



Serving the Hollywood Riviera Community Since 1945

NEWSLETTER

**SPRING
2026**

PRESIDENT’S MESSAGE

by Elizabeth “Libby” Spatz

While it seems like we might be going straight into summer weather, spring is visible in our gardens and perhaps is still on our minds as a time to refresh and renew. As you may have noticed, the RHA has refreshed and renewed our newsletter as well, thanks to our new Vice President of Communications, Gina Magee.

If you are also inspired to embark upon spring cleaning, we have some useful tips on page 3. We’ve also got:

- Information on our upcoming local election candidate forum
- The RHA’s own upcoming board election slate and general meeting
- A native DIY landscape award
- Steps to take if you are concerned about neighborhood construction projects

UPCOMING CANDIDATE FORUM

Mark your calendar! The RHA and Seaside Neighborhood Association are hosting a candidate forum for the Torrance city elections, which take place with the wider state election in June.

Date & Time: Monday April 6, 7-9 PM

Venue: South High School Performing Arts Center, 4801 PCH, Torrance. Free parking available in the school lot next to the auditorium.

Candidates for Mayor:

George Chen – incumbent Mayor of Torrance since 2022; former City Council member for Torrance District 2.

Website: vote4georgechen.com.

Sharon Kalani – current City Council member for Torrance District 4 since 2020; Chair of the Employee Relation and Safety Committee.

Website: sharonkalaniformayor.com

Candidates for Treasurer

Mike Griffiths – former City Council member for Torrance District 6 from 2014 to 2024; currently serving on the YMCA Board of Managers.

Website: ilikemike4torrance.com

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CANDIDATE FORUM CONT'D

Candidates for Treasurer, cont'd

Aurelio Mattucci – current City Council member for Torrance District 5 since 2018; Chair of the Transportation Committee.
Website: voteformattucci.com

Candidates for District 5 (serving the Riviera and Seaside communities)

Michelle Brooks – Businesswoman; formerly employed as Chief of Staff for the Peace Corp.
Website: Brooks2026.com

Betty Lieu – current TUSD Governing Board Member since 2018; former Torrance City Commissioner.
Website: Bettylieu.com

Harry J. Ward – retired physician; combat veteran.
Website: <https://www.harrywardmd4torrance.com>

Not sure if your voter registration is current? Check your status here:
<https://voterstatus.sos.ca.gov/>

Have a question you want to ask the candidates at this event? Email it to info@hollywoodriviera.org!



Can't attend in person?
Click the Live Stream button
to watch it live on April 6



RHA ELECTIONS

Upcoming RHA Election Slate & Zoom Election Meeting:

The RHA will hold elections and its spring General Meeting virtually at 7:30 PM on Tuesday, April 21st

Click the Zoom Link



The RHA is looking for volunteers to join our Communication & Marketing team. If you've got skills in social media, web design, marketing or advertising and are interested in serving your community, let us know at info@hollywoodriviera.org!

Any parties interested in a board position should email info@hollywoodriviera.org by April 14th to be added to the ballot.

The RHA Nominating Committee's Slate of Nominees for 2026 are

President	Elizabeth Spatz
Vice President Communications	Gina Magee
Vice President Membership	Catherine Modesitt
Treasurer	Linda Schwartz
Secretary	Vacant
Historian	Elizabeth Spatz

OUTSTANDING LANDSCAPE AWARD



**KEACH RESIDENCE
4702 NEWTON STREET**

Our winter Landscape Award winner is the Keach residence at 4702 Newton Street.

Homeowners Bernie & Liz consulted with a local specialist before uprooting over 2,000 square feet of lawn and invasive vegetation. Bernie then planted 100 California native plants from 22 species, including Chumash plants such as white sage, datura, majida poppies, California poppies, and coastal buckwheat.

Bernie reports, "Three years into this garden and I will never go back. Birds, lizards, insects, and a mole all share this space. The double chair in the middle of the garden is a great meditation spot to forget about the day and just dwell in the moment."

FRESH INSIGHTS



Spring Cleaning in the Riviera

Got bulky items that won't fit in your trash bins? Torrance will pick them up!

Spring has always been a great time to clear out the garage, clean up the yard, and finally part with bulky items that have been taking up space. Did you know that the City of Torrance makes it easy with its **FREE** Residential Large Item Pick-Up program?

Torrance residents who receive City trash service can schedule a large item pickup each calendar year, with up to 20 items per pickup. This is a great way to dispose of things like old furniture, mattresses, appliances, or other oversized household items that won't fit in your regular trash bin.

To schedule a pickup, call the Torrance Customer Service Center at **855-354-5623**. Pickups are typically scheduled for your regular trash collection day. On pickup day, place items at the curb at least five feet away from your trash and recycling containers but not on the street.

Please Note: Before placing items out, consider donating anything that is still usable, since most items collected through this program are taken to the landfill.

SPRING CLEANING TIPS

- ✓ Sort items into Donate, Recycle, or Dispose
- ✓ Schedule your free annual large item pickup early
- ✓ Bundle or bag small loose items
- ✓ Ask neighbors if they're cleaning out, too—it's a great time to coordinate pickups

ASK THE RHA

Dear RHA,

We live in the Hillside Overlay and will be impacted by a planned remodel on our street.



One question we have is that clearly the Planning Commission isn't following this ARTICLE 41 - R-H HILLSIDE AND LOCAL COASTAL OVERLAY ZONE of the code and are clearly NOT following the following:

"No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity..."

What overrides this part of the code because this clearly isn't what is being approved.

Thank you for your help.

Sincerely,

Anxious Over the Overlay



Dear Anxious,

Thank you for your email regarding the Hillside Overlay Ordinance. The RHA has done its best to provide information to other anxious residents over the last few years, which is not uncommon when projects clash with the HOO.

In many cases, such as a recent hearing regarding a Via Linda Vista residence, the issues have been effectively handled by proactive homeowners in the neighborhood who let the Planning Commission know the full extent of the project's impact.

The RHA has also hosted guests speakers such as Mike Griffiths; Griffiths emphasized the importance of being aware of housing development projects that involve ADUs and other building projects that fall outside the HOO, due to state laws. The RHA hopes to get the HOO updated so all such projects can be better managed by the Planning Commission (currently experiencing limits to the application of the HOO).

There are many details in the HOO that affect the Commissioners' decision; the MCC articulates them in language that is not always easy to understand. Sometimes an attorney is helpful to clarify some of these issues. However, remember if an ADU is involved, that throws the project under the State's Housing Development project guidelines for review, which fall outside the HOO.

Sometimes it's advisable for all parties involved to discuss the issues with the project's architect, to see where compromises might be possible. If not, and a project impacts several homeowners, an assemblage of complainants may succeed in persuading the Commissioners take that into consideration, too.

There is a major local election in Torrance (as well as the California primaries) on June 2nd. The RHA recommends finding out where the candidates stand on local laws, state laws, or any other laws that concern you. Vote accordingly!

Sincerely,

Your RHA

Do you have a question or concern about an ongoing issue in the Riviera? Send your question to info@hollywoodriviera.org! We may answer it in our next newsletter. Want to see questions already asked? [Click here](#)

SCHOLARSHIPS



The RHA's Scholarship Committee is currently evaluating applications from outstanding high school seniors. We will be awarding scholarships in April or May—keep an eye on our [website](#) or [Instagram](#) for updates!

MEMBERSHIP

PLEASE JOIN US — SUPPORT OUR NEIGHBORHOOD

For just \$25 per year, you can help keep our neighborhood informed, connected, and thriving.

Your membership supports:

- *Neighborhood newsletters and social media updates with timely community news*
- *Scholarships for local high school seniors*
- *Issues affecting our neighborhood*
- *Neighborhood landscape beautification awards*
- *Meeting space and community events that bring neighbors together*

Your support helps ensure our neighborhood stays informed, engaged, and well represented.

Annual membership is just \$25 per household

We also welcome additional contributions of any amount.

Pay by check: RHA Membership, PO Box 1074, Torrance, CA 90505

Pay online: To pay via PayPal/ credit card: visit our [membership page](#) or use your phone to scan the QR code

Thank you for supporting the neighborhood we all love! 

