

P. O. Box 4913  
Laguna Beach  
California 92652

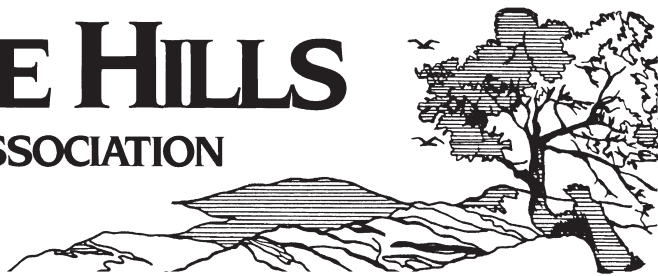
www.lagunatemplehills.com  
laguna.thca@gmail.com

Winter 2017  
Volume 45, Issue No. 1



# TEMPLE HILLS

## COMMUNITY ASSOCIATION



**You're  
Invited!**



Laguna Greenbelt, Inc.

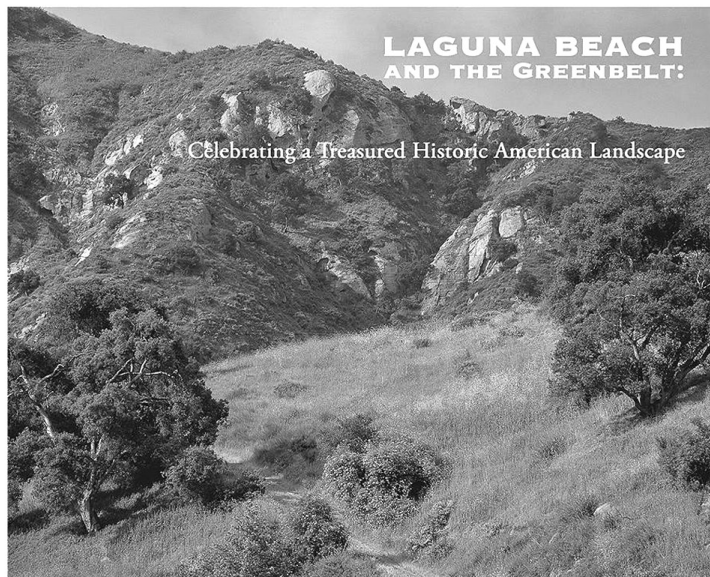
Protecting wildlife habitat in Orange County since 1968

### ANNUAL MEETING

Wednesday, February 15, 2017  
Neighborhood Congregational Church - Bridge Hall  
340 Saint Anns Drive, Laguna Beach

Doors open @ 7:00pm; Event begins @ 7:30pm  
Short Business Meeting & Board Elections

### FEATURING:



Slide show in celebration of national recognition of Laguna Beach and the Greenbelt as a unique Historic American Landscape.

Free to all! Please join us for this exciting and informative evening!

Follow us on Facebook

Join or Renew your annual membership at the meeting or on the website. Thank you!

www.lagunagreenbelt.org, 949.494.8190. PO Box 860, Laguna Beach CA 92652

## Future Undergrounding for Upper Temple Hills and Thalia Street

In mid-January, the City Council received a comprehensive plan to underground most of the City. Public Works Director Shohreh Dupuis presented proposals for \$19 million of projects, including undergrounding of Upper Temple Hills Drive and Thalia. For decades, THCA has been pressing the City to focus on these remaining streets of our planning that began in 1975 and the two projects that covered most of the hill. We are pleased with the decision to finish what we started with. It is a victory for Temple Hills and for safety. ♡

## Vision for a Village Entrance Project?



The past couple of decades, many of us have followed proposals for a village entrance project. A plan for a multi-level parking structure was scrapped in the face of public dissent a few years ago and a less ambitious approach is now underway. In response to the concerns of the Beautification Council and Village Laguna, the City Council recently looked at a preliminary design and eliminated 25 existing parking spaces and made 25 percent of the remaining spaces compact-sized to allow a meandering pathway with more vegetation and more distance from Laguna Canyon Road. The project, however, still focuses on parking rather than beautifying the entrance with park space and restoration of Laguna Canyon Creek. In the past, Bob Borthwick has presented ideas and plans to achieve such an outcome. At an earlier meeting, Councilman Whalen noted that a real solution probably would only be achieved 50 years from now. My question is why not now? Our town deserves a visionary and lasting outcome. — Ron Chilcote ♡

## City Council Elections

Temple Hills congratulates Bob Whalen and Steve Dicterow for their reelection as members of the Laguna Beach City Council and wishes them well in a new term in office. We thank Verna Rollinger, former council member and longtime city clerk, who waged a vigorous campaign by favoring conciliation, consensus, and a focus on solving problems and with less reliance on outside consultant reports. We support the Council moving in this direction. ♡



# Recognition for Laguna Beach and its Greenbelt

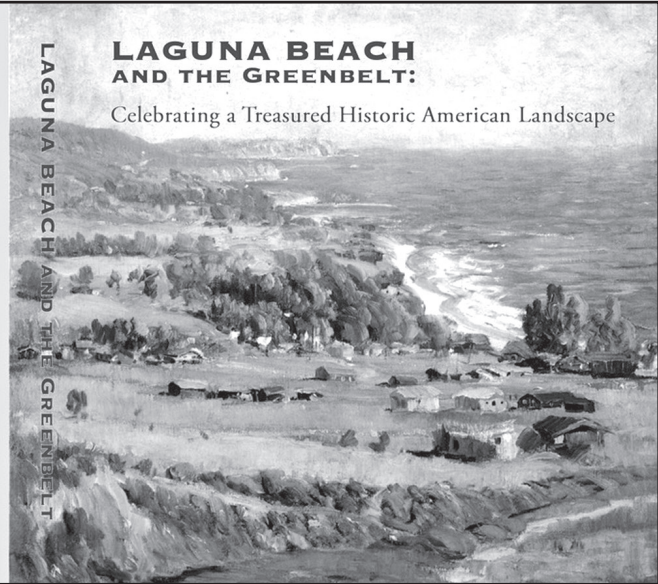
Several years ago the Committee for Preservation of the Laguna Legacy formed, including Temple Hills participants Bob Borthwick, Ron Chilcote, and Verna Rollinger. It agreed that the greenbelt, the legacy of plein air painting, the seascape and bluebelt, and Laguna Beach as a special place all pointed to a need to identify the history and effect of this unique landscape. Its proposal to the National Park Service and documentation to the Library of Congress are recognized as LAGUNA BEACH-HALS-CA123 and recently approved. This will be celebrated at the annual meeting of the Laguna Greenbelt on Wednesday, February 15, 2017, 7 p.m., at the Neighborhood Congregational Church, 340 St. Anns Drive (see invitation on page 1).

The committee has also organized a beautiful book of history and images (see image of cover) that will be available for donations at the meeting. It is dedicated to the generations of devoted people responsible for shaping the City's character and traditions. ♪



This book celebrates Laguna Beach and its greenbelt, which have been designated a Historic American Landscape by the National Park Service, Department of Interior, and presents the nomination documentation that is housed in the Library of Congress. It is dedicated to the generations of devoted people responsible for shaping the city's character and traditions.

Laguna's mountains and dramatic canyons, coastal cliffs, and ever-changing ocean views attracted plein air artists and others beginning early in the last century, and from the beginning its residents were dedicated to protecting and embellishing it. The fortunate confluence of geography, history, and community resolve has resulted in the preservation, in the face of the surrounding suburban sprawl, of an authentic small town and a vast area of protected open space that provides breathing room for all of us.



## Laguna Beach and the Greenbelt: Celebrating a Treasured Historic American Landscape



## Historic American Landscape Survey: *The Laguna Greenbelt Open Space Preserve Laguna Beach, California*

The Laguna Greenbelt is comprised of the following public open space:

- A** Laguna Coast Wilderness Park
- B** Aliso & Wood Canyons Wilderness Park
- C** Crystal Cove State Park
- D** City of Irvine Open Space Preserve
- E** City of Laguna Beach Open Space
- F** Orange County Transportation Authority





# TEMPLE HILLS COMMUNITY ASSOCIATION

## Steering Committee 2016-2017

- Judith Anderson..... Social
- Steve Baker..... Group 1
- Bob Borthwick\*..... Planning
- Fran Chilcote\*..... Secretary
- Ron Chilcote\*..... Coordinator and Newsletter
- Jamie and Stephen Crawford .....School Issues
- Dennis Eastman..... Undergrounding
- Anne Frank\*..... Newsletter/Archive/Group 6
- 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*

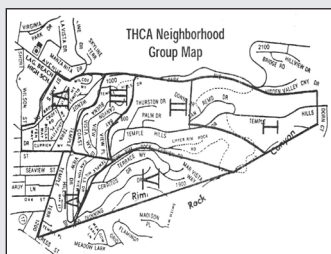
### Honorary Members

Recognized for long-term service and commitment to Temple Hills

- Joe Baker
- Jan and Jim Hall
- Doug and Rhonda Kim
- Ben and 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.



## Risky Business

One owner/developer of an estate-sized home and swimming pool recently built in the Temple Hills area and listed for sale at \$10 million learned that skirting the rules can be costly. This project that was approved at 6,800 square feet ended up close to 10,000 square feet. Expanding a crawl space under the structure into a fully finished basement level primarily created this unpermitted extra area.

When the property was put on the market for sale, the Realtors showing the property noticed the difference between the approved and actual square footages; thus, the builder was forced to come back before the City to request approval of the unpermitted changes to the project. These necessary approvals would include a height variance since when measured from the lowest finished grade, one section of the structure is almost a foot over the allowed height. After almost a year of filings, fees, staff work, and multiple Design Review hearings, the Council determined that the findings for approving the variance could not be made and instructed that the half of the basement level that created the requirement for the variance had to be completely filled in with cement slurry or another acceptable material, an event that will shut off the remainder of the basement from entry from within the house.

The house was immediately put up for sale by auction even though the process still had another stage to be completed. To complete this next stage, a building permit will need to be pulled and structural plans will need to be submitted for all the unpermitted basement construction and for the mandated fill process, not to mention all the required fees and the possibility of additional corrections if the structural plans reveal other issues. The original owner/developer or, should the property be sold, the new owner of the property will have to complete all these corrective measures. An occupancy permit will be issued after these corrective measures have been completed and the work passes a final inspection. The Residential Property Report will reflect the entire history of the development of the property.

— Becky Jones

## Progress Report on Pedestrian Safety



THCA remains committed to improving pedestrian circulation and public land for recreational use in our community. Projects under consideration include a safe walkway along the entire length of Temple Hills Drive with sufficient protection from traffic to make pedestrians feel welcome and safe. An important part of this would include traffic calming and enforcement along THD so as to make the street more accessible to pedestrians and cyclist alike. A byproduct

of traffic calming might also allow for marked crosswalks at a few key intersections. Many people, from school-age children to seniors in wheelchairs, have the need to cross THD.

Bicycle safety is equally as important. There are, of course, challenges presented by the terrain, as the hairpin curve on THD so aptly demonstrates. Still, a bicycle loop from the high school up to TOW would be a great addition to the community. At this point, the best option seems to be a dedicated bike lane uphill on Park Avenue, then across TOW, then a signed/shared downhill roadway on THD. Given the choice between Park Avenue and Temple Hills Drive for a dedicated uphill bike lane, Park Avenue is able to much more gracefully accommodate a dedicated uphill bike lane. Overall elevation rise between the high school and TOW would, of course, be identical on either route.

There is also the possibility of constructing walking trails on land that either the City or the water district already owns or has rights to. There are two possibilities on the south side of THD, and three on the north side of THD that have been explored over the years. We are hopeful that progress can be made on these.

Finally, there is the need for park space within the community. Children have no playground, teens have no place for sports, nor does anyone have an open place to sit and enjoy. There are still several undeveloped tracts in the community. We all need to advocate that serious consideration be given to saving one of those for a community park.

— THCA Pedestrian and Open Space Committee

# TEMPLE HILLS

COMMUNITY ASSOCIATION

P. O. Box 4913  
Laguna Beach, CA 92652

PRESORTED  
STD CLASS  
US POSTAGE  
PAID  
ANAHEIM, CA  
PERMIT NO. 514

**We are counting on  
your membership.  
Please renew now  
for 2017**

## Come Join Us!

The Temple Hills Community Association, since our founding in 1972, has worked to improve the quality of life on our streets and in our neighborhoods, to help neighbors get to know one another, to help them interact with the City when property issues and neighborhood concerns arise, and to join together to address the bigger issues that affect us as a community.

Over the years, working together as a community,

- *we've prevented Temple Hills Drive from becoming a major regional thoroughfare joining with major streets in Aliso Viejo,*
- *encouraged the acquisition of hillside open space and the establishment of mini-parks,*
- *worked to facilitate safe pedestrian options,*
- *fought out-of-scale development and subdivisions,*
- *facilitated undergrounding in those areas of the hill where a majority of residents approved,*
- *provided a community voice to the City,*
- *fostered a tradition of great neighborhood parties.*

Are there any problems in your neighborhood? We'd like to know. What are your interests? Would you like to become more involved? There are opportunities on the Steering Committee and the Neighborhood Groups.

Come join with us. ♻️

## What you can do to help THCA

Let us know who your new neighbors are so that we can include them in our mailing. Even though every house should get a newsletter, often it is addressed to the old owner and "resident." We would like to be more friendly by addressing it to the new owner. The City is unable to provide us these records in a timely manner so hearing from you would help us out.

The THCA newsletter is always happy to receive news and photos that might be of interest to the community.

Please contact THCA at [laguna.thca@gmail.com](mailto:laguna.thca@gmail.com). ♻️

## THCA 2017 PAYMENT COUPON

Name (Please print) \_\_\_\_\_

Address \_\_\_\_\_

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

Dues 2017 (\$25 per household) = .....\$ \_\_\_\_\_

Donation to THCA .....\$ \_\_\_\_\_

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

**Please mail this coupon with your check to  
THCA, P. O. Box 4913, Laguna Beach, CA 92652**