

THE

Riviera Reporter

Newsletter of The Riviera Homeowners Association

SERVING THE HOLLYWOOD RIVIERA COMMUNITY SINCE THE 1940s—April 2010



RHA President
Roberta Blowers

PRESIDENT'S MESSAGE: SPITE TREES AND A RECENT LAWSUIT

Last fall, the President's message was about being a good neighbor with regards mostly to remodeling and trees. Sadly, the following is an example of the opposite.

Recently this year, I attended a trial in Torrance concerning two Hollywood Riviera residents and spite trees.

The case is about a Hollywood Riviera resident (**neighbor 1**) who filed a lawsuit against another neighbor (**neighbor 2**) who lives on a street just below neighbor 1. Neighbor 1 felt that neighbor 2 planted trees in spite to take away much of the views that neighbor 1 has had for 45 years due to considerate neighbors trimming their trees.

This is the background of events before the tree spite lawsuit was filed:

- In 2005, neighbor 2, before purchasing a home on the street, went to some of the neighbors to find out what impact building a second story and/or expanding his first story would have on their privacy and views. He then bought the home in 2005.
- In 2006, neighbor 1 voiced his objections to neighbor 2's next door neighbor's (**neighbor 3**) proposed second story citing the Hillside Overlay Ordinance at the hearings where ultimately the second story proposal was denied.

(continued)

RHA GENERAL MEETING



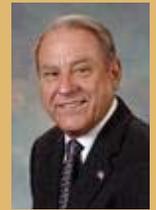
Brewer



Browning



Numark



Sutherland

Torrance City Council Candidate Forum **Wednesday, April 28, 7 pm**

The election will be on June 8. Tom Brewer, Dick Browning, Cliff Numark and Bill Sutherland are running for three seats. Brewer, Numark and Sutherland are incumbents. Dick Browning is on the planning commission.

Learn about how these candidates feel about the issues in our area, especially the Hillside Overlay Ordinance, Trees, Rooftop Decks, Helicopters and more.

Please bring additional questions or submit them to Judy English at secretary@hollywoodriviera.org

Richardson Middle School Cafeteria
23571 Nancy Lee Lane (off of Newton)

Also, on the agenda:

RHA Elections

Treasurers candidates Dana Cortez and Steve Groom will make a short statement and provide campaign literature.

Both sides will give short statements on Measure

A - date of the City Elections

Save June 9th for last RHA meeting of year

- In June of 2008, neighbor 1 sent 3 certified letters to neighbor 2 asking him to trim the trees at the expense of neighbor 1 to restore his views. Neighbor 2 responded with, "No, sue me." After that, neighbor 1 said that he felt that he had no other choice but to file suit alleging violations of spite fence law and nuisance law. The fast growing trees in question grow approximately 1 foot a month and now are approximately 35+feet high.

In the tree spite lawsuit neighbor 1 alleged that neighbor 2 purposely planted fast growing trees in the beginning of 2008 on one side of his property and stopped maintaining his other foliage to:

1. Obscure the views for the purpose of spite to neighbor 1 because of neighbor 1's involvement in opposing neighbor 3's second story project
2. Bolster his own plan to build a second story by showing that neighbor 1 no longer has any views by newly planting the trees.

During the time the lawsuit was being litigated:

- In August of 2009 neighbor 2 placed silhouette flags on their rooftop for a proposed second story. It is clearly seen that the majority of the fast growing trees planted by neighbor 2, which block neighbor 1's views are inside of the silhouette flags which means that the newly planted trees will be cut down and replaced with the proposed remodel if a second story is built. Near the end of 2009, Torrance City Planning Department recommended to the Planning Commission that the second story project by neighbor 2 be denied.

In 2010 the spite tree lawsuit continued to trial:

- Midway through trial, the parties agreed on a settlement of the matter wherein neighbor 2 agreed to trim and maintain the fast growing trees to maximum of 14 feet, and other foliage in question to maximum of 10 feet and 6 feet.

Homeowners whose views are affected by a neighbor's foliage may have recourse under various California statutes. Spite fence law applies not only to manmade structures (i.e. fences, buildings) but also to trees and foliage that has been planted with the intent to create a fence and obstruction of view (see Civil Code Section 841.4. Wilson v. Handley (2002) 97 Cal App 4th 1301, 1313.) This case expands the law to include more than manmade structure, specifically trees.

I hope that we as homeowners learn to coexist by understanding the impact you and your property can have on your neighbors around you. As the Golden Rule states "Do unto others as you would have them do unto you."

TORRANCE POLICE

Over the past several months, our City of Torrance has experienced an increase of daytime residential burglaries. We are asking our community to be more aware of people in their neighborhood who they do not recognize as residents of the block, and/or, individuals acting suspicious. For example, in two of our recent daytime burglaries, neighbors saw a subject in a neighbor's backyard that they did not recognize as a resident of the house and did not call us. Both of these houses were broken into. Please call the Torrance Police Department (310-328-3456) regardless of how insignificant you feel a situation may be.

NEW HELICOPTER IN TORRANCE

You may have noticed the different looking helicopter (see photo) that recently began flying over our area several times a day. It's a jet-fueled Bell, Model 407, larger (seven seats) and noisier than the Robinson type we are used to seeing. It arrived at Torrance Airport a few weeks ago. Hollywood Riviera resident, Richard Root, who has been dealing with helicopter noise issues, contacted the owner and was told it's supposed to be based here for about 6 months while its pilots are training. After that, it's supposed to be shipped overseas for service in another country. When told about the noise it was causing, the owner indicated he would talk to the pilots and ask them to avoid our area.

In December, last year, Richard submitted a petition (with the names of 169 area residents) to the Torrance City Council, asking for their help in reducing helicopter noise. As a result, a roundtable meeting is being planned with the City, FAA, Coast Guard, Robinson, and other helicopter operators to discuss the noise issues. For more information (or you can still add your name to the petition) call Richard, at (310) 375-1594, or go to www.helicopternoise.com.



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SHAPESHIFT PILATES NANCY COLEMAN

ShapeShift Pilates is more than just a Pilates and Gyrotonic studio – it's a place where clients, no matter what their fitness level, can come to strengthen, condition and rehabilitate, while releasing stress. The South Bay's first Pilates' studio, ShapeShift provides clients with an unparalleled experience in what Joseph Pilates called Ideal Fitness.

"What I love about Pilates is that I'm teaching the person, not an exercise system," says Nancy Coleman, founder and owner of ShapeShift. "Each person has their own issues and desires for how they want their body to be." She firmly believes that you can take clients at any level of fitness, whether they need major rehabilitation or are a professional athlete, and work with the person wherever they are.

"I've discovered that my personal greatest gift is working with rehabilitation," Nancy says. "I have clients with everything from knee replacements to rods in their spine, and I help them strengthen and improve their quality of life." Her philosophy is that matching the client with the appropriate teacher is an essential element to one's success with Pilates. "If you don't like Pilates, chances are you don't have the right teacher," she says. "Our teachers are diverse and each employs a different approach – sometimes you have to change your teacher."



Please support our local merchants who have donated to improve the quality of our newsletter.



Congratulations to our grand prize raffle winners Richard and Jeanne Reinhardt. Thanks to all of you for your support in paying your dues.



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"MEET ME IN THE VILLAGE"

Pick one day a month & walk to the Riviera Village to meet a friend for coffee, lunch or dinner

More Birthdays is the theme of the American Cancer Society's 8th ANNUAL TORRANCE RELAY FOR LIFE to be held the weekend of April 24th and 25th at South High School.

The Relay for Life is a 24-hour team event, beginning Saturday at 9 a.m., to honor survivors of cancer and remember those who have lost their lives to the disease. Teams representing businesses, schools, community organizations and other groups participate by raising funds for the American Cancer Society and providing volunteers who each agree to take turns walking (or jogging) around a track for the 24 hours of the event.

Survivors are especially celebrated and participate in the event's opening lap. Not to be missed, is the moving Luminaria Ceremony, at 9 p.m., to remember those who have lost their battle with cancer and to recognize survivors. The lighted luminarias circle the track and provide a warm glow for walkers during the night.

For information about making a contribution, joining a team or signing up as a survivor, visit the website: www.relayforlife.org/torranceca. or call LaVerna Edwards at (310) 373-2909.

With entertainment, and on-going activities, the Relay for Life is a community festival for a cause.



SIGN UP FOR A FREE LANDSCAPING AND GARDENING WORKSHOP

The City of Torrance cordially invites you to join them and learn how to develop an ocean friendly garden or landscape using the latest sustainable materials and techniques.

What you Learn: You will learn how to develop an aesthetically pleasing and water conserving "**Ocean Friendly Garden**" using native and other drought tolerant plants, water efficient irrigation systems and devices (such as "smart" sprinkler controllers, low volume emitters and drip irrigation), permeable "hardscape" materials and on-site water retention techniques; to reduce water usage, lower your costs for watering your landscape and reduce dry-weather run-off to our oceans.

When: Saturday, May 8, 2010

Hours: 9 A.M. to Noon (refreshments provided, Please arrive by 8:45 A.M.)

Where: George Nakano Theatre, Torrance Cultural Arts Center, 3330 Civic Center Drive, Torrance, CA

To register call Grace at (310) 371-7222 ext. 206 or register online at www.sbesc.com

TORBOTS

Local Torrance team TorBots won the Xerox Creativity Award at the regional FIRST Robotics Competition in Long Beach. The team includes all 4 Torrance high schools but 90+% are from South and the team is located at South. Their bot performed several tasks that only a couple others were capable of, especially consistently "elevating" at the end of the match. They showed great spirit including setting up a huge lit mascot covering an entire section of seats (mentioned prominently by the west coast chairman during the finals commencement speech). See their website <http://www.torbots.com>

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RIVIERA HOMEOWNERS ASSOCIATION AND RIVIERA GARDEN CLUB LANDSCAPE AWARD

by Shelley & Karen; pictures by Julian

The Gaffarey's have been reworking their hillside front yard, stairs and entrance for the last several months with outstanding results. What was once ivy and hedges is now an inviting terrain of low water landscaping including flax, lavender and blue fescue. The curving staircase to the entry used to have outdated pebbly concrete steps but is now a major focal point with gorgeous Spanish tile and wrought iron railings. A landscaped mid level contains beautiful and unusual pottery, one with a potted kumquat bush. One of their favorite plants at this level is strawberry guava. A lovely landscaped fountain area claims its own special spot. More wrought iron sets off the house with planter boxes and a striking entry light. Interesting potted succulents dot the space. The Gaffarey's have been refreshing and remodeling their home on Miradores over the seven years they have lived here (first as newly weds and now with two small children). Most of the work and research on the landscape design was done themselves (but included a brief consult with landscape designer friend). Thank you Gaffarey's for your hard work that we can all enjoy by just driving by!



February 2010 - Gaffarey Residence
- Via los Miradores

The Bullock residence is dressed for Spring! Tall pink and yellow snapdragons and purple pansies set the color palette. Palms are the gentle back drop for pink topiary azaleas. Their Spanish hacienda style home has a gracious green lawn that seems to sprawl. The handsome stone planters brim with the color. The hardscaped walk way and driveway set unified borders. All that seems missing is perhaps the Easter Bunny peeking around the corner!

South Bay natives, the Bullocks, their son and their two daughters have lived in the Riviera at three different addresses over twenty years. Calle de Madrid has been their home for the last seven. Stella and Michael said they'd been hoping to get a "Landscape Award" sign in the past after various vigorous gardening sessions. At this particular time they felt their yard had had an extra boost because of the March rains.

Thanks to the Bullocks and Mother Nature for the colorful Spring treat!



March 2010 - Stella and Michael Bullock,
208 Calle de Madrid

Sign up for the RHA E-Mail Alert

Get periodic emails notifying you of RHA meetings, events, and occasional community notices.

Don't miss out!

Look for this sign on the RHA website:

[Click here to sign up for the RHA E-mail alert](#)



Visit our website at:

www.HollywoodRiviera.org

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COMMUNITY CALENDAR:

South Coast Botanic Garden Members Only Preview Night April 16 SCBG 5:00-7:00 Tickets: \$15 p/p, \$20 at door

50th Anniversary Celebration of South Coast Botanic Garden Open House and Spring Plant Sale FREE Admission - Children's Activities - Community Information Booths - Food - Music - Garden Tours - Plant Sale - Art - Raffle Saturday, April 17, 9 am to 5 pm, at the Garden

South Coast California Native Plant Society Spring Garden Tour- Two unique estate size gardens in Rolling Hills. April 17 Reservations: 310-629-0500. Donation: \$20 for members of CNPS, \$25 for non-members.

Riviera Garden Club Plant Sale 5025 Lee Street, Torrance (between Palos Verdes Blvd and Anza Aves, south of Torrance Blvd) April 24 (Saturday), 9 to 1.

Relay for Life, a 24-hour team event, beginning Saturday April 24 at 9 a.m. at South High

Knit Sewing Club Annual Spring Fashion Show on Saturday, April 24 at 1:00 PM at the Alta Vista Community Center, 715 Julia, Redondo Beach. The event will showcase students' work while raising support and awareness for Working Wardrobes, a charitable organization helping people get back into the working world. Free to the public. Reservations required. Call 310-316-7873.

RHA City Council Forum, April 28, 7 p.m., Richardson School

SAVE THE DATES:

City of Torrance Water Class May 8 Nakano 9 -12 Registration required

Riviera Village Summer Festival June 26 & 27

Membership Form

JOIN the Riviera Homeowners Association (RHA) for 2009-2010

Please fill out the form below or update mailing label on reverse, enclose your check payable to "Riviera Homeowners Association", and mail to RHA Membership, P.O. Box 1074, Torrance, CA 90505. Or, you can renew or join online through our PayPal system-it is quick and secure! Go to our website at www.hollywoodriviera.org

(Please note: Your street and/or email address are never shared with any third parties, and are used only for the purpose of notifying our members about upcoming events and other important information.)

Name: _____ Address: _____

City: _____ Zip: _____

Do you receive emails from us? If not, and you would like to be on our list, please provide us with your email address:

Email: _____

\$25 Annual Membership for 2009-10 (Sept.-Aug.)

Additional contributions are always welcome! \$50 \$100 Other: _____

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2010 Scholarship Awards

The RHA college scholarship awards are given to graduating seniors in the Hollywood Riviera. Awards are based on academic excellence, participation in school activities, teacher recommendations and community service. Interested seniors can get application information from their college counselor at South High. If you do not attend South High or have questions, please read click on scholarship information on the RHA website or contact Judy Brunetti, RHA Scholarship Chair, at: scholarships@hollywoodriviera.org

Riviera Homeowners Association 2009-10 Officers and Directors

President	Roberta Blowers	310-930-1322	Hospitality Chair	Nancy Mansfield-Staudt	310-378-5334
Membership	Judy Brunetti	310-378-5616	Landscape Chair	Karen Lent	310-375-6539
Treasurer	Voc Gregorian	310-710-9080	Community Liaison	Pam Popovich	310-375-8729
Secretary	Judy English	310-378-0361	Traffic Liaison	Mike Guidry	310-373-1944
Editor	Geneva Martin	310-378-9767	Mailing Chair	Diane Miltimore	
			Webmaster/Photographer	Julian Chasin	310-373-6314

Visit The RHA Website at www.hollywoodriviera.org.

The following RHA Officers can be contacted through their e-mail:

president@hollywoodriviera.org	newsletter@hollywoodriviera.org	treasurer@hollywoodriviera.org
traffic@hollywoodriviera.org	landscape@hollywoodriviera.org	dues@hollywoodriviera.org
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RHA logo "Jewel of the South Bay" merchandise available at www.cafepress.com/RivieraHA

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The Riviera Reporter

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