

January 7, 1952

The January meeting of the Hollywood Riviera Homeowners Association was called to order in the El Retiro building on January 7, 1952 at 8:15 p.m. There were 41 members and visitors present.

The minutes of the December meeting were approved as read.

The Treasurer reported a balance of \$222.21 with 6 paid up 1952 memberships. The president proposed that each person present take two membership cards to secure memberships and support. Mr. Key, Deeds and Restriction Committee chairman, reported only 10 building plans had been submitted for approval within the last two months.

Commander Mason reported that a large delegation had complained at the December Torrance City Council meeting about the drainage situation and had demanded that some action be taken. There was general discussion but no definite action was taken.

The Recreation Committee was to discuss ways and means for 1952 at its January 7th meeting. One suggestion was a tax on rubbish collection which is now free. Other cities have adopted this method of raising funds. A covered concrete walk will be constructed from the end of the present paved entrance to the park, to the steps of the Recreation Building. A wire mesh fence will soon be erected around the park with a gate at the entrance road. When this is done, autos will be excluded from the park and grass will be planted.

Civilian Defense - The president asked Mr. Miller, Commander Mason and Mr. Howe to recommend 5 persons to each take a Civilian Defense zone. Mr. Garrabrandt will not head the Red Cross drive this year.
Correction: 2-4

Sewers: Petition circulation has been slow due to the holidays. It was asked that completed petitions be given to Commander Mason who is preparing a master map.

It was recommended by Mr. Key that a 4-way stop sign be placed at Monte d'Oro and Calle Mayor. After discussion, the motion was made, seconded and passed, to table this matter until the February meeting.

There will be a Torrance School Bond election on February 26.

Mr. Mason gave the following local statistics: There are now 1089 families in this area including houses which have been started or have not been sold, and the apartments.

A nominating committee will be named at the February meeting for 1952-53 officers.

There being no further business, the meeting adjourned at 10:00 p.m.

Rae Sutherin, Secretary

Rae Sutherin

Approved: As Corrected, Feb. 4, 1952

February 4, 1952

The February meeting of the Hollywood Riviera Homeowners Association was called to order in the El Retiro Building on February 4 at 8:20 p.m. by the President.

The minutes of the January meeting were approved as corrected. ↗ Mr. Garrabrandt will not head the Red Cross Drive this year. → *Connection!*

The Treasurer, Mr. Beckman, reported a balance of \$248.21 on hand with 20 1952 members.

Mr. Key, Deeds & Restrictions Committee chairman, reported that of 7 plans submitted the past month, 4 had been approved and 3 rejected; the latter to be re-submitted for approval. The Christian School vs. Hollywood Riviera Community Association case has been postponed at the request of the defense, but a hearing date was promised to be set after February 11.

Commander Mason reported that nothing pertaining to the H. R. local situation had been discussed at the two Torrance City Council meetings he had last attended. A reply to a request made ten months ago for a report on the Engineer's Survey of the drainage problem from Mr. Stevens, City Mgr., was read by Mr. Mason. It concluded that \$100,000 would be needed to provide proper drainage in this area.

Mr. Satterlee, Cub Packmaster, announced that Cub Pack meetings are held the last Friday of each month. The Feb. meeting will be a dinner meeting Sunday, Feb. 24, in Torrance.

The President introduced Dr. Hull, Supt. of Schools., who discussed the Feb. 26th bond election, including growth and subsequent need for elementary and high schools.

The Red Cross Blood Bank unit will be in Torrance on March 3.

Sewer petitions are being circulated and Comm. Mason announced the County's work has been completed.

New Business: Dr. Ewer, representing a group of homeowners on Miramar, requested that the Art Jury protect ^{views} of homeowners in the future. Mr. Key explained the problems of the lot in question and said the Jury had deliberated 3 months before approval was given in this particular instance.

There being no further business, the meeting was adjourned at 10:10

Rae Sutherin, Secretary

Approved as read: March

March 3, 1952

The Hollywood Riviera Homeowner Association meeting was called to order by President Garrabrandt, March 3, in the El Retiro building at 8:10 P.M.

The minutes were approved as read for the February meeting.

Deeds and Restrictions Chairman, Mr. Key, reported that 18 plans were approved the past month, either as received or after revisions.

Mr. Miller read a communication from the Torrance School Board expressing appreciation to the Association for giving Dr. Hull an opportunity to present bond election information. A meeting of the Torrance Educational Advisory Committee was announced for March 10.

Commander Mason, Recording Secretary, made the following reports regarding attendance of two Torrance City Council meetings:

1. Ratification of realignment of boundary lines between Torrance and Redondo Beach will require a vote in both cities. The existing line cuts across residential lots and should be realigned to give each city an equal amount of land.

2. A plea to raise rates was read from the Associated Telephone Company. The plea stated that because the Company's borrowing capacity had been lowered, it is impossible to fill the requests for service in the Bay area.

3. A proposition regarding requirement of safety islands at entrances to Hollywood Riviera from Highway 101 was discussed.

4. A letter from the Torrance School Board to the City Council stated that it may be necessary to furnish some bus transportation because of the lack of sidewalks in this area. The Board believed the ordinance to install sidewalks should be enforced when sub-dividers are building.

The Torrance Municipal Election will be held April 8. Councilman candidates Jack White and Mr. Schwab were introduced.

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The School Board election will be held May 16.

Comm. Mason reported the Calif. Water Service Corp. has added another 24 in. pipe line and a booster pump with a capacity of 4 million gallons per day. Consequently, a raise in water rates will need to be made to cover the increased costs of operation.

Mr. Hole reported that two separate pack meetings are being held each month.

A small percentage of signatures are needed to complete sewer petitions.

The nominating committee presented the following nominees who were each unanimously elected to serve during the 1952-53 year:

President	Don Whitney
Vice President	Dr. C. C. Todd
Treasurer	Ross Dorset
Recording Secretary	Rae Sutherin
Corresponding Secretary	Commander Mason
Directors:	

Ray Hole
Fred Ropiquet
Bob Matson
Frank Brennan
Mr. Farrar

There being no further business, the meeting adjourned at 9:45 p.m.

Rae Sutherin

approved 4/7

April 7, 1952

The meeting of the Hollywood Riviera Homeowners Assoc. was called to order April 7, 1952 at 8:10 p.m. by the president, Don Whitney.

The minutes of the March meeting were approved as read.

The treasurer reported a balance on hand of \$292. 68.

The president reported that at an executive board meeting held April 6, the following committees were appointed:
chairmen and members

Deeds and Restrictions - Willard Key

School Board - no chairman

Membership - Ross Dorsett, Chmn.

(it was recommended by Mr. Garrabrandt
that two committee members be appointed)

Recreation - Pat Patronskey

Frank Brennan

City Council - Comm. Mason

Prof. Todd

Frank Brennan

Don Whitney

(all members are encouraged to attend city
council meetings)

Committee Reports:

Deeds & Restrictions - Mr. Key reported that 16 plans had been submitted for residential construction since the last meeting. All were accepted as submitted. The Community Association won its case with the South Bay Christian School. The judge ruled there was no evidence to indicate that the school had made any effort to cooperate to change their plans. The school was given 90 days to re-design and submit modified plans. If this is not done, the judge will appoint an architect to re-design the building or plans will be submitted which will be acceptable to both parties.

Mr. Whitney reported that it is planned to open the Hollywood Riviera school May 15 or June 1.

Recreation Committee: Comm. Mason reported for Mr. Patronskey that because of the inadequacy of this building for this area, the Torrance Council Recreation Comm. is attempting to purchase a 5-acre tract near the school on which to build a much larger building. This is contingent upon obtaining funds for this program.

Torrance Council Meeting - Commander Mason reported the following:

1. The City is asking the L.A. County Flood Control for \$3,300,000 for flood drainage and control. H. R. would not benefit in this project because \$1,800,000 would be needed to benefit our flood problem.

2. \$225 has been spent for new floor covering in the El Retiro building.

3. Safety islands are being requested from the Legislature in Sacramento.

Old Business: ^{Some} Petitions are being completed as rapidly as possible.

New Business: Mrs. Howie presented the problem of inadequate lighting in the park and around the building. The motion was made, seconded and passed to send a letter to the Recreation Committee, addressed to Mr. Carpenter, requesting adequate and permanent lighting to the park for parking and walking, for safety, and to discourage vandalism. Mr. Dorsett suggested that the letter include mention of the possibility of a lawsuit. The recording secretary was instructed to write such a letter.

It was announced that building keys will be obtained hereafter from Mr. Patronsky at the drug store or his home.

The Police Department requested that an announcement be made reminding of speed limits, passing over double lines violations, and passing school busses violations.

Attention was called to the fact that a Torrance bus is using the blacktop entrance to the park on Sunday afternoons and that the blacktop will not stand the weight of the bus. Comm. Mason was instructed to write a letter to the City Mgr. requesting that the bus be kept out of the park.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Rae Sutherin

Rae Sutherin, Secretary

Approved as read

May 5, 1952

The meeting of the Hollywood Riviera Homeowners Assoc. was called to order May 5, 1952, by the president at 8:10 p.m.

The minutes were approved as read. There were no Treasurer's or Deeds and Restrictions reports.

The Recreation Committee report, given by Mr. Brennan, reported that the Torrance Recreation Commission has approved installation of two park floodlights to be controlled by electric clocks. The washroom wings have been added as requested. The sidewalk from the parking lot to building will soon be completed. Following receipt of Commander Mason's letter, the City Manager advised arrangements have been made for the bus to discontinue use of the blacktop road on Sundays. The Commission is working on the acquisition of property for another park in H.R.

Commander Mason reported he had attended a meeting of Kiwanians who are inaugurating what they call the "Ballot Battalion" to sponsor a "get out the vote" campaign to be conducted on a nationwide scale.

The Torrance Chief of Police has been asked to send a police car to the park on Teen-Age dance nights for occasional checks.

Commander Mason made the following report re the sewer situation: District 3 could easily reach the needed 60% of signatures; District 1, with a greater effort, could be completed; but District 2 presents a problem because of the many undeveloped lots. Discussion followed this report.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Lynette Bowman

Lynette Bowman
Acting Secretary

June 2, 1952

The meeting of the Hollywood Riviera Homeowners Association was called to order by the president June 2, at 8:15.

The minutes of the May meeting were approved as read. There was no treasurer's report but an approximate ~~XXXXXX~~ balance of \$285.00 was reported.

Mr. Key, Deeds and Restrictions Committee chairman, made the following report. In April, 15 sets of plans had approval of the Art Jury. A special meeting in the attorney's office regarding proposed additions or revisions to the South Bay Christian School was held in May. Sketches for revisions were submitted by each group. The school sketches were unacceptable to the Association and the Association sketches were partially unacceptable to the Christian School. Revised sketches will again be submitted by each party at a later date. In May, 14 plans for single or multiple residences were approved. Two were temporarily rejected, but were subsequently approved.

Commander Mason made the following City Council report. A letter requesting authority for the Sportsmen to sell fireworks in the area had been received by the council. Since another group had also made this request, the council suggested that a permit be granted on a bid basis.

Stop signs have been placed at Monte d' Ore and Calle Mayer.

Mr. Demiley, of H. R., has been appointed to fill a planning division vacancy for six months.

The Recreation report was as follows: The school is almost completed but had not been accepted by the state at this date. The recreation department is trying to obtain permission to use the playground this summer.

The department has money to build the park sidewalk which must be built before June 30, but there are no funds for labor at the present time. A bus will take children to Alondra Park this summer.

Mr. Satterlee announced Cub Scout participation in the Scout-O-Rama, and a barge fishing trip has been planned for them.

Old Business:

Sewers: Lack of signatures in Districts 1 and 2 are delaying action on the sewer situation. It was suggested from the floor that petitions be circulated near the polls on June 3, and the president asked Comm. Mason to check the legality of this proposal.

New Business

It was requested from the floor that the Park Dept. maintain the various small parks and triangles in the area. ~~XXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~. A motion was made by Mr. Snyder, and seconded, that the Corresponding Secretary be authorized to write the City Council advising that parks in the H. R. section are not ~~being~~ receiving proper attention. Care should include pruning of trees, and provision should be made for future watering. This motion carried and Comm. Masen was so instructed.

A suggestion from the floor was made that a flag and pole be requested from Torrance, but it was pointed out that the school will fly a flag when it opens.

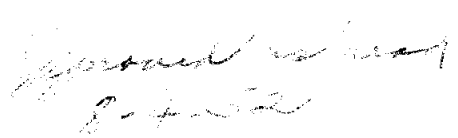
There will be no meeting in July. The next meeting will be August 4. Lack of attendance was deplored by the president.

There being no further business, the meeting was adjourned at 9:05.

Respectfully submitted,



Rae Sutherin, Secretary



August 4, 1952

The meeting of the Hollywood Riviera Homeowners Association was called to order August 4, 1952 at 8:15 P.M. In the absence of the secretary, Mrs. Whitney was appointed secretary pro-tem.

Mr. Key, Deeds and Restrictions Committee chairman, reported 4 meetings of the Art Jury had been held. 24 plans had been submitted, 20 of which had been approved, two rejected and two tentatively approved. Proposed Christian school revisions will be submitted to the Judge by August 10.

Commander Mason submitted a copy of a letter written to Torrance City Manager Stevens, dated June 27, requesting a triangle park at Calle Miramar and Paseo Delicios and reported it was followed by a personal plea to which there had been no answer.

Commander Mason, having attended four City Council meetings, reported the following: An incinerator and fire ordnance was been adopted to allow ~~no~~ open fireplaces and burning, from 6 to 10 a.m. only. No open burning without a permit is allowed and no rubbish burning is legal in barbecue pits.

Building permits for 179 residences south of Highway 101, west of Walteria, with a minimum of 800 square foot floor footages for two-family dwellings, and 900 sq. ft. for three-family dwellings, was approved by the council.

Old Business: Sewer statistics are as follows:

Area #1 - need 136 signatures; Area #2 - 203 signatures needed; Area #3 - need 13 signatures. Of 862 families in area, 563 signatures have been obtained. Mr. Whitney, President, will write to City Council advising that survey shows 65% of residents want sewers. An attempt to make the three areas one will be made.

Mr. Demaree asked if any measures could be taken regarding dumping of rubbish on vacant lots. Mr. Whitney will consult the City Manager about replacing signs and taking license numbers.

There being no further business, the meeting adjourned at 8:50 p.m.

Sally Whitney
Secretary Pro-tem

Approved: 10-6-52

October 6, 1952

Riviera

The October meeting of the Hollywood/Homeowners Assoc. was called to order by the president the 6th of October at 8:00 P.M. in the El Retiro Park.

The minutes of the August meeting were approved as read. No September meeting was held.

Commander Mason summarized the Council meetings as follows:

1. A copy of a letter from Mr. Hoffenberg to the Council was read protesting the claim of 65% of residents wanting sewers. There was no comment from the council.
2. The Ellenwood Tract Corporation submitted a tract map to the city of Torrance. 1300 homes of 1200 square ft. or more are to be built. The map will not be approved until provisions are made for school and recreation sites. The developers will be required to set aside property for such purposes. Palos Verdes, in protest to the new tract, is petitioning to erect more barriers and close streets pleading that trucks would ruin streets. Calle Mayor would go through to Carson, giving a direct route to Torrance. Streets in H. R. would go through the tract to Highway 101. Newton St. would be re-routed. The new tract will have sewers.

There were no Treasurer's, Deeds and Restrictions or Recreation Committee reports.

Mrs. Don Whitney had attended the last Advisory Group meeting and reported she had toured the new high school buildings with the group. A copy of the Torrance Schools annual report was offered for loan to the association.

Several new visitors were welcomed.

Sewers: The city engineer is checking signers of petitions and will again present to the city council for approval. Action is to be taken at the first October council meeting. Costs will be more closely checked. Questions were discussed and answered re the sewers.

Mr. Satterlee reported the Cub Pack meeting in September again overflowed El Retiro.

New Business: Mr. Marvin Ross made the following motion after discussion of double parking, speeding and other traffic violations in this area: "This body will go on record to have the Recording Secretary direct a communication to the proper authorities in the city of Torrance requesting that they conduct a survey of the parking conditions on Monte d'Oro, Calle Mayor and Miramar." DW

This motion was seconded and carried.

The President will follow up on the above motion. It was reported that pines and cedars in the park and on streets near the park are infested with a borer disease. The President will call Mr. Perkins in the park department. *Dowl SW*

Mr. Ross, manager of the Hollywood Riviera and Palos Verdes paper, is a new Riviera resident. Mr. Ross stated his paper will take an editorial stand against erection of further barriers to Palos Verdes. He also announced his paper is anxious and most willing to publicize Riviera organizations. An invitation was extended for information to be submitted for the annual edition to be published the last of October.

Attention was brought by the president to the many traffic violations in the area. Children should also be taught to obey rules with bicycles, safety walks, etc.

There being no further business, the meeting was adjourned at 9:10.

Respectfully submitted,

Rae Sutherin

Rae Sutherin, Secretary

Approved
3-2-53