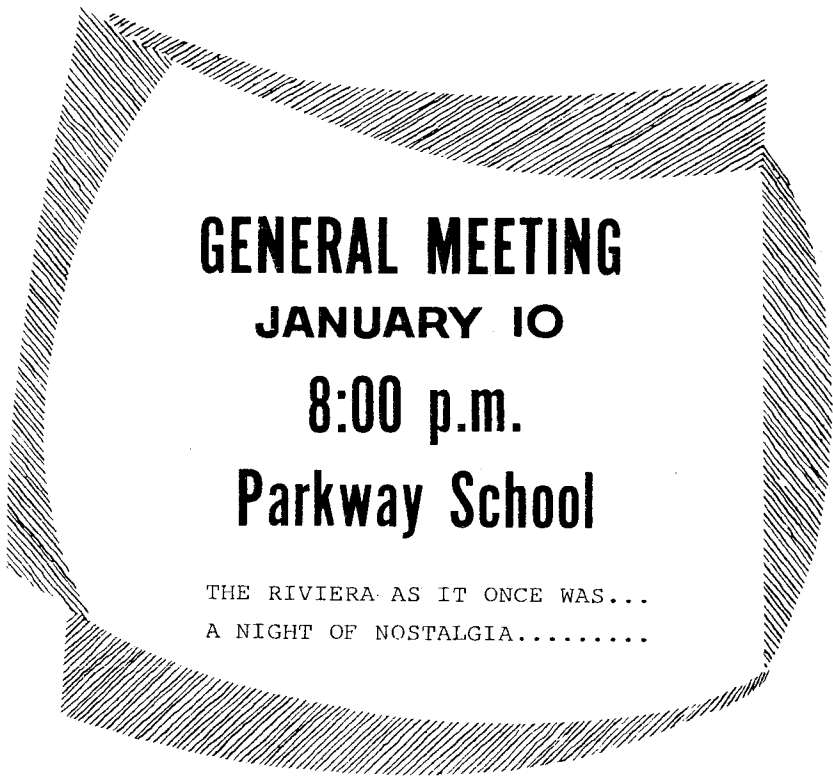

The RIVIERA HOMEOWNERS NEWSLETTER

JANUARY, 1977
President, Spencer Willens
375-4416

73rd EDITION
Editor: Pam Popovich
375-8729



GENERAL MEETING
JANUARY 10
8:00 p.m.
Parkway School

THE RIVIERA AS IT ONCE WAS...
A NIGHT OF NOSTALGIA.....

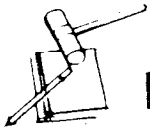
RIVIERA REMINISCENCES by John D. Haidinger

Doctor Ellinwood passed away last month. He lived to be 94. At one time he owned all the land from Paseo de Gracia and Pacific Coast Highway up to the Palos Verdes limits at Via Colusa and Calle de Arboles, then east to the end of Tortugas and down to Anza and Pacific Coast Highway. We all know our homes in the Riviera have appreciated greatly in value, but how about Harry Kissel paying Dr. Ellinwood \$1,500 per acre for the above mentioned land back in 1954?

In 1936, Dr. Ellinwood had water pipe laid from where Engine Company No. 4 now is at Calle Mayor nearly all the way east to what is now Anza. He not only allowed families to plant vegetable gardens on this land, but also paid for the water. At harvest time, the people would take the vegetables over to the Somas Cannery on Border Avenue in Torrance, where they were canned for three cents per can. The only trouble with this was that nobody remembered to label or mark the cans and you never knew what kind of vegetables you were selecting until they were opened.

And that's the way it was during the Depression of the "Sickening Thirties".

▪ *Issues and information of importance to the Riviera* ▪



Letter from the President

JANUARY MEETING

Our first meeting of the year will be one week later than usual because of the New Year Holiday. On Monday, January 10th, we will have a night of history and nostalgia with a famous old film made for real estate promotion in the twenties. The documentary history of our association will be on display and you are invited to bring with you any materials of historical interest to share with us for the evening.

REDEVELOPMENT PROJECT

On December 21st, I addressed the Torrance City Council in favor of the plans for the Fashion Way Redevelopment Project. I told the council that a cornerstone of good government was mutual responsibility...the responsibility of the council to the citizens and the responsibility of citizens to inform elected representatives of their opinions.

I further expressed to the council the great deal of uncertainty we feel as to all of the project's ramifications. However, we strongly felt the need to make a commitment one way or the other and, with the safeguards and step-by-step approach outlined by Mr. Jacobs, Torrance special counsel in this matter, we could take this first step.

This does not denote approval of the final project and we shall carefully monitor all future proceedings and inform you of the results. Should you have any questions regarding the project and our stand, we will attempt to answer them at the January meeting.

NEW YEAR'S RESOLUTION

Taking advantage of the hallowed old custom of New Years' resolves, I would like to propose one for us all. "Be a good and thoughtful neighbor."

I receive many calls from Rivierans about thoughtless neighbors who allow their trees to grow out of control and who refuse to trim them when the matter is brought to their attention...even when their neighbors offer to help defray the expense of the trimming.

If for no other reason than enlightened self-interest, it behooves one to be sensitive to such a simple request. I fear continued neglect of this matter will find government taking upon itself the responsibility ignored by the homeowner.

MY THANKS TO SO MANY

This seems like a good time to thank our Board of Directors who serve Riviera homeowners so well: 1st Vice President, Millie Schoenberg; 2nd Vice President, Tony Kriss; Recording Secretary, Kathleen Lahey; Corresponding Secretary, Frances Pearson; Treasurer, Paul Cardenas; Members at Large, Joe Clukey, Lee Clukey, James Kelsey, Judy Myhren, Tom Nosek, Chuck Shuford; Committee chairman, Marjorie Watts and Newsletter Editor, Pam Iopovich. Thanks also to Boy Scout Troop #718 and Girl Scout Troop #564 and to our great helpers Stan Dunn, John Haidinger, Autstin Woodward and Dave Sargent. Above all, my deepest thanks to all of you who support your association with your vocal help, physical presence and financial support.

Spencer Willens, D.D.S.

GIFT TREES REPLACED

In 1958, the Hollywood Riviera Homeowners Association and the Los Arboles Garden Club donated 210 shrubs which were planted on the north side of Vista Montana and 29 trees which were planted on the south side of the street.

Twelve of these trees died and have only recently been replaced by the City. The RHA extends sincere thanks to John Hoffman of the Torrance Parks Department for his efforts on our behalf.

PLANNING TO BUILD IN HOLLYWOOD RIVIERA?

In November, we told you how to determine whether or not your property falls within the jurisdiction of the Hollywood Riviera Community Association (HRCA) and its Art Jury. This month we shall explain what is involved if it does.

The most important thing to remember is that all new construction or remodeling done within the Hollywood Riviera tracts must receive design approval from the Art Jury. Art Jury approval is in addition to City approval and neither obviates the other.

The Art Jury requires two sets of working plans plus payment of the fee stipulated in the Schedule of Fees. (Residential fees have been unchanged for years and are currently \$25.00 for remodel and \$50.00 for new construction. The minimum commercial fee is \$50.00 and goes up based on square footage. Multiple units are computed at \$15.00 per unit.) Plans and a check made payable to the Hollywood Riviera Community Association may be delivered or sent to 470 Camino de Encanto. This must be done before any construction starts, but may be either before or after application is made to the City for your building permit. However, be sure the plans submitted are your final plans, since any deviation from the design approved may result in a violation and possible legal action.

Some people ask why it is necessary to obtain both City and Art Jury approval. It is basically because the Art Jury is concerned with exterior design, while city building departments naturally are basically oriented toward safety and meeting applicable building codes. Structures that can meet city requirements therefore, may not necessarily meet the design standards of the Art Jury.

The HRCA is confident that most people who reside in the Hollywood Riviera or have their businesses here will agree that there is a certain distinguishing quality readily evident in a community that maintains its standards with the use of a well supported Art Jury...a quality that is rewarding enough to make that "extra layer of approval" well worth the cost in time and minimal fees involved.

Kathleen Lahey

CITY PROPOSING ORDINANCE TO SAVE TREES

Torrance is currently formulating a Tree Ordinance which would make it illegal to remove any "significant" tree without obtaining a permit from the Planning Department. A "significant" tree is defined as any tree with a diameter of six inches measured at a trunk height of two feet from the ground. This would apply to trees located on private or public property.

Briefly stated, the proposed procedure would require that in order to remove a tree from his property, the owner must apply to the Planning Department for a permit, submitting a locational map of the tree(s) to be removed and indicating size and species. The applicant would be given a tag for each tree to be removed. To serve as notification, the tree(s) must be tagged within two days and the tag left in place until the Planning Commission/Staff reviewed it. Interested neighbors who are opposed to the tree removal could contact the Planning Department. After review, the city's Tree Supervisor would recommend issuance or denial of the permit based on a number of criteria established by the City. Any decision made by the Planning Commission concerning a tree permit could be appealed to the City Council. In the case of an emergency situation, a police officer or fireman could authorize the removal of a tree without a permit. The penalty for violation would be the typical punishment for a misdemeanor.

The City will hold public hearings on this proposed ordinance and has asked the various homeowners associations to inform their memberships and solicit comments. In the material supplied to your Executive Committee, the City acknowledges that..."The degree of success of the Tree Ordinance depends upon the people of Torrance. Enforcement can only be possible if the citizens are willing to report any destruction of "significant" trees by their neighbors." They also acknowledge that: "The constitutionality of the ordinance also is a point that needs to be discussed," and reported that in San Mateo when a similar ordinance was challenged, the local decision was that: "The rights of the public supercede those of the individual concerning trees in the eyes of the court."

How do you feel about the proposed ordinance? Your written comments are invited. Please drop a card or letter to the Executive Committee of the Riviera Homeowners Association, 470 Camino de Encanto, Redondo Beach, CA 90277.



COMMISSION WORKSHOP

Wednesday, January 12, the Planning Commission will hold a special workshop to formulate guidelines for the new Hillside Ordinance. Items such as height restrictions and view obstruction will be considered.

If you wish to let your homeowners board know your opinion, please come to the RHA general meeting on January 10th and/or come and participate in the workshop on January 12th at 7:00 p.m.

HELP NEEDED TO CONVERT TRAILER TO SNACK STAND

The Hollywood Riviera Sportsman's Club recently purchased a trailer that will be converted into a much-needed snack stand between the football and baseball fields at South High. This conversion requires cement work, torch cutting, cabinetry work and painting.

Anyone able to contribute time and/or materials is asked to contact either of the following club members: Jerry McIlvaine, (days) 328-8080 ext. 349, (eves.) 373-2310 or Bill Jackson at 374-3071.

WELCOME NEW RHA MEMBERS!

KELLER, Robert & Donna
LeCLERK, Gary
STANTON, Roger & Jacqueline
STATE, Thomas L.
FALCONE, Dewey
WILLEKES, W. F. & Mary
CARMODY, James & Virginia
DONALDSON, Michael & Diana
HART, Hal M. & Ruth
EVANS, Gary & Karen
MALLORY, Mason
NELSON, Roy E.
ROUGEUX, Martin & Diana
BUNTING, Robert & Bonnie
McGINN, S.H. & T.M.
BROUSE, William & Marion
SCHUS, Robert & Jane
KAMEYA, Massaru & Ruth
GRIFFITHS, Bryan & Beverly
CUZNER, Edward & Jayne
HOYT, Alice R.
Van ADELSBERG, I. & J.
SABIN, Frances & Jack
SNIDER, Richard & Josephine
ZELUS, Bruce & Agnes
McILVAINE, Mark & Mary
DENNIS, Lloyd & Helen
GRIFFIN, F.M.
FRIEDMAN, Lottie

Camino de las Colinas
Newton St.
Via El Chico
Via Pasqual
Monte D'Oro
Via Buena Ventura
Vista del Parque
Calle Mayor
Via Los Miradores
Susana Ave.
Paseo de las Tortugas
Via los Miradores
Via la Circula
Calle Mayor
Via La Selva
Calle Mayor
Paseo de Las Tortugas
Calle de Aragon
Paseo de Las Delicias
Via San Sebastian

Via Alameda
Camino de las Colinas
Via Los Altos
Camino de las Colinas
Paseo de las Tortugas
Via El Chico
Paseo de las Tortugas
Calle de Arboles

MEMBERSHIP APPLICATION

Mr. & Mrs. or Miss _____

Address _____

Phone _____

City _____

Zip _____

Please enclose membership fee: \$5.00 per family.

Membership Chairman
P.O. Box 1074
Torrance, California 90505