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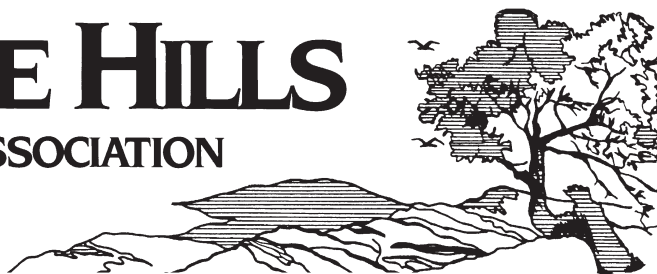


www.lagunatemplehills.com

Summer/Fall 2015  
Volume 43, Issue No. 2

# TEMPLE HILLS

## COMMUNITY ASSOCIATION



## Thank You for Hosting Our Annual Party and Meeting

We are deeply appreciative for the hospitality of Judy and Doug Anderson and sharing their beautiful home with us for the Annual Meeting and Party. The meeting, chaired by Becky Jones, was of interest with a brief talk by Bob Borthwick on his plan and map for restoring portions of the Laguna Canyon Creek. Many of us may recall our joining with other organizations not long ago in supporting the creek restoration along the Dog Park in Laguna Canyon and what a beautiful place it is today. We would like to join with others once again in supporting another restoration place along the creek.

David Raber spoke of efforts to restore and find pedestrian access through traditional networks on the hill, including a sidewalk on the south side of Temple Hills Drive. Stephen Crawford reviewed the possible reconfiguration of the high school baseball field and elevating the netting to mitigate the present danger of baseballs reaching homes and vehicles along St. Anne St. Finally, Council Member Toni Iseman talked about traffic circulation and other important issues before the City.

Judy Anderson brought an excellent caterer on board, along with a beautiful spread of appetizers and a delicious dinner. This was without doubt one of the highlights among the many dinner parties that THCA is known for over our 43 years.

A special thanks to Fran Chilcote for her coordination with Judy and Verna Rollingner, Anne Frank, and Johanne Trotter who brought everyone through the door; to Dave Troter, Stephen and Jamie Crawford, David Raber, and Becky Jones who tended the bar. Bob Borthwick helped with setup, and several of us along with Fran and Ron Chilcote helped with cleanup. ♻️

## San Remo Bloc Party

Steve Baker and Lynn Whitlock organized a potluck party for neighbors on San Remo and Upper Temple Hills Drive, held the evening of Saturday, April 18. This revived a tradition that began way back in 1973. Some 50 neighbors showed up, the food was great, the music entertaining, and a good time was had by all. Thanks Steve and Lynn for bringing us together. ♻️

## Temple Hills Public Pathways

*[David Raber and his Pathways Committee, including past Planning Commissioners, have prepared the following information on a matter before the City Council October 6, 2015. The request is for abandonment of a pathway off Bay View, part of the network established in the Temple Hills tract maps of 1921.]*

### THE MATTER BEFORE CITY COUNCIL:

#### APPLICATION TO ABANDON A PUBLIC RIGHT-OF-WAY

- In 2003, two parcels of land were purchased by the Applicant, separated by a 5' area that was identified on the Real Property Report as a "Platted Public Walkway." This 5' right-of-way is also clearly identified on the official Assessor's Office maps and even on Zillow.com.
- The owner of those two parcels now wants the city, on behalf of the public, to vacate their interest in the Public Walkway so he can combine his two lots, and the walkway, into one.
- We oppose this because all together, the 5' walkways form a useful grid for pedestrian circulation in a neighborhood of long, dead-end streets that don't have lateral access.
- The City's General Plan Document, *specifically covering trails*, discourages the abandonment of dedicated, unimproved public easements, or other reservations secured by the city, unless such action is in the public interest (Open Space Policy 6E), and encourages the use of unimproved rights-of-ways for walking (Land Use 8.1.4). Many other points in the General Plan support pedestrian circulation and the use of existing, walkable right-of-ways.

#### SUMMARY OF THE FACTS

- The original Temple Hills Subdivision Dedication filed in the 1920s identified the network of 5' walkways, as well as a neighborhood park (see map, Appendix A).
- None of the walkways appear to have been officially improved, but aerial photos from the '40s and '50s clearly show they were used.
- The walkway that is the subject of this abandonment appears to have been officially accepted by a City Council resolution in 1945. Many LBHS alumni testify that the pathways were frequently used by them back when the walkways were all open. Resolution 709 specifically stated that this particular walkway was in active use.
- Some of the walkways are still open and used today.
- The Applicant already has a Revocable Encroachment Permit for his exclusive use of the walkway until such time as the city (public) needs it. Using the permit, the applicant has built retaining walls and a patio over the walkway.

#### OUR POSITION

- No piecemeal abandonments should be allowed until a comprehensive plan for pedestrian circulation and public open space for this neighborhood is developed and approved.
- No action is necessary at this time. The applicant can use the land under the Revocable Encroachment Permit. The city has no liability on the land, as stated by the City Attorney in his letters of December 2011. The applicant has use of the area and the city has no liability, thus, no need for action at this time.

#### FOR MORE INFORMATION

Visit [www.LagunaTempleHills.com](http://www.LagunaTempleHills.com), the Temple Hills Community Association website.

The City Council hearing will be at 6 p.m., October 6th. May we send you a reminder? Please email us today so we can add you to the list: [laguna.thca@gmail.com](mailto:laguna.thca@gmail.com).

## Questions and Answers:

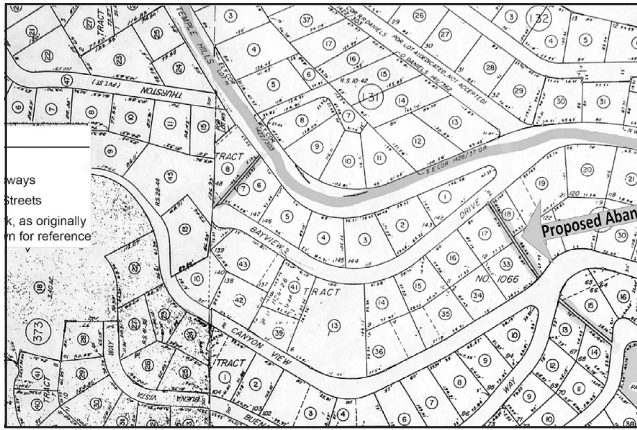
1) Q: *Who owns the right-of-way?*

A: Having been officially dedicated for public use, it is in limbo until the City officially accepts the dedication. City Council would need to pass a resolution to officially accept the dedications, then, of course, improve them. There is no statute of limitation on acceptance, unless they are explicitly abandoned.

2) Q: *Did the applicants know they were buying two lots, and that there was a "Platted Public Walkway" between the two lots?*

*(Continued on page 2)*

**Questions and Answers, continued from page 1**



**Walkways since tract map of 1921. Note proposed abandonment**

A: Yes. When any of us purchases a home in California, part of the escrow process is that we receive a «Real Property Report» prepared by the city and delivered to us before closing. The Real Property Report for the adjoining properties clearly identifies the existence of the “Platted Public Walkway,” as well as the “Revocable Encroachment Permit” that allows the patio and retaining walls to encroach on the Platted Public Walkway.

3) Q: *Is there some other option, other than building a pathway between the two lots?*

A: Yes. The public walkway could possibly be swapped with land on the far side of the lots rather than between the two lots, or for a pedestrian right-of-way elsewhere in the neighborhood. We are advocating that nothing be abandoned until the city and the neighborhood have developed a plan for pedestrian circulation and public open space, similar to the plan that was officially approved when the subdivision was built.

4) Q: *What ever happened to the Temple Hills Park that was originally in the subdivision plan and recorded in the official dedication document? (The land that runs from the top of Thalia through to Coast View Drive.)*

A: In documents filed by the applicant on the abandonment issue, it states: “In 1948 the subdivider purchased from the City land that was proposed on the original subdivision map for a public park. The subdivider later sold that parcel for a home building site.” So, this land is forever gone as a public open space. The need still exists, so we advocate finding other land in the neighborhood.

5) Q: *Why are the walkways and a park needed?*

A: It was good city planning when the original subdivision was platted, and the need still exists today. The dead-ends in this area are unusually long, even by Laguna Beach standards. Temple Hills Drive is too narrow, fast, and unsafe to accommodate pedestrians. Just under 5% of the city’s residences are in the immediate service area of the original park and walkway system. This is a significant area with the same needs for pedestrian circulation and public open space as originally designed when the community was first laid out.

6) Q: *What does the community organization want at this time?*

A: We ask City Council to work with the community to find a good solution for improving pedestrian circulation and public open space in the Temple Hills Neighborhood. We urge City Council to not abandon any land or walkways in Temple Hills until a complete plan for these needs is in place.

**FOR MORE INFORMATION**

Visit [www.LagunaTempleHills.com](http://www.LagunaTempleHills.com), the Temple Hills Community Association website.

**HOW CAN I HELP?**

Let City Council know how important this is to all of us: Steve Dicterow, [sdicterow1121@yahoo.com](mailto:sdicterow1121@yahoo.com); Toni Iseman, [tiseman2@aol.com](mailto:tiseman2@aol.com); Robert Whalen, [bobwhalen1@gmail.com](mailto:bobwhalen1@gmail.com); Rob Zur Schmiede, [rzurschmiede@lagunabeachcity.net](mailto:rzurschmiede@lagunabeachcity.net). The City Council hearing will be the evening of **Tuesday, October 6th**. May we send you a reminder? Please email us today so we can add you to the list: [laguna.thca@gmail.com](mailto:laguna.thca@gmail.com). 📧

**Approved at the Annual Meeting**

**THCA Annual Report, May 16, 2015**

The past year was devoted to several tasks:

- 1) Re-establish the annual dinner parties. Deep appreciation to Judy and Doug Anderson for hosting us this year and for providing the push to revive a tradition Temple Hills is known for.
- 2) Continue the publication three times yearly of our newsletter now in its 43rd year. Issues since the last annual meeting appeared in fall 2014 and winter 2015. Thanks to Anne Frank and Ron Chilcote and the contributions of the steering committee and others.
- 2) Maintain financial stability, always a commitment over the years. Thanks to Fran Chilcote and last year’s membership drive that culminated in dues from a couple hundred homes, highest participation ever. Thanks to John Walker for his many years as treasurer. >

4) Activation of the Neighborhood Groups, an idea especially pushed by Becky Jones. Thanks especially to Steve Baker, Fran Chilcote, Scott Herdman, Dave and Joanne Trotter, Mary Franz, Kate Clark, Stephen and Jamie Clark, Anne Frank, and Verna Rollinger for walking the neighborhoods recently.

5) Improve pedestrian circulation, including the pedestrian walkway along Temple Hills Drive. Special thanks especially to Carol Nilson, Carol Olson, David Raber, and Chris Reed.

6) Seek community projects, both within our Temple Hills and outside, in particular renewing our support of the restoration of Laguna Canyon Creek. Thanks to Bob Borthwick and his planning, including past restoration of the creek along the Dog Park that we supported some years ago.

7) Support neighborhoods in resolving their problems, in particular, the efforts of Stephen and Jamie Crawford and neighbors concerned about views and the configuration of the High School athletic fields;

8) Maintaining contact with the City Council and our welcome meeting with new member Rob Zur Schmiede.

9) Maintenance of our association archive deposited in Special Collections at UC Irvine. Thanks to Anne Frank and Ron Chilcote.

10) Continued vigilance over potential development in the privately owned open space lands of Park and Rimrock Canyons. 📧

**Annual Meeting Minutes**

Sat., May 16, 2015, Home of Doug and Judy Anderson

The meeting was called to order by Chair Becky Jones at 5:40 p.m.

1. Carolyn Coutts made a motion to accept the *Minutes* of the meeting of the June 7, 2014 annual meeting, which were approved unanimously.

2. The *Financial Report* was presented by Becky in the absence of Treasurer John Walker (who has resigned). The bank balance as of December 31, 2014 was \$5912.57. The budget for 2015 is \$5800. Ron Chilcote moved to accept the report, with Fran Chilcote seconding. The motion was approved unanimously.

3. Anne Frank gave a summary of the *Annual Report*, which is printed in the Fall 2014 Newsletter, available on THCA’s website.

a. Ron discussed the revitalization of the neighborhood groups, gave an overview of people involved and welcomed new participants. Please contact him if you are interested in participating.

b. David Raber is in charge of the THCA website, [www.lagunatemplehills.com](http://www.lagunatemplehills.com). Please like THCA on Facebook!

c. There was a discussion on continuing the sidewalk on Temple Hills Drive, with the first installment from Dunning to Bayview or Palm. The City held a meeting on this issue a few weeks ago, and there will be more meetings. Internal pathways were also discussed, as was city-owned land on Dunning to Cerritos, which could be an open space periphery with recreational



**Steering Committee  
2015-2016**

- Judith Anderson..... Social
- Steve Baker..... Group 1
- Bob Borthwick\*..... Planning
- Fran Chilcote\*..... Secretary and Membership
- Ron Chilcote\*..... Coordinator and Newsletter
- Jamie and Stephen Crawford .....School Issues
- Dennis Eastman..... Undergrounding
- Anne Frank\*.....Newsletter/Archive/Group 6
- Scott Herdman..... Group 2
- Ron Hirsch.....Neighborhood projects
- Becky Jones... Planning & Neighborhood Groups
- Charlotte Masarik..... Village Issues
- Carol Nilson\*..... Transportation
- Carol Olson .....Walkways
- Patti Oshlund..... Group 5
- David Raber\*..... Website & Group 4
- Verna Rollinger\*..... City Affairs
- Lorna Shaw\*.....Membership and Group 2
- Anne Stringer\*..... Treasurer and Membership
- Dave and Joanne Trotter..... Groups 3 & 4
- Dave Walker .....Undergrounding and Traffic
- John Walker .....Group 5
- Robin Walker .....Design Review and Party Com

\*Board Members

**Honorary Members**

Recognized for long-term service and commitment to Temple Hills

- Joe Baker
- Jan Hall
- Jim Hall
- Doug and Rhonda Kim
- Ben Teschner
- Mary Lou Teschner
- Kurt Topik
- Estelle Warner
- Grant Wetzel
- Marian Whitney

**Neighborhood Groups**

Temple Hills is broken into six neighborhood areas. Group Leaders focus on issues and problems if and when they occur.

**The Temple Hills Community Association Board of Directors** is an executive committee of the Steering Committee. Up to nine members may be elected at the annual meeting. At the election of May 16, the following were elected by secret ballot: Bob Borthwick, Fran Chilcote, Ron Chilcote, Anne Frank, Carol Nilson, David Raber, Verna Rollinger, Lorna Shaw, and Anne Stringer.

— Election Certified by Frances Chilcote Secretary, May 17, 2015

**Annual Meeting Minutes, continued from page 2**

purposes. The goals are pedestrian circulation and public recreation. Speeding on Temple Hills Drive was another important concern discussed.

d. Stephen Crawford reported on the issues concerning the landscaping and the baseball field at the high school. The eucalyptus trees will be removed and the school board is finally admitting (after 10 years) that there is a safety problem with the orientation of the baseball field.

e. Fran moved that the 2015 Annual Report be accepted, with Ron seconding. The motion was approved unanimously.

4. The slate of nominees for the *Board of Directors* was approved unanimously. **It includes eight new members: Judith Anderson, Steve Baker, Scott Herdman, Ron Hirsch, Patti Oshlund, Anne Stringer, Dave and Joanne Trotter.**

5. Restoration of *Laguna Canyon Creek*. Bob Borthwick gave an overview of the proposed restoration of the creek area. There are three segments: the 405 to the toll road, to big bend, and to downtown. An example of what can be accomplished can be seen in the restored area adjacent to the dog park. The Orange County Nursery has donated 30 trees. Donations for the project can be made to the Greenbelt and are tax deductible.

6. City Council member Toni Iseman reported on the *City Budget* meeting that will be held on Tuesday, May 19, 3-5 p.m. The City has money from property taxes and the bed tax. Projects include pension issues, open space, senior programs, senior assisted living, safety coordinator, hand crews for Nyes Canyon, an undergrounding guru. Other issues mentioned were that the City is at capacity, Laguna is considered the second-best mountain-biking site in the world, drones over the canyon, cameras downtown and open spaces in neighborhoods.

7. Thanks were given to Doug and Judy Anderson for hosting the annual meeting and party. On a motion by Becky, seconded by Dick Frank, and with unanimous approval, the meeting was adjourned at 6:35 p.m.

— Submitted by Anne Frank

**Financial Report for Temple Hills Community Association Annual Meeting, May 16, 2015**

**BUDGET 2015**

<u>Income</u>		<u>Expenses</u>	
Dues .....	\$3600	Newsletter .....	
Party .....	2000	Composition .....	\$500
Ads .....	200	Printing .....	1000
<b>Total .....</b>	<b>\$5800</b>	Mailing & Postage.....	1000
		Party 2000 .....	
		Miscellaneous (supplies etc.).....	300
		Community Project.....	1000
		<b>Total .....</b>	<b>\$5800</b>

*Approved by the Steering Committee  
April 12, 2015*

**FINANCIAL REPORT FOR 2014**

January 1, 2014 Bank Balance .....	\$5586.98		
<u>Expenses</u>		<u>Income</u>	
Newsletter costs.....	\$3016.70	Membership.....	\$4210.00
Postage + p.o. box.....	416.70	Interest earned.....	1.49
Bank fees.....	52.50	<b>Total.....</b>	<b>\$4211.49</b>
US Treasury.....	400.00	December 31, 2014 Bank Balance .....	\$5912.57
<b>Total.....</b>	<b>\$3885.90</b>		

John Walker, Treasurer

**THCA Membership for 2015**

Name (please print) \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Dues 2015 (\$20 per household) = ..... \$ \_\_\_\_\_

Total Enclosed ..... \$ \_\_\_\_\_

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## Recognition for Temple Hills Artist April Raber

April Raber was honored for her paintings, September 17, at the distinguished Salmagundi Club of New York



Beach Walk by April Raber

City in a show "Virtuosos of the Oil Painters of America." She also is one of 35 artists from around the country who have been invited to paint Laguna Beach the week of October 17 as part of the Laguna Plein Air Painters Association's 17th Annual Invitational. The event will be at Heisler Park in Laguna Beach. ♻️

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