

THE RIVIERA REPORTER

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION Spring 1998

Meet The New Police Chief - Thurs. April 16

The New Torrance Police Department Chief, James D. "Jim" Herren will address the R.H.A. General Meeting regarding public safety, Torrance Police Department policies, decreasing city crime statistics, neighborhood watch, and related policing items.

WHEN: Thursday April 16 - 7:00 PM

WHERE: Richardson Middle School Cafeteria, 23751 Nancy Lee Lane

INFO: (310) 378-2499 Evenings (310) 543-4980 Weekdays

AGENDA: Welcome & Introductions; Presentations to School Principals; Report on Newton

Traffic Survey; Report on Begonia Farm & Other Developments; Annual Elections;

Police Chief Herren; Audience Questions

Kim Emery

R.H.A. Makes Large Donations To Local Schools

One of the missions of the Riviera Homeowners Association (RHA) is to support local schools and community groups. Historically, the RHA has assisted local schools by 1) Donating multiple \$1,000 college

scholarships to top local high school students, and 2) Cash awards to elementary and middle schools to purchase needed equipment. For example, some recent donations have included new stage lighting for Richardson Middle School, FAX

machine and new large projection screen for Riviera Elementary School and two scholarships for South High students. Due to our increased membership and revenue situation, the RHA Board has been able to afford a significant increase in our level of support for these schools.

We are proud to announce the RHA is donating \$2,380 to Riviera Elementary for two new high performance stage sound system speakers & mounting brackets plus a professional quality CD player / recorder for their new

cafeteria amplification system. This

amount is quite a stretch for us, but

is demonstrates our commitment to

the Riviera schools. In addition,

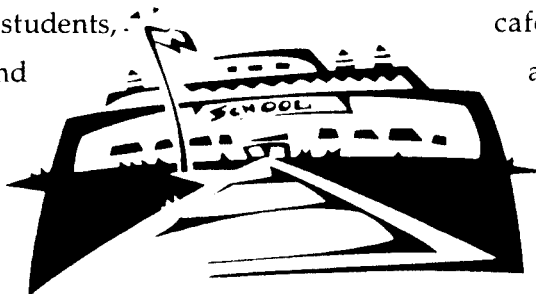
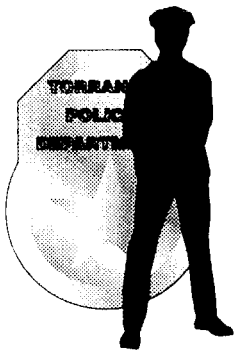
we are also donating a digital

image camera to Richardson

Middle School to meet their request.

Please join us at the April General Meeting as we present these awards to **Michael Brajevich**, Principal of Riviera Elementary, and **Richard Long**, Principal of Richardson Middle schools.

Glenn Tanner





The Prez Sez...

Well, it's election time again. I am writing to ask your approval for a second

and final term so that we can expand the successful increase in activity of the RHA. We have been involved with a lot of "firsts" during the past term. For example, we have worked very hard to make the RHA a meaningful organization that adds value to the Riviera by doing new things like the following:

- Increasing the annual membership fee AND increasing paid RHA membership.
- Using that increased revenue to give very large donations to schools & organizations.
- Polling residents regarding view impairment by trees so we can gather a consensus for further action.
- Aggressively following proposed developments and moderating

discussions between developers and residents.

- Adding more yearly newsletters with higher quality in both terms of content and production.
- Being actively involved in Riviera traffic monitoring and mitigation.
- Adding new programs for everyone such as "The 1st Annual RHA Concert-In-The-Park".
- Identifying and encouraging new members for the Board of Directors who become the future of the organization.

Our future plans, if elected, include providing a draft plan for mitigation of trees and view and soliciting further resident opinions, increased RHA visibility, maybe even an RHA homepage for current information dissemination, and increased number of community events, plus even more progress on traffic, development and tree / view issues.

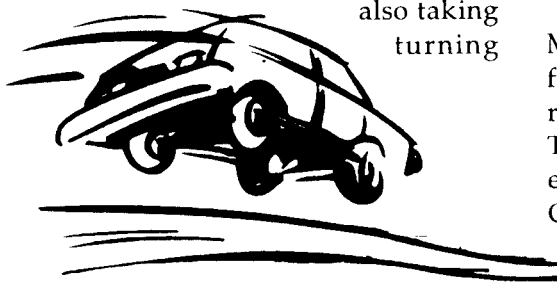
Secondly, another thing I am very proud of is that the RHA has recently attracted a lot of new, dynamic people to the Board. In the last newsletter, **Johnny Tai** and **Morgan Tookey** were introduced in this column. In this edition, I would like to spotlight other new Board members: **Kim Emery** is First Vice President and has been responsible for the fine programs during this term. **Jim Gates** has kept us very closely abreast of airport issues. **Chela Cowden** has been excellent as our Hospitality chair (*keep those goodies coming, Chela*). **Heather Hintzen** observes the City Council and keeps us informed of city-wide issues that affect the Riviera. Also, **Heather Hintzen** is running for Treasurer in this month's election. Heather is extremely qualified as she has a Master's degree in Taxation, is a Certified Public Accountant, and is the Director of Finance for Nissan Motors Acceptance Corp. She looks forward to bringing our treasury to new heights of fiscal responsibility.

Glenn Tanner

Riviera Traffic Issues

At the Traffic Commission meeting in February, the 'Traffic Calming' program was presented to the Board. The slide show presentation given by **Helene Buchman**, Senior Traffic Planner of the City of Torrance, at our General Meeting in December was pitched again. The 'Traffic Calming' program is essentially in its infancy stage. Recently, there have been traffic counters placed by the City at the appropriate locations to count the total number of cars that are traveling on Newton Street between Hawthorne Blvd. and Vista Montana and between Vista Montana and Calle Mayor. The counters are strategically set so that

the City can gauge traffic on several key portions of Newton and to see where traffic may be turning off of Newton. The City is also taking turning

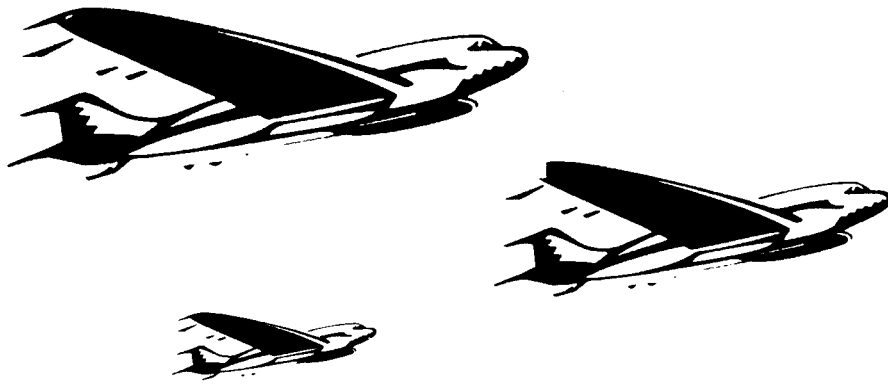


movements on Newton at strategic locations (Vista Montana and 242nd) to obtain current data to supplement the volume counts.

Newton is a local collector street that would be expected to carry traffic from the residential streets that intersect it and those immediately parallel to it.

Meanwhile, RHA has been obtaining feedback from the community regarding local traffic concerns. The Traffic Committee is coordinating efforts with our Development Committee to mitigate concerns associated with the Begonia Farm development. If you are interested in participating in a sub-committee or would like to address a particular concern, please contact me. And please, drive safely! **Johnny Tai**

Airport Report



There was no February meeting of the Airport Commission. In January, two new commissioners were appointed to replace **Bud Schmidt** and **Paul Jacobsen**.

Linda Dozier has been interested in aviation all her life and moved originally to California to work for Western Airlines. Linda has served on

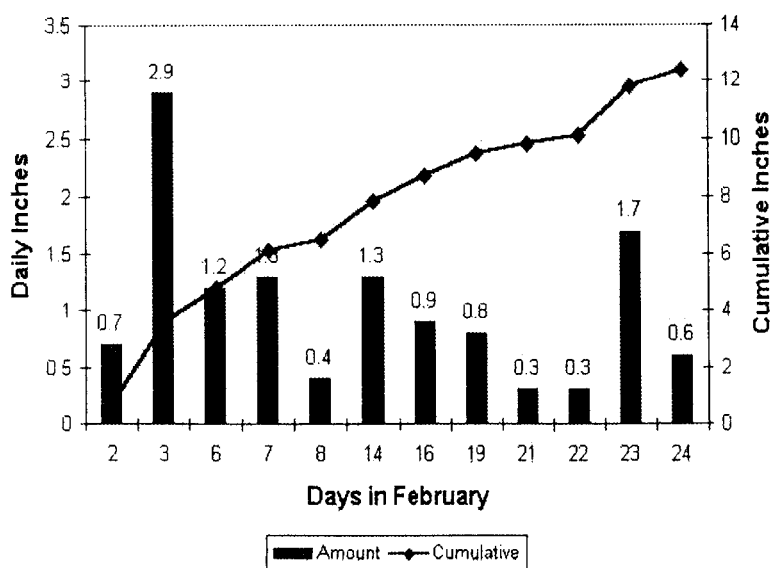
the board of the Chino Museum of Flying and for two years was president of the "Aero Club of Los Angeles". She and her husband moved to Torrance in 1978 and bought a home specifically to be near the airport. Both Linda and her husband enjoy restoration of aircraft and preservation of aviation history. Linda has previously served eight years on the Torrance Cable TV

Advisory Board and she views the airport as a valuable community asset.

Richard Browning has lived in Torrance for 22 years and has a background in building and development. He would like to see the Airport Commission to act as an advisor to City Council on all airport matters. Richard believes the airport to be an important asset to Torrance and the surrounding communities. During his term as commissioner he would like to accomplish the improvement and development of the airport such that it becomes a profitable asset for the city. Richard has been president of the Country Hills Homeowners Association and president of the Council of Homeowners Associations of Torrance (CHAT).

Jim Gates

RAINFALL FEBRUARY 1998



No Quiero El Nino

The best part about El Nino is that I turned off the grass sprinklers in late November and haven't needed to turn them back on. We all know it has been a wet winter, especially during this past February. Your unofficial Hollywood Riviera Rain Gauge on Via Los Miradores measures 25.4 inches through March 15th. Remember that rainfall totals run from July 1, 1997 to June 30, 1998. Rainfall records show that this has been the wettest February on record. We received 12.4 inches for the month. The average February rainfall is 2.48 inches. It rained 12 out of the 28 days. On February 3rd we sustained a 2.9 inch drenching. That's more than the average monthly rainfall in one day! The accompanying graph depicts the daily rainfall totals for February.

Update On Begonia Farm Development



After three meetings between Anastasi Development and the RHA Riviera-Walteria-Newton Area Development Committee, Anastasi presented the first revised plan for the site. The revisions included altering the design from 64 attached town houses to 45 free standing patio homes on the 3.2 acre site. The committee then met with over 125 area residents to discuss the revised plan as well as street improvements proposed by Anastasi to address existing traffic problems. At that time all residents voiced concern over various issues and rejected the revised plan. They unanimously supported the committee to continue meeting with Anastasi. As a result of the meeting with residents, the committee informed Anastasi that the revised plan, though an improvement over the initial plan, was unacceptable because of high density, high Floor Area Ratio (FAR), high unit numbers and may exacerbate an already bad traffic problem. The committee informed Anastasi that the area residents and committee were united in this position.

The committee met with Anastasi again on March 18. Revisions include a main entrance from PCH with a second entrance from Newton. 15 "shared"

guest spaces would be located outside the project in the commercial lot. Side setbacks for the project boundary have been increased to 10 feet. The FAR has been reduced to 0.77. At the time of this writing, a date for presenting this revised plan to the neighborhood has

not been set. This committee is working at additional concessions from the builder concerning reducing unit total and increasing the open space, among other issues. Residents are strongly urged to write letters to the city focusing on reduced units and more open space. It is very important that comments be very pointed and address specific concerns. Letters need to be directed to **David Ferren** at Torrance City Planning Department, 3031 Torrance Boulevard, Torrance, 90503. Please include in your letter that you want to be placed on the mailing list for notification of all future planning hearings. Be sure to send a copy to **Glenn Tanner / Morgan Tookey** at the RHA P.O. Box provided on this newsletter. The following city public hearings will be scheduled in the coming months: Environmental Impact, Planning Commission Open Meeting,

and finally City Council Appeal. Plan to attend all hearings. To obtain confirmation of hearing dates, contact city planning at 618-5990. Please come forward, get involved and stay focused and united.

OTHER PROJECTS UNDER REVIEW

This committee has met with Basen Development concerning the construction of an eight unit condominium project at the former La Primera School site on 242nd Street. Concerns raised by the committee were inadequate guest parking on site, number of units, and rental turnover.

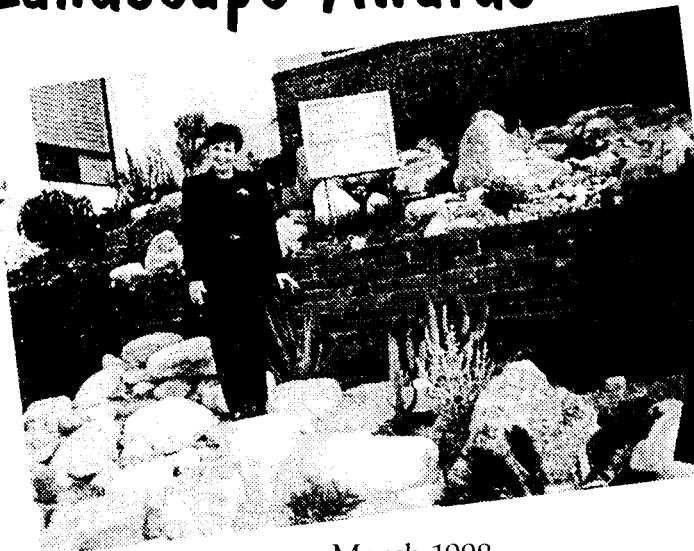
As a result of the meeting, one additional guest and three additional reserve/guest parking spaces have been added on-site. Additionally the number of units has been reduced to seven with larger floor plans. The committee considers this an acceptable plan at this specific site.

Morgan Tookey

IMPORTANT PHONE NUMBERS:

| | |
|-----------------------------------|--------------|
| Emergency Police, Fire, Medical | 9-1-1 |
| Police Non-emergency | 328-3456 |
| Animal Control | 618-5929 |
| Building & Safety | 618-5910 |
| City Hall | 328-5310 |
| Community Affairs | 618-6392 |
| Dial-A-Lift | 320-4020 |
| Engineering | 618-2820 |
| Fire Dept. Information | 781-7042 |
| Fire Prevention | 618-2973 |
| Graffiti Removal Hot Line | 781-7149 |
| Household Hazardous Waste Hotline | 800-552-5218 |
| Library Information | 618-5959 |
| Motor Oil Recycling | 781-6900 |
| Refuse | 781-6900 |
| Park Maintenance | 781-6901 |
| Planning Department | 618-5990 |
| Road / Sidewalk Repair | 781-6900 |
| Street Lights | 800-655-4555 |
| Torrance Transit | 618-6266 |
| Traffic Signals / Lights | 781-6936 |

Landscape Awards



March 1998
Nancy Christianson
324 Calle Mayor



February 1998
Jerry & Diana Smith
4721 Paseo de Las Tortugas

Ruth Vogel, Virginia Levanas, Mary Lenihan

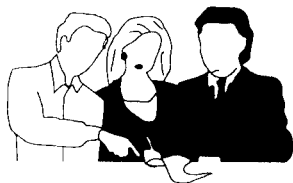
What's Up In the Neighborhood:



HILLSIDE ORDINANCE CASES

The following locations are scheduled for a Hillside Overlay District precise plan hearing or have recently been heard:

150 Via Monte D'Oro: Planning Commission consideration of petition for approval to allow additions over 14 feet in height for existing single family residence.



BOARD POSITIONS

In accordance with our bylaws, Board of Director elections will be held at the April general meeting. We encourage members to consider

running for office. If you would like to be nominated for a position, please call any member of the Nominating Committee: Morgan Tookey, or John Tai. Offices are elected on an alternating two year terms, this year the following offices are to be elected; President, Vice President (Programs), Treasurer, Director (Landscape), & Director (Mailing).



SCHOLARSHIP APPLICATIONS

WANTED

We are pleased to announce the RHA will be again presenting a \$1,000 scholarship to a top Hollywood Riviera High School student graduating this June. In addition to South Torrance High School, the scholarship search also includes Bishop Montgomery, Loyola, and Chadwick. Contacts with these

schools are in progress now. If your child is eligible for this award, or you know of a student that is, please bring it to the attention of the high school guidance office. The RHA Scholarship Committee members will obtain the applications directly from the school. We will be awarding this scholarship in April and it will be announced during the Graduation ceremonies.

Criteria for the selection of the winner include the following items (listed in order of importance): Lives in the Hollywood Riviera; Pursuing a college degree; Grade point average in top 25% of class (3.3 minimum); Participates in community activities in the Riviera; Also participates in community activities throughout the city; Active in school activities; Any part time working experience. We are happy to support the students of the Riviera by making this award, and we look forward to this year's selection.

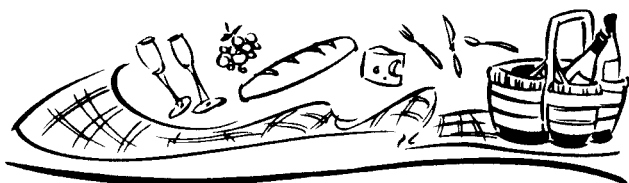
Virginia Levanas

Riviera Homeowners Association 1996-1997 Officers And Directors

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|---------------------------------|------------------|----------|--------------------------|------------------|----------|
| President | Glenn Tanner | 378-4446 | Landscape, Chairperson | Ruth Vogel | 375-4702 |
| 1st Vice President (Programs) | Kim Emery | 378-2499 | City Council Liaison | Heather Hintzen | 378-7388 |
| 2nd Vice President (Membership) | Armelle Feuvrier | 375-1663 | Mailing | Shirly McNair | 378-5557 |
| Treasurer | Gary Rivera | 375-1663 | Planning | Virginia Levanas | 375-0420 |
| Secretary | Benson Black | 375-0744 | Airport | Jim Gates | 373-7640 |
| Newsletter Editor | Jim Vogl | 378-1803 | Transportation | Johnny Tai | 791-1714 |
| Hospitality | Chela Cowden | 375-8949 | C.H.A.T. | Greg Anunson | 378-6384 |
| Development | Morgan Tookey | 378-6507 | Immediate Past President | Don Young | 373-8866 |

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FREE! First Annual Riviera Homeowners Association *Concert-in-the-Park* June 26th 5 - 7 Pm



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