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**Denis Brown Receives University Scholarship**  
Denis Roy Brown, of Torrance has been awarded an Alumni Scholarship for Entering Students Scholarship by the University of California, the University's Committee on Undergraduate Scholarships announced today.  
Brown is a freshman student in engineering on the Berkeley campus of the university.  
This award is largely based on scholastic achievement and represents a "real distinction," the University Committee said.

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**Planners Face Knotty Problem in Trying to Solve Beach Confusion**

There is one job I wouldn't care for right now. It's the Torrance Planning Commission member. Next Wednesday evening the Commission sits down to decide on the zoning on Riviera's beach front property, and frankly it's a "Gordian knot" type of problem. Here's the facts; see if you can decide fairly on an answer:  
Involved are the lots along the Palos Verdes boundary below Palos Verdes Blvd. to the ocean and then northward along the ocean to Jack Newville's home. The original zoning was R-3.  
Don Ja-Ran Corp., developers of Riviera Beach Estates and Riviera Estates, held back those R-3 lots and planned a hotel for the property. They asked for and were granted an R-4 zoning to accommodate their plans. They also secured from each buyer in Riviera Beach Estates a signed note to the effect that the buyer would not object to the building of multiple unit buildings along that ocean front property. So far, so good.  
Months later, the Torrance Council inquired into the whereabouts of the planned hotel and were shown revised

plans for an apartment hotel type of building for that property. The Council did not like the revised plans and ordered the property rezoned "back to R-1." Which it never was.  
Naturally, the Beach Estates owners don't want their view blocked off and they are clamoring for the property to be zoned R-1. In talking with Ed Perry, spokesman for this group of Rivierans, I was impressed by him of the fact that they felt this beach front property should all be high type homes — such as Jack Newville's which abuts this property. They point out that all the immediate area to the north, east and south is R-1 (the Beach Estates); that R-1 zoning would reduce traffic in the area and maintain the quiet nature of the community, that the property should be reserved for more homes of the spacious luxury of the Newville residence.  
Don Ja-Ran on the other hand, has pointed out that each property owner in the Estates signed a form explaining that the beach front property was to be used for multiple units. In addition they have offered to re-purchase property of those opposed to the multiple dwellings.  
The kicker in this offer however, is that Don Ja-Ran would repurchase the property at its original purchase price, the property having appreciated greatly since the original purchase.  
We have looked at the plans offered by Don Ja-Ran. The exterior elevation reminds us strongly of several such apartment hotels constructed recently in this County, with a smacking good resemblance to the Beverly Hilton in the treatment of balconies and glass area. Very contemporary.  
The plans include a pool, a restaurant and sun decks, etc. Each apartment contains a dressing room, bath, dining area and kitchen as well as living room. In other words, not a pure resort hotel, but not a motel type either. Don Ja-Ran, in conclusion, has stated that they would be forced to take legal action to protect their interests if the area is rezoned R-1.  
We don't like to think that as a taxpayer we might have to pay our share of damages if Don Ja-Ran is forced to sue. They seem to have a case of sorts legally speaking. They estimate their interests at \$300,000 and none of our taxpayer friends would like to pony up any part of damages that might be awarded if this action goes through.  
We suggest that perhaps Don Ja-Ran be given another chance. Why not leave the zoning at R-4 and invite them to come up with another plan that might be more to the Council's liking? Most everyone of us has been given a second or third chance to do a thing correctly. Why shut them off on the first try?  
If the property is changed back to its original R-3, buildings of less spaciousness and beauty than the proposed apartment hotel could come

just another case of nickel-nabbing, Redondo?  
**UP HILL 'N' DOWN DALE!**  
We note where the Palos Verdes Council is worried over "the invasion of the sea" into their city-owned swimming club. We have a suggestion: Why not put up iron posts along the seaward side of your club? The ocean would not dare to pass those . . . Mmes. Mark McKie and J. W. McKenzie, of Riviera, served on the clean-up committee on the recent Delta Delta Delta Alum patio party in Palos Verdes Estates . . . a huzzah installing sewers in lower Riviera. A very neat, satisfying job, sirs . . . Rivierans are laughing at the newest sign to grace the Kessel tract soon to be developed. The title of the new tract will not be "Ellingwood Heights" or "Palos Verdes Riviera No. 2" as predicted; they have named it "Rolling Hills Riviera." Will it have gates and everything, Harry? . . . Hollywood Riviera Beach Club was closed a couple of days last week but is open again for business . . . Bill Sachau, mayor of Hermosa was recent speaker at Hollywood Riviera Rotary meeting at the Ra-Von Club in Riviera Village. Dr. Richard Sanson, president of the club, gave the meeting . . . The Glen Grimsleys, 458 Calle de Aragon, are adding two baths, two bedrooms and a porch. Cost is tabbed at just under \$10,000 . . . Pilot of that Western airliner that exploded above the Mojave 'bout ten days ago was Capt. Milton Shirik, who lived in Hollywood Riviera for some time prior to moving his family to Palos Verdes about a year ago.

**Hollywood Riviera Sportsmen's Club**, sponsors and supporters of so many Riviera youth groups, held their annual banquet last Wednesday at Ra-Von Supper Club.  
Members and their wives attended in great numbers, jamming the private banquet room, and enjoying the steak dinner and entertainment. After an extremely short meeting conducted by prexy Jack Doyle, movies of hunting and fishing in northeastern Idaho were shown. A report on the fireworks sale just completed by the Sportsmen showed it to be by far the most successful sale yet.  
The club is open to any Riviera male adult who wishes to contribute his share to the community endeavors of the Sportsmen, said president Doyle. Next fund-raising event to aid Riviera's youth activities including Boy Scouting, will be the annual barbecue conducted by the Sportsmen in September at El Retiro Park.

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into being. If the zoning goes to R-1, the value of the land is reduced and Don Ja-Ran may carry out its recent warning.  
The original idea of R-4 for a resort hotel is still an excellent one; give them a chance to develop a plan mutually satisfactory to the homeowners and the Council and themselves.  
Last Sunday, El Retiro Park became the setting for the third annual Hollywood Riviera Democratic Club's pancake breakfast. Host for the affair was president Harold Thomasian who extended invitation to all Rivierans to participate and had a goodly turnout at the breakfast.  
He was assisted by breakfast committee co-chairmen Gus Anastassiou and Milt Feinberg and Head Chef Louis Carreau. Democratic officials of both state and local function were on hand to lend color and excitement to the affair. Menu was pancakes, sausage, orange juice and coffee.  
On the Republican side of the register, a steak dinner is in the offing. Republicans of the 46th District have been invited to attend the dinner to be held Saturday at the home of Mr. and Mrs. Donald Mayer, 149 Via Monte de Oro. They start with a swimming party at 4, with a social hour at 6 and dinner at 7. You can attend by making reservations at FR 2-9193 or 4-1496. Mayer, incidentally, is a veep of the 46th district assembly.  
Make no mistake, almost all the Riviera Village merchants want no part of the parking meters currently being planned by the revenue-seeking Redondo Planning Commission. The commission says the meters will discourage all-day parking and stimulate business. We say that they may discourage parking altogether. Let's face it: if you tag the main business streets as two-hour parking zones you'll accomplish your purpose. That's in the first place. In the second place, we've never had any trouble parking down in the Village yet; and we've never heard anyone say they had much trouble. Isn't this

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