

March 2, 1953

The March meeting of the Hollywood Riviera Homeowners Association was called to order March 2, at 8:20 P.M. by the President, Don Whitney.

The minutes of the October meeting were approved as read.

The Treasurer reported that membership dues are due for the current year.

Commander Mason attended the February Torrance City Council meeting and made the following report:

Sewers: The Council voted to form a sewer district in Hollywood Riviera. Mr. Mason presented a map showing the extent of the district. The Health Department recommended that condemnation proceedings be instituted at once. A survey indicated 44% of homeowners contacted complained of seepage and frequent pumpings.

Other business included authorization by City Council of a double stop sign at Monte d'Oro and Los Miradores.

Mr. Mason reported that the water was often off because of installation of 20 new fire plugs. The fire department has recommended that fire hydrants be built at Calle Mayor near<sup>the</sup> Ellinwood tract which might eventually lower fire rates.<sup>A</sup>

Mr. Mason has been appointed a full-time deputy registrar of voters.

The above report was followed by discussion.

A letter from this association to the City Council requesting a check be made re double parking received the reply that that body would be unable to decide which side should be made a "no parking" side. A motion was made to request the police dept. to limit parking to one side of Monte d'Oro; preferably the east side." This motion was not seconded.

A motion was made to request a traffic survey and that the request be directed to the City Council rather than the Traffic Department. This motion was seconded and carried.

It was reported that the sub-dividers of the Ellinwood tract have reserved space for a school site and recreation area. A school to be called the Pacific School is to be built to serve children in lower Riviera and Ellinwood. Because of the new school, no additional classrooms will be added to the Hollywood Riviera school. Because so many children stay at school for lunches, a multi-purpose room is planned for the Hollywood Riviera school.

Plans are being completed for the North Torrance High School to be located at 182nd and Yukon.

A letter was read to the Association asking for support of the Torrance Dental Health Association. Following discussion, a motion was made that a speaker be asked to appear before the Homeowners Association to explain their program. There was no second to this motion.

Den Mothers of the Cub Packs sponsored by the Association requested \$5.00 for each den, a total of \$20.00 for the four packs. A motion was made that this request be granted. After discussion, the motion was seconded and carried.

New Business:

The nominating committee presented the following slate of officers for the 1953-54 year:

President	W. A. Garrabrandt
Vice Pres.	Ross Dorsett 5-3059
Record. Secy.	Rae Sutherin
Corres. Secy.	O. A. Van Bolt
Treasurer	L. G. Kitsch
Board of Directors:	Don Whitney 5-3060
	Bob Byrnes
	Will Zens 5-1078
	John Kenzie
	Chuck Demaree 5-3756

Each of the above candidates was duly elected.

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

Respectfully submitted,

*Rae Sutherin*  
Rae Sutherin, Secy.

*Approved*  
5-30-53

April 6, 1953

The meeting of the Hollywood Riviera Homeowners Association was called to order by President Garrabrandt, April 6, at 8:20 p.m. in the El Retiro building.

The minutes of the March meeting were approved as read.

Mr. Key reported that the Art Jury has held regular bi-monthly meetings to review plans submitted for proposed construction in Hollywood Riviera. Approximately 8 to 10 plans are reviewed at each meeting. The trend has been to more than exceed the square footage limit. He also reported that the Christian School is making changes as per agreement and instruction of the courts and work is proceeding as per schedule.

Commander Mason made the following Torrance City Council report:

1. A project for recreation was proposed to tax each developer \$100 per acre; this sum to be turned over to the city for recreational development for that area. The recreation commission recommended that this be passed but the recommendation lacked a unanimous vote by the councilmen.
2. A measure was proposed to regulate home occupations but this lacked a unanimous vote.
3. Two suits have been filed against the city of Torrance by Hollywood Riviera lot owners regarding property damage.

Commander Mason also reported that the County has purchased lots along the waterfront to make an extensive beach extending to the Palos Verdes line. Improvements have been started and a street has been built to this area. The problem of lack of police patrol of this area was extensively discussed. The City Manager has requested the county to provide some patrol if possible.

New Business:

A motion was made by Mr. Key that a letter be addressed to the City Council requesting that permanent shields be installed around lights in the park and that a light be installed near the entrance gate with a switch box near it for that light. This motion was seconded and passed.

Mr. Key suggested that a study group be appointed to study the property adjoining Palos Verdes Parkway to make recommendations and suggestions to the Association to be forwarded to the City Council. Mr. Garrabrandt will appoint such a committee.

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Mr. Satterlee thanked the organization for the \$20.00 appropriated for the Cub Scouts. It was much appreciated and well used, *for which*.

Commander Mason discussed the need of a library for the area. The county furnishes books where space is provided. It was suggested that obtaining a building for library purposes be taken on as a major project by the Homeowners' Association.

Engineers are making sewer estimates. Signatures are being obtained as rapidly as possible.

There being no further business, the meeting was adjourned at 9:50.

*[Faint signature]*  
Rae Sutherin  
Recording Secretary

*Approved*  
*[Signature]*

May 4, 1953

of the H.R. Homeowners Assoc.

The May meeting/was called to order at 8:15 by President Garrabrandt.

The minutes of the April meeting were approved as read.

Commander Mason made the following City Council report:

The City Council voted to appropriate \$24,000 for the local beach area. Lots are being black-topped for parking *and* A road to the bath house is being constructed.

Two councilmen will be needed for next year to replace council members whose terms expire. Discussion followed regarding political participation of the Homeowners Association.

Mr. Key, Deeds and Restrictions Comm. Chmn., reported that 28 plans had been approved during the month of April.

An announcement was made of a First Aid class to be given at the H. R. school.

The Treasurer reminded that dues could be paid at any time and non-members were urged to join. The membership and attendance problem was discussed.

The sewer situation was discussed in detail and questions answered for new members and visitors.

There being no further business, the meeting was adjourned at 9:50.

Respectfully submitted,

*Rae Sutherin*

Rae Sutherin, Secretary

*approved 6/1/53*

June 1, 1953

The June 1, 1953 meeting of the Hollywood Riviera Homeowners Association was called to order by President Garrabrandt at 8:15 P.M. in the El Retiro park building.

The minutes of the May meeting were approved as read.

Mr. Key, Deeds and Restrictions Committee chairman, reported that 25 plans for ~~the~~ single and multiple units had been approved or temporarily rejected during May.

A meeting between developers of the unsubdivided area known as the Rudy Mayer property, the Art Jury, and Torrance Planning Commission was reported by M r. Key. Eight basic floor plans for 355 homes with a 1300 sq. footage, were submitted. Many details must be worked out before approval for construction is given. Among other factors to be considered, is provision for a school site. Mr. Key commended the cooperation of the Torrance Planning Commission.

Commander Mason reported that the City Council, at its last meeting, passed an ordinance making it illegal to remove manhole covers to relieve a drainage problem.

Sewers: A motion was made by Mr. Hutchinson that the H.R.H.A. ask the City Manager or City Engineer to give us a letter stating when and how the sewers will be finished and approximate time when actual construction will be started. This motion was seconded and unanimously passed.

New Business: Mr. Oakes made a motion that past members be billed for their yearly dues. Following discussion, this motion was seconded and unanimously passed with the amendment "to be billed in January for the calendar year". The president will appoint a committee to draw a rough draft to be read at the August meeting for a membership campaign for the September meeting.

There will be no August meeting; the next meeting to be the first Monday in July.

There being no further business, the meeting adjourned at 10:05.

Rae Sutherin, Secretary

Approved, July, 1953

Gentlemen:

~~At~~ The July 6<sup>th</sup> meeting of the H. R. Home Owners Assn the following resolution was adopted x

"Resolved that the Torrance City Planning Com. be advised that the ~~Tract~~ plans of \_\_\_\_\_ Corp. showing layout of streets for Tracts 19305 and 19306 be refused and that only street plans be accepted that are identical to those made for tracts 19305 and 19306 by original developers - <sup>which are</sup> contour streets same as present completed development."

100% Vote at the largest ~~meeting~~ meeting of Home Owners ever held in H. R. In

Same Resolution was adopted by Board of Directors on some date.

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President

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Cor. Sec.

September 7, 1953

The September meeting of the H. R. Homeowners Assoc. was held Sept. 7, 1953, in the El Retiro Park building, and was called to order by President Garrabrandt at 8:15 P.M.

A letter from the Torrance City Manager regarding the sewer situation was read to the group by the president. It stated that 35% of the preliminary work has been completed but it will be nine months before this is completed.

A revised map prepared by the city engineer was presented to the group for discussion. Mr. Key explained that this map comes closer to meeting requirements in the following respects:

1. streets have better contour
2. streets are much shorter so long grades are eliminated

The following objections were voiced:

1. steepness of grades
2. turning circles at ends of streets (because of bank at Calle Mayor)
3. streets are less than the 54' width

Following discussion the following motion was made by Mr. Hennings:

The Hollywood Riviera Homeowners Assoc. tentatively approves the map for Tracts 19305 and 19306 submitted to the Association by the City Attorney on September 4, 1953, subject to consideration and approval by the Torrance Planning Commission and Torrance City Council. It is also recommended that the city engineer consider adequate storm drains and also consider possible revision to the map to bring the grades within the maximum limits within the sub-dividers ordinance.

The above motion was duly seconded and unanimously passed by the group.

There being no further business, the meeting was adjourned at 9:35.

Respectfully submitted,

*Rae Sutherin*

Rae Sutherin, Secretary

*Approved 10/5/53*



October 5, 1953

The October meeting of the Hollywood Riviera Homeowners Assoc. was called to order October 5, 1953, at 8:15 p.m. by President Garrabrandt in the El Retiro Park building.

The minutes of the September meeting were approved as read.

Commander Mason reported that the map approved at the last Association meeting was sent to the city and the Don-Jaran Corp., the latter having returned the map with the following major changes:

1. a through street was planned
2. turning circles were removed
3. all streets were curved except Arboles which cannot be curved

Mr. Key, Deeds and Restrictions committee chairman, concurred with the above and said the new map is a great improvement and would make the development an addition to the community. It creates very desirable lots by the new contours, particularly at the corners on Monte d'Oro. The streets have been made wider. This plan gives a total of 332 lots. The art committee recommends the adoption of the new map. The Art Jury will supervise architecture of the houses.

Following discussion and explanations, the following motion was made by Mr. Key:

"It is moved that the latest drawing W06509-1, bearing date of 9-11-50, presumed to be 9-11-53, as submitted by the DonJaran Corporation for review as of October 5, 1953, be accepted by the Hollywood Riviera Association as received; provided it receives the concurrence of the Torrance Planning Commission and City Engineer."  
*Homeowners*

This motion was seconded by Mr. Mason and unanimously approved.

The following details were brought up during sewer discussion: Engineers are now working to obtain easements where necessary in District No. 1. The original districts have been revised and additional signatures are needed for Districts 2 and 3. Changing ownerships creates a problem and it is necessary to keep petitions up to date. Following discussion, the motion was made by Dr. Stellar that a letter be addressed to the City Engineer from this Association inquiring as to the present status of District #1, due to the serious cesspool situation. This motion was seconded and unanimously passed.

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

Rae Sutherin, Secretary

*Approved  
10/1/53*

December 7, 1953

The December meeting of the Hollywood Riviera Homeowners Association was called to order December 7, 1953, at 8:15 p.m. in the El Retiro Park building by President Garrabrandt.

Commander Mason reported that the matter of obtaining a small but vital number of easements to main sewers in the upper section was delaying beginning of installation of sewers in that area.

Commander Mason, reporting for Mr. Key, Deeds and Restrictions chairman, said 15 permits for construction of new homes had been granted since the last report.

Commander Mason reported that the Torrance City Council recently passed an ordinance which makes it illegal to dismantle an automobile on the street. There is also a 48 hour parking limit and parking after 2 a.m. on the street is illegal. No parking after 10 p.m. along the beach area is to be enforced.

Status of the Don-Ja-Ran proposed building is unknown. The official tract map had not been filed and no information of their plans was obtainable.

Correspondence regarding the mailing address of Hollywood Riviera residents was read by Commander Mason. The conclusion was that the Torrance office clerks were unfamiliar with our streets in this area, therefore could not readdress mail to Redondo for residents.

The water company has been granted permission to erect two more water tanks with planned landscaping furnished by the city of Torrance. Torrance is <sup>planning</sup> hiring a landscape architect to build a structure around each tank to be covered with vines, etc., obscuring tanks.

*Plan landscaping to be paid by water co.*

Mr. R. R. Grant, representing the South Bay Homeowners Association, stated that had there been a quorum present at this meeting, he would have asked the H. R. Homeowners Assoc. to go on record as opposing the diatomaceous mine in the Rolling Hills area. Commander Mason read the policies and purposes of the H. R. Homeowners Assoc. which state the Assoc. would decline to take action supporting or opposing issues in areas outside of this area.

Following further sewer discussion, there being no further business, the meeting was adjourned at 9:30 p.m.

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*Rae Sutherin*  
Rae Sutherin, Secretary

*Approved as corrected 14-53*