

## TEMPLE HILLS COMMUNITY SPECIFIC PLAN\*

The Temple Hills Community Specific Plan encompasses the single family residence area along Temple Hills Drive, San Remo Drive, Palm Drive, Thurston Drive, Upper Rimrock Canyon Road, Canyon View Drive, Buena Vista Drive, Bay View Drive, Coast View Drive, Cerritos Drive, Terrace Way, Mar Vista, and Dunning Drive. It also covers open space and watershed areas on both sides of Temple Hills Drive to the canyons below. The *purpose of the plan is to help assure the quality of living desired by residents*.<sup>1</sup> Maps show open spaces as well as existing residences. The *open spaces are designed to encourage the growth of natural flora and fauna*,<sup>2</sup> *to retain present scenic views*,<sup>3</sup> *and to offer virgin hillsides and canyons for wandering and hiking*.<sup>4</sup> These objectives may be met through various means: such as *traffic controls*,<sup>5</sup> *low density development*,<sup>6</sup> *minimum sized building lots*,<sup>7-8</sup> and the preservation of some open lands<sup>9</sup> for recreational purposes. This plan is designed to assist in the systematic implementation of the General Plan and Adopted Elements of the City of Laguna Beach.

\*Prepared in accordance with California Government Code 65450 through 65452 Submitted by the Temple Hills Community Association in consultation with residents of the Temple Hills Community.

**SOLID AND LIQUID WASTE DISPOSAL FACILITIES:** All dwellings will be required to hook up to the sewer, and cesspools will be prohibited.<sup>18</sup>

**Objectives:** To prevent sanitary landfill operations which are environmentally deleterious or which obliterate natural land forms and water courses (Conservation Element).

#### REGULATIONS FOR PART I

1. Height of buildings: To conform to Municipal Code (Chapters 25.08, 25.10) for R-1 zones.
2. Bulk and setback limits for buildings: To conform to Municipal Code (Chapter 25.10) for R-1 zones.
3. Location of areas such as flood plains or excessively steep or unstable terrain, where no building will be permitted in the absence of precautionary measures being taken: Designated on maps.

**PART II** Location and extent of existing or proposed streets and roads, lanes, drives, and footpaths; and the location, standards of construction and maintenance, and the use of all other transportation facilities, whether public or private.

#### Purpose and Intent:

To preserve and protect the present streets, roads, lanes, and pathways in the area; to prohibit the widening, extending, or branching of the same, in turn preserving the existing homes and yards which line these means of access; to keep at an acceptable level the traffic volume in the area by promoting other means and forms of transportation, such as public transportation, use of bicycles, and walking areas.

**EXISTING AND PROPOSED STREETS, ROADS, LANES, DRIVES, and FOOTPATHS:** No existing street, road, lane, or drive will be extended or any new road connected with these.<sup>19</sup> No new streets or roads will be constructed anywhere in the area including the canyons. No easements will be dedicated as streets, roads, lanes or drives. Each private drive will be limited to one residence. Pedestrian trails between neighborhoods and through open space areas will be permitted if they do not seriously disturb natural features and wildlife.<sup>20</sup> (Land Use Element). A pedestrian-bicyclist way, separated from vehicular traffic, and without narrowing the vehicle lanes, will be built along all of Temple Hills Drive within the area.<sup>21</sup> Pedestrian-bicyclist trails will be built and maintained by the city in Rim Rock Canyon and Hidden Valley Canyon.<sup>22</sup>

**Objectives:** To preserve as much as possible the existing relationship between developed residential land and undeveloped open space; to differentiate between undeveloped lots having access to existing streets and open space parcels currently without access; to prevent traffic overload on streets in the area and hazards for public safety; and to retain the natural features and wildlife.

#### REGULATIONS FOR STREETS, ROADS ETC.

1. Width: the present paved width will neither increase or decrease except where necessary to conform to the overall pattern of the street.<sup>23</sup>
2. Maintenance: maintenance will be by the city. No installation will be made of curbs, gutters, or sidewalks so as to preserve the rural village character of the area.<sup>24</sup> Improvements should take place where necessary but with an effort to prevent increased traffic volume.<sup>25</sup>
3. Parking: There will be no parking in danger zones along Temple Hills Drive (see maps). Parking will be permitted in city-built pads or zones on Temple Hills Drive.<sup>26</sup> Parking on Temple Hills Drive will be permitted on the opposite side of the street from the pedestrian-bicyclist walkway. Every new building on Temple Hills Drive will have a minimum of four off-street parking spaces, two of which must be in a garage or carport.<sup>28</sup>
4. Landscaping: There will be landscape design to enhance streets and roads and to buffer non-vehicular traffic from vehicular traffic.<sup>29</sup>

**PERMISSIBLE TYPES OF CONSTRUCTION:** The individuality of single family homes will be retained.

All new dwellings will be subject to Design Review to ensure the individuality of the area.<sup>38</sup>

Dwellings in existence at the time of this specific plan must conform to code if destroyed and rebuilt.<sup>39</sup>

Uses permitted: buildings and structures hereafter will be designed, erected, altered or enlarged only for the following purposes.

1. Single family dwelling.
2. Childcare, subject to the standards in the Municipal Code (Chapter 25.08)
3. Guest house or guest room or studio subject to the following conditions:
  - There not be more than two of the above on one lot.
  - There be no kitchen within such guest house, room or studio.
  - The floor area not to be in excess of three hundred square feet.
  - The lot not to contain less than fifteen thousand square feet.
  - The structure not to be rented or used by other than the occupants of the main building.
4. Home occupations subject to standards in the Municipal Code (Chapter 25.08).
5. Handicrafts such as the following: bone, beads, clay, cloth, cork, cordage, feathers, felt, fiber, ferglass, horn, leather, metals, paper, plastics, shells, stones, textiles, woods, yarns.
6. Green house, no larger than two hundred square feet and eight feet high.
7. Kiln, if conforms to city standards and cannot be seen from the street.

Prohibited are all uses not specifically listed above; all commercial uses, and all industrial uses.

**OTHER STANDARDS:**

1. Fences, walls: provisions of the Municipal Code will apply (Chapter 25.50, except hillsides will not be fenced).
2. Swimming pools: provisions of Municipal Code will apply (Chapter 25.50).
3. Signs: provisions of Municipal Code will apply (25.54 and 25.54). Only one real estate sign per lot will be permitted.
4. Utilities: Utilities for all dwellings will be placed underground.<sup>40</sup> The cost for placing existing utility lines underground will be shared by the utility companies and the homeowners, but the majority of the cost will be paid by the utility companies.<sup>41</sup> There will be no exposed utility equipment.<sup>40</sup>

**WATER SUPPLY:** Municipal water supply as now, with improved quality and with water pressure to be no less than 50 lbs. per square inch.

**SEWAGE DISPOSAL:** Municipal sewage treatment as now, all dwellings will be required to hook up to the sewer.

**STORM WATER DRAINAGE:** Will remain as now, via existing conduits.

**SOLID WASTE:** Municipal trash service as now. Areas for trash and other storage shall be provided on each property. These areas will be designed to conceal all trash and stored material from public view.

## REGULATIONS FOR CONSERVATION OF RESOURCES

1. Flood control: Flood control programs will emphasize non-structural methods, such as preservation of watershed lands and natural drainage channels rather than concrete flood channels.<sup>47</sup>
2. Prevention and control of pollution: Residents will be responsible for maintenance and clearing of any natural drainage channel which crosses their property. Such channels will not be used for dumping of trash or fill material.<sup>48</sup> Residents will conform to municipal regulations on air and noise pollution.<sup>49</sup>
3. Stream areas: No natural water course or drainage channel will be filled in, diverted, or culverted, except as necessary to enhance their natural characteristics.<sup>50</sup> The edges and banks of natural water courses and drainage channels within twenty five feet of the flow line will be free of new buildings. The edges and banks of natural drainage channels and stream beds will not be stripped of vegetative cover. Neither will natural waterways be stabilized with concrete lining or treated so as to inhibit natural biotic activity or produce an unattractive appearance. No structure will be erected in or near a natural water course or drainage channel so as to divert the flow of storm waters or to endanger the life or property of the occupants of such structures.
4. Control and correction of soil erosion and protection of watershed areas: No development is to be allowed which would cause any soil erosion into the watershed because of the devastating effect this has on land below. No native vegetation is to be removed nor construction allowed which could be shown to add any additional runoff to the watershed and flood plain. New developments must provide the means for conveyance of all runoff they generate to the ultimate destination without its entrance into the watershed area.
5. Wildlife resources: Trapping and hunting will be prohibited and the rangeland for deer and other animals will be protected as part of wilderness conservation.<sup>51</sup> Aerial spraying of toxic chemicals will be prohibited.<sup>52</sup>

**LAND IN HILLSIDE AREAS;** The density of dwellings or other structures permitted in hillside areas will be determined in relation to volume and frequency of runoff which can be sustained without endangering life and property; the amount of permeable ground surface which can be reduced and still maintain the normal level of groundwater; and the amount of ground cover which can be removed without creating erosion hazards, loss of unique vegetative communities, or significant dislocations of wildlife habitat (Conservation Element).

**LANDS OF HAZARDOUS CONCERN:** Lands traversed by earthquake faults determined to be potentially hazardous will be constrained as building sites.<sup>53</sup> These lands include geologically unstable lands subject to subsidence, erosion or slides; or lands situated to receive damaging materials from slope failure or rock falls; steep slopes which, if built upon, would cause hazardous conditions endangering life and property; flood prone lands; and lands subject to extreme fire hazard (Conservation Element).

**Objectives:** To protect public health and safety and to conserve these lands in conformity with provisions of the Conservation and Land Use Elements.

## REGULATIONS FOR LAND USE

1. Hillside grading will conform to conservation goals and policies. Prohibited will be stripping, dumping, destructive cut and fill;<sup>54</sup> development on unstable and flood-prone land as well as on ecologically valuable riparian lands; successive padding and terracing. There will be retention of remaining nature skyline profiles;<sup>55</sup> major natural topographic features such as canyons, drainage swales, steep slopes, watershed areas, view corridors and scenic vistas.<sup>56</sup> There will be preservation and enhancement of prominent landmark features such as rock outcroppings, significant trees and plants; protection of slopes from soil erosion and slippage<sup>57</sup> (Conservation Element).
2. Grading permits will not be issued for any reason until the following requirements are met. Grading normally will not be performed during the rainy season and at all times will be regulated to prevent accelerated runoff, erosion and deposition, and to protect life and property. Land with 25 percent or greater natural slope will not be graded unless it can be shown that there will be no negative impacts on the soil mantle, vegetative cover and that there will be no hazard to life and property from flood, erosion, sedimentation,