

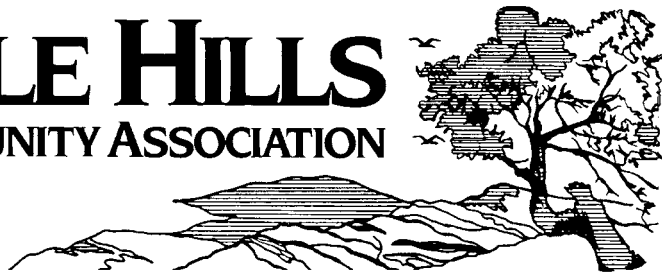
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Fall 2010
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TEMPLE HILLS

COMMUNITY ASSOCIATION



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Design Review for 2095 Temple Hills Drive

[The following is excerpted from Becky Jones's detailed analysis of the conditions and problems associated with the proposal for a home and guest house behind houses on Temple Hills and pushing into the open space of Rimrock Canyon. Many neighbors are concerned about this project, and Becky, who served for many years on the Planning Commission, has synthesized the principal issues. In addition to her recommendations below, we urge that the open-space areas below the footprint be preserved as open space in line with our desire to conserve open space in Rimrock Canyon.]

On September 18, 2007, in response to an appeal of the Board of Adjustment/ Design review approvals for proposed development at 2095 Temple Hills Drive, the City Council voted unanimously to attach the following conditions to the approvals for the access variance and coastal development permit granted by the Board in June, 2007:

1. Reduce the width of the driveway to 10 feet;
2. Reduce the structural strength of the driveway to 40,000 pounds;
3. Place a physical barricade at the end of the driveway;
4. Terminate the driveway at the garage;
5. The applicant acknowledges and agrees in a recordable writing that the driveway will service only one home and will not be enlarged, extended or otherwise modified to provide access to or from any other parcel or property; and
6. Move the guesthouse to the opposite side of the pool, closer to the house.
7. The applicant dedicates to the City a 5-foot wide, perpetual pedestrian-access easement along the northerly property line.

Recommendation: The current design should be consistent with all these conditions.

Recommendation: It is important that the modifications being proposed for the site do not increase either the square footage or the footprint of the total development, including patios and adjunct structures, from what was previously approved.

Recommendation: Do not approve a turf area if such an area will include a thirsty, water-guzzling lawn. There has already been a history of soil slumping down onto neighborhood streets and residential properties below the slide area after rains.

None of the residences most affected by the development and directly below the site and some of those along Temple Hills Drive both uphill and downhill of the property were included in the noticing. ♻

Road Extension into Open Space

[A project off Skyline (APN 641-171-12) behind Thurston School is of concern to neighborhoods throughout town. The Planning Commission is considering a road extension from the end of Atlantic Way to allow a 6,500-square-foot house right below the Thurston playing field fence. At the forum on October 20, all four candidates, including present council persons Kelly Boyd, Toni Iseman, and Elisabeth Pearson, emphasized that they had opposed road extensions in the past and would stand against them in the future (see story this newsletter). Barbara Metzger, a former Planning Commissioner, offers the following analysis.]

This property is enormous—40 acres, amounting to the whole hillside below Thurston Middle School and behind the oceanward half of Canyon Acres Drive. It's a legal building site with access from the very end of Canyon

(Continued on page 4)

Full Party Coverage and Photos on Page 2!



Party Hosts Doug Cortez and Phillip Le Blanc



Lou and Vicky Novak

Annual Party and Meeting

Party a Success!

The Annual THCA party was a huge hit! We'd like to thank Doug and Phillip for allowing us to use their beautiful home; it was the perfect setting for our party!

Despite the rain, the partygoers enjoyed delicious Greek food catered by Greek Isle and a very fun and lively wine tasting. A big thank-you to Greig and Amy Altieri for their help organizing the wine tasting.

Thank you Verna Rollinger for honoring and introducing Ken Frank, and thanks, Ken, for your talk. We appreciated that all the City Council attended, besides Verna also Kelly Boyd, Jane Egly, Toni Iseman, and Elizabeth Pearson,

If you are interested in hosting the party next year, please let us know! — Jenny Radisay

[Thank you, Jenny, for organizing the beautiful party and for all your hard work, and thank you Rhonda and Doug Kinn who are always there to help. Thank you, too, Lorna Shaw and Robin Walker for handling registration at the door (and Robin who pushed us forward). And Fran Chilcote for organizing membership lists of emails and telephones.] 🐾

Honoring Ken Frank

By Verna Rollinger in her introduction to Ken Frank at the THCA annual party

I'm not sure Ken needs much of an introduction but I'm here to hit a few highlights whether they are informational or just a reminder. I'm sure you all know that Ken is about to retire.

We all know, of course, that Ken is a financial wizard. The City is in good financial shape and has solid plans for the future. That can't be said about many cities today.

He has also helped the City acquire 3,000 acres of open space, which is particularly important in the neighborhood like ours.

In recent years, Ken has led the City to invest millions in our sewer and storm-drain infrastructure. This has resulted in a dramatic improvement in our ocean water quality.

This morning I was reading the Special Projects Reports prepared by the City's department heads. I think you will all be surprised to learn that we are working on 128 projects, most of which are scheduled for completion by next year or sooner. That's a lot to manage.

I, for one, can't wait to see what Ken gets involved in after he retires, and I'm certain that he will continue to work in our best interest.

Please join me in welcoming and expressing our deep appreciation for Ken Frank.

[Verna serves on the City Council and for nearly 30 years was Clerk of the City. She has been a longtime resident active in THCA.] 🐾

October 16, 2010

THCA Annual Report

Since our October 2009 annual meeting, attended by roughly 75 persons, our business has been conducted mostly by Internet. We have distributed three newsletters (Fall 2009, Winter-Spring 2010, and Summer 2010). Our party committee has met to organize details for today's event. Several of us represent THCA in meetings of the Laguna Coalition. We helped build content of their website (www.lagunaconcerns.org) and attend monthly meetings. Our principal concerns include preservation of open spaces in the Inner Greenbelt, especially Park Canyon and Rimrock Canyon, but also Aliso Canyon. We continue to work on conservation of open-space lands. We coordinate with other neighborhood associations in support of issues that have citywide implication such as mansionization and remodels that block neighbor views. We have supported efforts to establish a marine reserve. We will be collaborating with TOWNA and SLCA in a candidates forum on October 20 at City Hall. We work with the City to eradicate invasive plants in our canyons and hillsides.

Thanks especially to each member of the steering committee for carrying with their tasks related to neighborhood liaison, land use, open space, correspondence, newsletter, distribution, city issues, and annual party.

— Ron Chilcote for the Steering Committee 🐾



Sara Novak, Doug Kinn and Jenny Radisay



Ken Frank



Lou Novak, Doug and Judy Anderson



Partygoers!



**Steering Committee
2010**

- Joe Baker Neighborhood Watch
Evacuation Plan & Group 4 Chair
- Lisa Black..... Neighborhood Liaison
- Tim Black..... Land Use Issues
- Bob Borthwick.....Community Issues
- Fran Chilcote..... Corresponding Secretary
Membership Records
- Ron Chilcote.....Newsletter
- Jamie and Stephen Crawford.....School Issues
- Anne Frank..... Archive & Historian
Group 6 Chair
- Cindalee Hall.....Community Issues
- Jim Hall..... At Large
- Doug Kinn..... Annual Party
- Rhonda Kinn..... Annual Party
- Charlotte Mazarik.....Community Issues
- Lou Novack.....Pathways
- Vicky Novack.....Pathways
- Pat O'Brien..... Minutes
- Carol Olson.....Walkways
- Bo Powell.....Group 1 Chair
- Jennifer Radisay..... Chair, Annual Party
- Chris Reed..... Invasive Plants
- Verna Rollinger.....City Issues
- Lorna Shaw.....Web Site and Group 2 Chair
- Ben Teschner..... At Large
- Mary Lou Teschner..... Party Committee
- Kurt Topic..... Group 3 Co-Chair
- Dave Walker.....Traffic Issues & Group 3 Co-Chair
- John Walker.....Treasurer
- Robin Walker..... Design Review & Planning
- Grant Wetzel..... Open Space
- Marian Whitney..... Distribution
- Caroline Wright.....Pathways
- Dorothea Yellott.....Pathways

Honorary Members

Recognized for long-term service and commitment to Temple Hills.
Bill Parrish
Estelle Warner

Liaison

Linda Brown.....League of Women Voters
Jeanette Merrilees.....North Laguna

The Coordinating Committee

Comprised of those with major responsibilities who may meet on an emergency basis.

Neighborhood Groups

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

**TEMPLE HILLS COMMUNITY ASSOCIATION
Financial Report 2010 and Budget 2011
Financial Report for Annual Meeting**

INCOME Nov 2009-Sept 2010

Membership/dues	\$ 2,925.00
Newsletter/Advertising	\$ 220.00
AnnualParty 2009	\$ 1,340.00
Annual Party2010	\$ 120.00
TOTAL INCOME	\$ 4,605.00

EXPENSES Nov 2009-Sept 2010

Printing/Graphics	\$ 1,593.50
Postage	\$ 603.55
Community Initiative	\$ 2,000.00
P.O.Box	\$ 40.00
Bank Fees	\$ 25.00
Annual Party (2009)	\$ 1,594.41
TOTAL EXPENSES	\$ 5,856.46

2009 BALANCE	\$ 7,447.43
2010 INCOME	\$ 4,605.00
2010 EXPENSES	\$ 5,856.46
BALANCE TO DATE (OCT 11, 2010)	\$ 6,195.97

John Walker. Treasurer

Budget 2011

	Income		Expenses
Dues	\$ 3,000.00	Printing	\$ 1,500.00
Advertising	\$ 300.00	Postage	\$ 700.00
Annual Party	\$ 1,500.00	PO Box	\$ 40.00
	\$ 4,800.00	Annual Party	\$ 1,600.00
		Miscellaneous	\$ 200.00
		reserve	\$ 760.00
			\$ 4,800.00

John Walker. Treasurer

THCA 2011 MEMBERSHIP COUPON

Membership in the Temple Hills Community Association is Laguna's best bargain! Annual dues are \$20 per household (any lesser or greater amount is appreciated). Newsletters are mailed to every home in Temple Hills.

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If you are interested in volunteering, please call 497-2218.

Candidates Forum at City Hall

At the October 20th candidates forum sponsored by THCA together with TOWNA (Top of the World) and SLCA (South Laguna Civic Association), Ron Chilcote asked about road extensions into open space (see story on Atlantic Way project in this newsletter), and all four candidates answered that road extensions had not been allowed and that they would not permit road extensions into open space in the future. Temple Hills resident Lorna Shaw inquired about the public lots and easements that allow pathways through Temple Hills, and there was little recognition that they exist. However, these pathways have been used for some 70 years as a way to walk downtown. Five years ago the City surveyed all their lots and planned to upgrade some of the walkways, but the project was set aside. Now a THCA committee comprised of Lou and Vickie Novack, Dorothea Yellot, and Caroline Wright is pushing the City to open and restore the pathways (to be reported in a future newsletter).

Another question was asked about undergrounding Thalia down from Temple Hills to the Coast Highway. Another probed the difficulty of walking down Temple Hills Drive to the turn and sidewalk below. No concrete suggestions emerged, but Temple Hills and Top of the World are concerned for the lack of safety (THCA in its planning since 1975 has advocated a partially landscaped pathway down one side (preferably north) and moving the street over to allow pedestrian traffic and more safety than present).

It was a lively session with Bonnie Hano asking about mansionization of homes, Tom Osborne delving into pollution in Aliso Creek and other issues in Aliso Canyon, and Arnold Hano inquiring about the park and creek restoration in the proposed Village Entrance. ♻️

Road Extension, continued from page 1

Acres. What the applicant wants to do is build a 160-foot driveway down from the end of Atlantic Way to build a house with a pool and a separate guest house on a sort of a pad below the easternmost houses on Skyline. >

Two years ago the Planning Commission heard the proposal in concept and asked for a study of alternatives that would demonstrate that the applicant couldn't build where he has legal access. The architect has responded that building on Canyon Acres is "almost infeasible" and would require "significantly more grading and retaining walls" than building off Atlantic Way. However, the figures for grading and retaining walls on the various drawings (p. 21 of the staff report on the website) don't match the staff report for the original location (they're smaller), and, while the Canyon Acres site is steep, it isn't any steeper than lots that are routinely built on all over town. Also, the amount of grading would certainly be reduced if the house size were compatible with the neighborhood. The proposed house is too big for the neighborhood in either location.

Staff points out the many arguments from the General Plan against the development proposed but ends up

favoring an alternative location on Atlantic Way that is immediately at the end of Atlantic with a mitigated negative declaration requiring (1) concentration of construction on slopes of 30% or less, (2) minimizing grading, (3) no dumping of fill, (4) dedication of an open-space easement for 21 years across the unused portion of the property and a management plan for the open space, and (5) placing the development "in close proximity to preexisting development." The resolution also includes required findings for the house proposed for the site and specifies no further houses, no further extension of the driveway, and no access from Canyon Acres as conditions for approval. As a result, the Commission may be tempted to consider these adequate safeguards and recommend the road extension in order to get the open-space dedication.

The City was offered and rejected an easement for access when the tract on Skyline was built in 1969, and its interest in protecting our hillsides has not changed. The applicant can legally build a house on Canyon Acres, and it's not impossible for him to do so. Granting a road extension simply to allow an applicant a bigger house and a better view would set a dangerous precedent for other parcels in similar situations. ♻️



More party pics and coverage on page 2!

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