



The Riviera Association

September 2006

www.rivieraassociation.org

75th Anniversary

Board of Directors Officers

Paul Cashman,

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Frank Hotchkiss,

Vice President 682-8830

Muriel Ridland,

Secretary 965-9613

Laura Techentin,

Treasurer 963-1030

Term Expires 2006

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Paul Cashman 687-6666

Bob Johnson 963-4600

Christine Oliver 965-9720

William Stewart 962-0703

Term Expires 2007

Brigitte Forssell 966-7879

Frank Hotchkiss 682-8830

Gwen Phillips 965-8449

Art Kvass 965-6636

Chuck Croninger 966-2024

Term Expires 2008

Jules Bender 882-2107

Michael Cooper 680-1169

Helena Hill 965-7402

Ron Hirst 403-9620

Jim Knight 965-4091

President's Letter

Dear Neighbors,

The Riviera Association sends out two newsletters each year prior to our general membership meetings. Typically we send our fall newsletter to all residents within our homeowner's association boundary and include a membership renewal for the coming year. The spring newsletter is sent to current members only. To save mailing cost we have addressed this fall newsletter to "Resident." The spring newsletter will be address in the member's name. I hope you enjoy your reading.

On behalf of the board of directors, I would like to thank Lloyd Applegate and William Stewart, who will be leaving the board at the end of this year. The association has greatly valued their contributions to the ongoing work of representing the interests of area residents.

I have heard from a number of you about the curb and street changes the city made to the corner of APS and Lasuen, below the Riviera Theater. The board of directors shared your concerns and felt the narrowing of the road created an increased hazard for emergency evacuation and traffic safety. As a result of our request, the city has modified the crosswalk and the center divide. Although the modifications are an improvement, we are frustrated the city narrowed a major roadway without consulting us first.

At the last general membership meeting our new fire chief, Ron Prince, presented the proposed Wildland Fire Suppression Measure.

The measure is intended to provide services to mitigate the wildfire threat. This money created by this measure will be used to:

- Decrease the severity and damage of wildland fires
- Improve evacuation routes by clearing excess vegetation from 28 miles of roads
- Make chippers available to property owners to help with vegetation disposal
- Provide increased defensible space inspection and assistance
- Increase vegetation management/creation of fuel breaks.

After a vote by residents living within the programs boundaries, the measure passed. We will see an increase in our property tax of approximately \$70. I have asked our new fire marshal, Russ Cole, to join us at our general membership meeting on October 8, to discuss the program's implementation and the benefits to our neighborhoods.

Cottage Hospital is in the planning process to demolish Saint Francis Hospital and create 115 living units, 70 of which would be affordable units designated for employees of the hospital. I have also invited Ron Biscaro, vice president of project management for Cottage Hospital, to join us at our general membership meeting on October 8. He uses a PowerPoint presentation to discuss plan details and answer your questions. Please join us.

Sincerely,

Paul Cashman, President

The Riviera Association General Meeting

Sunday, October 8, 2006 at 5 p.m.

Marymount School Auditorium • 2130 Mission Ridge Road

Wildland Fire Suppression Measure: We are pleased to have City Fire Marshal Russ Cole's presentation on the recently approved Wildland Fire Suppression Measure, its implementation, and benefits to our neighborhoods.

Cottage Hospital Workforce Housing (at the St. Francis Hospital site): Ron Biscaro, vice president of project management for Cottage Hospital, will provide a PowerPoint presentation on the projects details, give us an overview of the approval process, and answer questions on how it might impact your neighborhood.

Fire Department Road Access in Foothill Areas

Are you having a large party or gathering? Have you thought about where your guests will park? Do you have adequate off street parking areas? If not you should be concerned.

Many properties in the Riviera area do not have adequate off street parking to accommodate their guests. As a result, cars park along narrow roadways potentially blocking the road and causing a safety hazard for the public and emergency responders.

The Fire Department and other emergency responders must use these roadways (both public and private roads) to access a medical, fire, or law emergency. These roadways also provide emergency evacuation routes for your community in the event of a large disaster.

Municipal Ordinance 5257, Section 902.2.4.1 states: "the required width of a fire apparatus access road shall not be obstructed in any manner, which includes the parking of vehicles."

Keeping these roadways free of vehicle obstructions at all times can be a matter of life or death.

If you are having a large party or gathering make sure your guests park off the street. If you do not have adequate off street parking you should look at other alternatives. Alternatives include working with your neighbors ahead of time to see if they can provide additional off street parking. If this is not possible, look at hiring a valet or shuttle service to facilitate safe vehicle parking.

Remember fire safety is everyone's responsibility. If you have additional questions please contact the Fire Department at 965-5254.

Sycamore Canyon Closure Update

We have been working with the city, county and CalTrans to find a solution to the closure of Sycamore Canyon. Santa Barbara Fire Chief Ron Prince has advised me of the following: "We have a 12' road section that will be maintained by CalTrans, with locked gates on either side of the slide. The idea is that during an evacuation emergency, we (or Montecito Fire, as they have keys as well), will open the gates to allow for egress from the area above. The permanent fix for the road is yet to be designed and will take reportedly two years to complete."

If fire strikes, at least we are assured there will be emergency access though Sycamore Canyon. We will keep you posted when we have more information on the permanent fix to the road. —*Paul Cashman, President*

Membership Dues

Your annual membership dues of \$20 help pay for the costs of conducting the association business, such as meeting room rentals, treasurer and secretarial services, membership meetings, newsletter printing and mailing, and the occasional party. Remember the Skofield Park picnic and the 75th Anniversary Party at the El Encanto Hotel ?

Please remit your 2007 membership dues using the card and the envelope provided in this newsletter. Unpaid 2006 memberships will also be accepted—we have quite a few of those! Please check your records to see if you are current on your membership payments. Thank you for your continued support and please invite new neighbors to join our homeowners association.

Update on Franceschi Park and House

Park: The Franceschi Park Advisory Committee has selected the firm of Campbell and Campbell—Architects-Landscape Architects-Planners, to design the demonstration planting bed located between the driveway and the house. The bed is to display a selection of the many plants introduced by Dr. Franceschi and to showcase the “picturesque” planting style promoted by this important horticulturist. The landscape firm, located in Santa Monica and Santa Barbara, with professional and personal connections to our community, is providing this service free of charge to the city.

To celebrate the start of park restoration and the unveiling of the planting design, a community workday has been scheduled for Saturday, October 21, 2006 from 9 a.m. until Noon. Neighbors of the park and Riviera residents are especially encouraged to participate. Due to lack of parking at the park, please call Terri Yamada, workday coordinator, at 564-5484 for transportation to the park.



House: On June 28, 2006, the Parks and Recreation Commission received a Franceschi House rehabilitation update. Pearl Chase Society President Ms. Lowenthal reported on the planning status, indicating completion at the end of year of required engineering and architectural



Views from Franceschi Park

drawings. This would be followed by a presentation to the Historic Landmarks Committee for review and directions. The campaign to raise funds for house rehabilitation is scheduled to start in 2007. However, as per Ms. Lowenthal,

approximately half of the estimated two million dollars has already been contributed by “in kind” donations from the architect firm and the builder for the project.

Blower Issues

If you walk in the many beautiful neighborhoods of our Riviera area, you have seen and heard the increasing use of gasoline leaf blowers. The City of Santa Barbara's Noise Ordinance, under 9.16.021 states:

"Use of Gasoline Powered Leaf Blowers Prohibited...

It shall be unlawful for any person within the City to operate any portable machine powered with a gasoline engine, or gasoline powered generator, to blow leaves, dirt, and other debris off sidewalks, driveways, lawns, and other surfaces."

Please ask your service provider to use an electrical blower, if blowing is necessary. An alternative to any blower use can be seen at the El Encanto Hotel: there gardeners use a large palm frond to clean and beautify the property. This not only eliminates the noise for guests and neighbors, it prevents dirt and contaminants from being blown all over the neighborhood.

It is a decidedly better, healthier, and cheaper way to beautify the landscape!

New Riviera Association Website Coming Soon!

An up-to-date website will be ready for launch around October 1. The new website address will be www.rivieraassociation.org. The web site will feature an expanded selection of the topical news and issues that are of concern to our neighborhoods plus will have a section for local links to utilities, government contacts, restaurants, and entertainment venues. Other new website features include the ability for members to sign-up or donate securely online, opt to receive their newsletters online, view an association calendar of events, and to contribute comments to board members. My goal as webmaster is to keep the site current, to keep it relevant to our neighborhoods and to lower the association costs of communicating with members. —Ron Hirst, Board Member

Santa Barbara Cottage Hospital Foundation Workforce Housing (at the St. Francis Hospital site)

On September 14, 2006, the City of Santa Barbara Planning Commission will be asked to review and certify the FEIR (Final Environmental Impact Report) for this proposed project. At the Riviera Association board meeting on May 22, 2006, board members heard a presentation from Cottage Hospital representative Mr. Biscaro. After the presentation, board discussion highlighted several concerns with the project.

While board members were unanimously supportive of much needed workforce housing, the proposed number of units due to "bonus density," parking issues, possible "piece meal" development of the project (1.45 acres of the site are not included in this proposed development), and the necessary modifications requested were all of concerns to the board.

The board could support the project if density would be adjusted to follow the General Plan Land Use Element—12 units/acre (bonus density increases it to 19.36 units/acre on the 5.94 acre site), and if modification requests for building separation, front yard and interior yard setbacks would be removed.

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