commission and council meetings. Now after many extensions of the moratorium over these months, a new ordinance has been proposed to and accepted by the City Council.

Although many individuals were involved in this effort, special recognition should be given to Mr. Jerry Galuhn who spearheaded the activity for the Vista Largo property owners and to Mr. Joe Clukey who supported the effort during his term as president of RHA. Special thanks are also due to the Planning Commission and the Planning Department. Finally, the RHA thanks the City Council and the Building and Safety, Traffic, and Police Departments for their cooperation.

This bulletin and the June meeting are the last before our summer recess. However, the executive board will continue meeting throughout the summer. The bulletin and general meetings will resume next October. Have a nice safe summer.

Don Geiler

HILLSIDE ORDINANCE

Under the new standards for hillside development new lots will be required to have increased width of one foot for each one percent of slope greater than 15 percent. For instance, a lot with a 25 percent slope will have to measure at least 15 feet wider than the 50 foot minimum and the steeper the grade the greater the required horizontal open space. Further, no building may be closer than 15 feet to the front property line without a

waiver. Other provisions will limit height at any point to 35 feet and will encourage swing-in garages and circular driveways to promote safety.

HELP NEEDED AT RECYCLING CENTER

The Torrance Recycling Center which opened in February is steadily increasing its intake. Riviera Homeowners Association has been asked to provide volunteer help at the center on the first Tuesday of alternate months starting September 5th. Hours are 3:30 to 5:30 p.m. If we figure right that's a grand annual total of 12 hours - hardly a strain on any organization. Please call Bud Skolich (375-5175) to sign up for one of the two-hour stints.

NOTES OF INTEREST TO RIVIERANS

Mark October 14th on your calendar now. That's the date for the annual PHA dinner-dance which is expected to be the ultimate social event of the year.

A thoughtful member has written to suggest that residents consider installing 2 1/2 foot sidewalks whenever they plan to re-landscape. A boon to pedestrian safety!

Dogs continue to prompt resident complaints. RHA can only plead once more for dog owners to remember that good neighborhoods are made up of good neighbors. If your dog runs loose you are breaking the law and if he pollutes and trash-can-tips you are ignoring your responsibility.

The Torrance Police Department tells us that several recent cases of plant-theft do not represent a serious outbreak but more likely someone who wanted to do some private landscaping. The Department says that there is little defense against plant-snatchers except vigilance.

As to other property, the best insurance against burglars is to etch your driver's license number on your possessions with an electric etching tool. RHA has purchased six of these tools and has them available for residents to borrow. Call Don Geiler (373-1124), Bud Skolich (375-5175) or Joe Clukey (378-5571).