



# THE KEYS BREEZE

Issue Number 5

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## MEMBERSHIP

Thanks, all of you who have been so prompt in sending in your 1983 Keys Association dues. Those of you who forgot, like I did (oops!), get those checks in the mail right away so the Association will be able to continue its many activities on our behalf. Remember, paying the dues should not really be considered an option but a requirement of living in such a special place. Whether you use the Keys facilities or not, your high property value reflects their presence and the condition in which they are maintained. And besides, we are not talking about \$15 a month but \$15 for a whole year! Now where else can you get a bargain like that? If you have lost your pre-addressed envelope, just send the check to Ventura Keys Association, Box 1086, Ventura, CA 93002.

## FIESTA DEL SOL

Don't miss Fiesta del Sol, the gigantic celebration going on in Ventura Harbor. All sorts of events, such as contests, exhibits, schooner races, the Miss Ventura Harbor Pageant, boat tours to oil platform Gilda, the Aquaman & Woman Competition, and many more, most of which are free, are scheduled primarily on the weekends of June 18-19 and June 25-26. Watch the Star Free Press and the Ventura County & Coast Reporter for listings of specific events and times, or contact the fiesta office (Fisherman's Quay Village, 1559 Spinnaker Drive, Suite 201, 644-4856), or just go on over to the harbor and see what's happening.

## MODIFICATIONS IN SET-BACK AREAS

By Harvey Mylander, Art Jury

The original CC&Rs of 1968 (Article II, Sec 5) were interpreted by the Art Jury to allow practically nothing in the set-back areas of waterfront homes. During May 1978 the Art Jury decided to establish guidelines to relax this rigid rule to enhance the comfort and livability of the rear set-back area, providing Art Jury approval was obtained and "consensus of neighbors."

These guidelines were issued on June 15, 1982 as "Modification of Article II, Section 5, CC&Rs: Improvements in Rear Set-Back Areas of Waterfront Houses" by a new Art Jury which added in item 4: ". . . after securing written agreement of immediate neighbors." After this date these modifications became a part of the CC&Rs, but distribution was so limited that the contents are being quoted below for everyone's use.

"By virtue of our experience and the experience of others in living in the Keys, we have determined that there is a need for waterfront homeowners to enhance the comfort and livability of their rear set-backs, either by erecting sun screens or wind screens. The value of these protective improvements must be balanced against the need to maintain, for the benefit of adjoining homeowners, a relatively unrestricted view up and down the marine channels.

"Balancing these interests, we have interpreted the CC&Rs as allowing sun and wind screens which do not restrict the horizontal view to a substantial degree. The following guidelines represent our feelings as to how those conflicting interests can be balanced. Again, it is important to note that certain lots are unique and may be exempt from certain of these guidelines, while others, also unique, may not be permitted to build to the full extent of these guidelines.

"1. No improvement whatsoever will be permitted on the water side of the previously established concrete curb, except for docks, ramps, flag poles, decks and those necessary open railings which, in the normal case, are limited to three feet in height;

"2. All vertical surfaces shall be either open or transparent, shall be kept clean, and shall, to the greatest extent possible, have a minimum of opaque supporting members, consistent with sound engineering principles;

"3. All generally horizontal surfaces shall be of minimal thickness, and shall not unnecessarily obstruct the view from any part of other properties;

"4. All improvements shall be presented to the Art Jury for approval

after securing written agreement of immediate neighbors. The Art Jury may consider and suggest alternative designs;

"5. Homeowners shall be reminded that development of rear set-back areas is not limited to manmade structures but does also include the placement and growth of hedges, trees, potted plants, shrubs and the like (homeowners shall submit, along with structural plans, a description or drawing of those natural things which they intend to be present in the set-back area);

"6. When taken as a whole, no work or improvement shall constitute an enclosed room, even if such work or improvement otherwise does not violate the above listed guidelines;

"7. Finally and in summary, all improvements shall enhance the livability of the rear yard area without infringing upon the rights of others to a relatively unobstructed view. Each homeowner, in designing and submitting his work or improvement, must take into account the potential burdens he seeks to inflict upon his neighbors, as well as the benefits which he seeks to gain. As in any development of closely-built homes, sensitivity and consideration for others is paramount."

The Art Jury: Bette Hawk, 642-6631  
Harvey Mylander, 654-1820  
Ron Harrington, 656-0274 (office), 642-6198 (home)

### WANTED

Is there someone on the Thriftmart side of Peninsula who would like to help out with newsletter delivery? The job only entails a leisurely stroll around your neighborhood once every two months - now isn't that easy? The first one to contact me at 642-6867 gets the job.

Also, your area does not have a representative on the Keys Board this year. We should be getting input from all areas of the Keys and need to be made aware of any special problems you might have. We can always use another alternate on the Board, so if you are interested and are able to attend the meetings on the third Thursday of each month, please volunteer.

## MEETING WITH CITY PLANNER

By Lou Liserani

Recently several Board and Art Jury members, as well as several Keys residents, met with City Planning Director Paul Berlant and City Enforcement Officer Ann Prinz.

The meeting was part of a continuing effort to evolve a cooperative working relationship between the city and the Keys Association concerning the approval of new homes, additions, and remodeling projects. The old saying that "the squeaky wheel gets the grease" is only too true when dealing with any large organization such as the city, so it is vital that we communicate our concerns on a regular basis.

While it is not within the city's jurisdiction to enforce the Keys CC&Rs, Mr. Berlant has acknowledged that the Planning Department will check for Keys Art Jury approval (stamp and signatures) on all plans submitted to the department before accepting them for evaluation. This simple step will mean less complaints to the department from nearby owners and will help ensure that the Keys develops in the manner intended.

By the way, neither the city nor the Art Jury requires professionally-drawn plans. Complete and concise homeowner-executed drawings are acceptable.

### KEYS BARBEQUE

Remember, the second annual Keys Barbeque is scheduled for Sunday, September 11. We will provide the good food, so it is up to all of you to come out and provide the good company.

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THE KEYS BREEZE is the bimonthly newsletter of the Ventura Keys Association. Direct news items, comments, and questions to: Newsletter, Ventura Keys Association, Box 1086, Ventura, CA 93002.  
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