President’s Letter

This has already been an extraordinary year and it isn’t over. Normally, I would take this opportunity to tell you about the fall general meeting. After we canceled the spring meeting we were hoping we could meet in the fall. To our dismay, the COVID-19 situation, with which we are all too familiar, has forced us to cancel our upcoming fall general meeting. Also, many of the normal activities of the board have been impacted.

Living as we do in a beautiful area that can suffer from a variety of potential disasters, preparing for these possibilities is extremely important. At the spring meeting we looked forward to a presentation by Loy Beardsmore, president of our sister organization, the Eucalyptus Hill Improvement Association, telling us about some of the programs they have put in place to improve disaster preparedness. Jim Knight, chairman of the Riviera Emergency Communications Group, was to give us an update on their activities; and Amber Anderson, wildland fire specialist with the Santa Barbara City Fire Department, was to bring us up to date on the development of the Community Wildfire Protection Plan (CWPP).

These presentations were rescheduled for the canceled fall meeting. Loy and Jim have graciously worked with us to create a video of their presentations and as soon as it is available we will email you viewing instructions. Up-to-date information regarding the CWPP is available at the City’s website: https://cwpp.santabarbaraca.gov.

While on the subject of disaster preparedness, I urge all members of the Riviera Association to sign up for ReadySBC alerts at https://readysbc.org, to ensure you will be notified in the event of a local emergency.

We regret that we have been unable to host our general meetings and communicate directly with you, our members. However, the board will continue to address issues important to the association. At present, there are several vacancies on the Riviera Association board. If you have interest in serving on the board, please contact me or any of our current board members.

As we enter the final quarter of this year, we look forward to 2021 in hope that we can see everyone at the spring general meeting.

Stay safe, stay well.

Michael Millhollan, President

Marymount Campus Closed to Visitors During Pandemic

Riviera neighbors, please note that the Marymount campus is closed to neighbors and outside visitors during the pandemic.

Marymount has been a great and steady partner of the Riviera Association for many years—serving as host of our general meetings—and has also been very accommodating to the community, including neighbors who have enjoyed walking their dogs through campus. But with the pandemic, the school has had to take measures to protect the health and safety of its students, their families, and staff. Please respect the closure order and stay off campus property until the restrictions have been lifted.

Marymount welcomed JK–sixth grade students back to campus full-time beginning Monday, September 28, 2020. The school office is open from 7:30 a.m.—4 p.m. Monday through Friday. The office phone number is 805/569-1811.

If you have any questions or need to contact the school administration after hours, please reach out to Chris Broderick, head of school (cbroderick@marymountsb.org), or Jaime Nelson, director of communications/PR (jnelson@marymountsb.org), for assistance. If you need to report a disturbance during non-school hours, please call the Santa Barbara Police Department.

Association Membership—Renew or Join Now

If you’re not yet a member, please join us and begin enjoying the many benefits your association has to offer for just $40 per household, per year. Once we are able to resume in-person events, you’ll receive invitations to our spring and fall member meetings where you can greet your neighbors while enjoying wine and hors d’oeuvres and learn about issues of importance from community leaders and informative guests.

You will also receive spring and fall newsletters that keep you informed throughout the year and email alerts to notify you of important safety concerns and time-sensitive announcements. The association serves as a conduit for information, communication and action, and the more households that join, the more effective it can be and the safer and more desirable your neighborhood becomes.

We encourage you to join or renew online at rivieraassociation.org/join-now, with the option to pay via PayPal or credit card. We strongly prefer online payments due to COVID-19 safety concerns, but will of course accept a check if that is your best or only option. We look forward to seeing you at an upcoming event once the world reopens next year.
Emergency Preparedness Resources

Along with the pandemic, wildfires have become one of the biggest threats to our lives and livelihood in 2020. With a focus on wildfire safety and preparedness, Bill Mahan has provided some key considerations for planning the best evacuation routes, including photo excerpts from a printed map of Riviera one-way streets (which we plan to make available at our next general meeting).

You’ll also find a short list of links to public websites to help you better plan and prepare for a potential wildfire.

- [readysbc.org](http://readysbc.org)
- [readyforwildfire.org/prepare-for-wildfire](http://readyforwildfire.org/prepare-for-wildfire)
  
  *(Click on the “Prepare for Wildfire” dropdown menu at the top of the page)*

- [santabarbaraca.gov/wfsad](http://santabarbaraca.gov/wfsad)
- [santabarbaraca.gov/wildland](http://santabarbaraca.gov/wildland)
- [cwpp.santabarbaraca.gov](http://cwpp.santabarbaraca.gov)
- [readysbc.org/storm-ready/radio-ready](http://readysbc.org/storm-ready/radio-ready)
- [americanhumane.org/fact-sheet](http://americanhumane.org/fact-sheet)

- Sign up for emergency alerts
- Topics such as creating defensible space, insurance preparedness, evacuation readiness, emergency supply kit, developing a wildfire action plan, what to do in case of a power outage, and planning for animal evacuations
- Free defensible space evaluations
- Fire wise landscaping
- Santa Barbara community wildlife protection
- Emergency broadcasts
- Pet fire safety

If You Have To Evacuate

Unlike most of Santa Barbara’s neighborhoods that have a grid pattern of streets, the Riviera area has a tangle of winding roads, as shown in the sample below of the neighborhood map, with the through streets in black. The red streets are dead-end streets, the two longest of which are Las Tunas and Mira Vista. But all dead-end streets could prove more dangerous in an evacuation. So if you live on one of those red streets be aware of the hazard and be prepared to evacuate earlier rather than later.

Your evacuation plans should be carefully considered and all drivers in your household should be familiar with the selected route. Several different routes should be an option as a function of the direction the fire is coming from. The Jesusita Fire came from the west while the Thomas Fire came from the east. Depending on where you live and the direction of the fire, your evacuation route may vary. Leaving early is optimum, as opposed to waiting until the roads are clogged and the intersections impacted with heavy traffic.

Certain intersections are to be avoided, such as a left turn into traffic from Mountain Drive onto Mission Canyon, or a left turn at APS onto Los Olivos. Also, a left turn at Las Alturas and APS may be very difficult. If your evacuation requires a left turn be sure to make it at an intersection that has four-way stop signs.

If you are evacuating with two or more cars, make sure everyone knows where to meet once you are into the safety of the downtown grid. Two cars may get separated in the complexity of an evacuation. The most important point of all is to remain calm and courteous.

We plan to make available a printed map of Riviera area evacuation routes at a future general meeting.

—Bill Mahan
Yards of Art

As you’re out walking through our Riviera neighborhoods, you might run into some distinctive works of yard art. Do you know where each of these artworks is located?—Chuck Croninger

Key Clockwise from top left: weathervane, Alameda Padre Serra; lion with tile boulder, Mira Vista Avenue; horse at garage, Tremonto Road; seated figure, East Las Tunas; head with top hair curl, East Las Tunas; bright poles with mirrors, Dover Road.

Riviera Association
Board of Directors

Officers and Directors
Michael Millhollan,
President
Jonathan Heagle,
Vice President
Wendy Edmunds,
Treasurer
Lisa Carlos,
Secretary

Directors
Christina Broderick*
Jeff Byrne*
Chuck Croninger*
Emily Engel*
Bill Mahan
John Mosby*
Bruna Tripicchio
Diana Washburn

Committees
Fire & Safety Bill Mahan
Membership
Jonathan Heagle
Hospitality Diana Washburn
Newsletter Jeff Byrne
Streets & Utilities
Bruna Tripicchio
Website Michael Millhollan
Parks Chuck Croninger

Recruitment/Nominating
Bruna Tripicchio, Michael Millhollan, Chuck Croninger

*New board members who have joined in the past twelve months.
Who Built the First House on the Riviera?

According to Stella Haverland Rouse's, “Development of the Riviera” article, it was Charles A. Storke. Mr. Storke, a teacher, then later an attorney and civic leader, built the first home on the Riviera at 1740 Grand Avenue in 1872. Storke bought property that extended from Pedregosa Street to Mission Ridge Road, paying $1.25 an acre for 123 acres. Storke called his tract Rockland; anyone who has done gardening at their Riviera home knows why. His goal was to subdivide the land into residential lots. Locals referred to Storke's Rockland tract as “Storke's Folly,” for without water they believed the land was worthless and who would want to live way out of town anyway! If he could only see the Riviera now. —Diana Washburn

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### Riviera Association Membership Area Real Estate Market Summary*

<table>
<thead>
<tr>
<th></th>
<th>September 2019–August 2020</th>
<th>September 2018–August 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Units Sold</strong></td>
<td>59</td>
<td>76</td>
</tr>
<tr>
<td><strong>Sold House Volume</strong></td>
<td>$104,920,721</td>
<td>$143,576,924</td>
</tr>
<tr>
<td><strong>Average Sale Price</strong></td>
<td>$1,778,317</td>
<td>$1,889,170</td>
</tr>
<tr>
<td><strong>Median Sale Price</strong></td>
<td>$1,750,000</td>
<td>$1,615,000</td>
</tr>
<tr>
<td><strong>Highest House Sale Price</strong></td>
<td>$7,600,000</td>
<td>$4,700,000</td>
</tr>
<tr>
<td><strong>Lowest House Sale Price</strong></td>
<td>$645,000</td>
<td>$722,800</td>
</tr>
<tr>
<td><strong>Sales Price as a Percent of List</strong></td>
<td>97%</td>
<td>97%</td>
</tr>
<tr>
<td><strong>Average Number of Days on Market</strong></td>
<td>58</td>
<td>67</td>
</tr>
</tbody>
</table>

*Santa Barbara Association of Realtors—Multiple Listing Service. Based on combined data for Cielito, Upper Riviera & Lower Riviera districts.