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TEMPLE HILLS

COMMUNITY ASSOCIATION

Winter-Spring 2006
 Volume 34
 Issue No. 1

P. O. Box 4913
 Laguna Beach
 California 92652
www.thca.info

December 2005

Annual Party

Once again, The Temple Hills Annual Party & Meeting was a huge success!! Neighbors and their guests sipped Mai Tai's and enjoyed delicious food catered by Olamendi's Mexican Restaurant, while watching a beautiful sunset over our town. How lucky we are! We must again thank Barry and Laurie Simons for allowing us to use their beautiful home for our annual party!

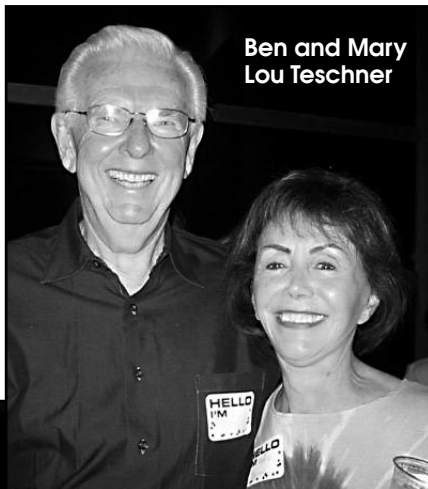
THCA would also like to thank all the people who helped make this event so successful: Jenny Radisay who coordinated, Amy Altieri (invitations), Doug and Rhonda Kinn, Susan O'Toole, Susan & Rick Petersen, Jon and Daya Stewart, Ben and Mary Lou Teschner and everyone who volunteers for the association. Without you it wouldn't have been possible!

If you'd like to volunteer your home for the annual party next year or just be involved in the planning, please contact us at 949-497-2218. The THCA is a great way to meet your neighbors and be involved with your community. You can donate as much or as little time as you wish, and in return you will be rewarded with great friends and a sense of accomplishment!

We look forward to seeing you next year!
 The Temple Hills Party Planning Committee



Laurie and Barry
 Simons, party
 hosts



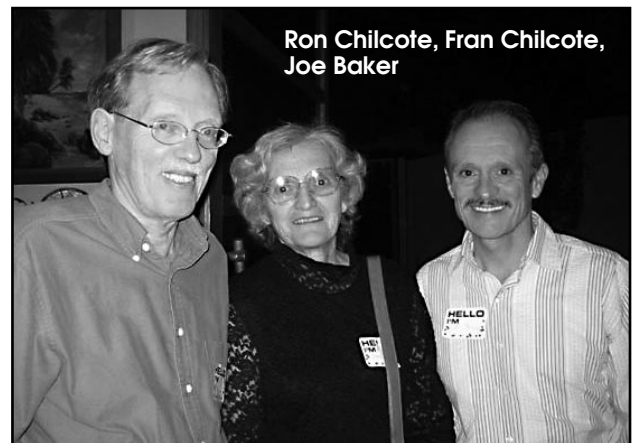
Ben and Mary
 Lou Teschner



Kirsten Warner,
 Jenny Radisay,
 Lisa Klute



Betty Swensen,
 Anne Frank,
 Jan Hall,
 Verna Rollinger



Ron Chilcote, Fran Chilcote,
 Joe Baker

Hello Neighbors!

Please join us by renewing your membership now. Use the enclosed coupon and envelope, or send \$20 to THCA, P.O. Box 4913, Laguna Beach CA 92652. Thank you!

Neighbors Question Hillside Development off Thurston Drive and Above Park Avenue

(On behalf of the Steering Committee, Ron Chilcote presented the following statement to the Planning Commission at its March 22 scoping meeting for public input to the environmental review process required to process a proposed plan for three homes on the steep hillside above Park Avenue. Some three dozen neighbors appeared with questions and concerns. A draft of the report is due late summer for public input.)

More than 30 years ago in its specific planning, the Temple Hills Community Association declared its desire to secure open space above Park Avenue. Since then the owner of this property has attempted on various occasions to develop the property. Proposals have been defective and poorly conceived, and the City of Laguna Beach has denied them consistently. The present proposal before us and in process of environmental review is likewise defective. A serious effort was made by the City and Community to purchase the property, but that was not achieved. It remains the desire of THCA to find a way to acquire the property and preserve most if not all of its precious open space, THCA has many concerns about the proposed development:

1. Extension of Thurston Drive would require a variance since the drive presently extends the limit of 750 feet.
2. The proposed subdivision aims to locate houses in the most pristine parts of the property rather than closely clustered around Thurston Drive as every City Council has mandated for a subdivision in this area. The present proposal not only would extend Thurston 200 feet, but would also necessitate lengthy driveways, at least one of which would probably extend 300 to 400 feet.
3. The proposal spreads the homes over the property on very steep terrain and the assumption is that large homes, probably in the order of 10,000 square feet or more, would be built, thus contributing not only to the breakup of open space, but also to the "mansionization" pattern of recent construction in Laguna Beach. This would be out of character with the present neighborhood.
4. The community would also be impacted by extensive grading to reconfigure the steep slope and locate the houses. Not too long ago a nearby home site endured many months of grading that shook homes, causing minor damage, extensive noise, and intrusion upon everyday life.
5. Although the hillside is north-sloping, it is very unstable. Most present homes are built on the ridge of Temple Hills. Homes on contiguous Donna Drive have been affected by mud slides (one a year ago ran over the drive and blocked it for a period; other slides have fallen into the home near Park Avenue; and the foundation of another home necessitated removal of dirt 60 feet to bedrock and an extensive foundation to hold it in place. Not many

years ago, two homes on Buena Vista below the property were destroyed by moving earth. Lower down on Dunning, several homes also were destroyed by moving soil. We should not lose sight of the Bluebird destruction in the past year, which has cost all of us dearly with the loss of homes, need for tax increase, and a bond issue — all due to past inadequate decision making. The EIR should not rely on past geological reports, and extensive sub-surface testing must be undertaken.

6. Wildlife would be impacted by the development. Deer, bobcat, coyotes, red-tail hawks are among the many animals frequently sighted.
7. The project envisages three homes on steep slope. Twenty years ago, a City planner, Michael Gallant, mapped out the area using County standards, and estimated that only one home was possible. We believe that slope density measures do not permit three homes, and we would like to know a precise figure; if it is 2.7 homes, for instance, the project must be downsized to no more than two homes. We have already asked that the EIR assess the impact of only a single home, presumably in close to the existing homes on Thurston Drive.
8. Fire and safety issues have always been of concern in this area.
9. Views may be affected, not only from Temple Hills, San Remo, and Donna Drive, but also from Mystic Hills homes that look directly down on the property.
10. The project conflicts with existing open-space and land-use standards.

On behalf of the THCA Steering Committee, we ask for your considerations of these concerns. ♻️

Temple Hills Community Association				
Income & Expense Statement				
Projected 2005 and 2006 Proposed Budget				2006
Beginning Balance				
1/1/05			\$ 5,174.08	5174.08
INCOME				
	BUDGET		ACTUAL	BUDGET
Dues/Donations	\$ 2,938.00		\$ 3,590.00	3500
News Letter Advertisements	\$ 300.00		\$ 350.00	350
Fund Raising (Party)	\$ 500.00		\$ 780.00	1000
Other Deposits	\$ -		\$ -	
Total Income	\$ 3,738.00		\$ 4,720.00	4850
EXPENSE				
Printing & Graphics	\$ 1,300.00		\$ 1,500.00	1500
Postage	\$ 700.00		\$ 1,000.00	900
PO Box	\$ 38.00		\$ 38.00	38
Annual Meeting	\$ 1,000.00		\$ 1,476.00	1000
Holiday Meeting	\$ -		\$ -	
Web Site & Membership	\$ 250.00		\$ 600.00	500
Legal Filings	\$ 30.00		\$ 20.00	30
Supplies	\$ 100.00		\$ 100.00	200
Journal Entry	\$ -		\$ -	
Bank Charges	\$ 20.00		\$ 49.00	50
Miscellaneous	\$ 100.00		\$ -	100
Special Meetings	\$ -		\$ -	
Community Enhancement	\$ 200.00		\$ -	500
Returned Deposit(s)	\$ -		\$ 20.00	
Total Expense	\$ 3,738.00		\$ 4,803.00	4818
Balance on hand as of				
12/31/05			\$ 5,091.08	
Richard Linting, Treasurer				



Steering Committee 2006

The Coordinating Committee

The Coordinating Committee may meet for planning or emergency purposes between Steering Committee meetings, although any member may attend, and comprises Fran and Ron Chilcote, Jamie and Stephen Crawford, Richard Holmes, Rich Linting, Ben Teschner, Dorothea Yelliot.

- Joe Baker Neighborhood Watch
- Lisa Black Neighborhood Liaison
- Fran Chilcote Corresponding Secretary
- Ron Chilcote Newsletter
- Jamie Crawford School Issues
- Stephen Crawford School Issues
- Anne Frank Archive & Historian
- Jan Hall Social
- Jim Hall At Large
- Richard Holmes Website
- Doug Kinn At Large
- Rhonda Kinn Block Socials
- Rich Linting Treasurer
- Carol Olsen Walkways
- Jackie Parker Membership Records
- Jennifer Radisay Party Chair
- Nicholas Radisay Meeting Coordinator
- Barbara Rathbun Telephone List
- Chris Rickets Planning
- Verna Rollinger VOW
- Tracy Spencer Minutes
- Ben Teschner At Large
- Mary Lou Teschner Party Committee
- Dave Walker Undergrounding
- Grant Wetzel Open Space
- Marian Whitney Distribution
- Caroline Wright Pathways
- Dorothea Yelliot Pathways

Honorary Members

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

Neighborhood Groups

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

Neighborhood Group Leaders

- Group 1 Bo Powell
- Group 2 Marjorie LeGay
- Group 3 Kurt Topik
- Group 4 Joe Baker
- Group 5 Fritz Knauss
- Group 6 Jamie and Stephen Crawford

Liaison

Linda Brown League of Women's Voters
 Jeannette Merrilees

October 8, 2005

Temple Hills Community Association Annual Report

We can report progress during the past year:

The annual meeting on October 2, 2004, included a presentation by Cheryl Kinsman who covered community and City issues, answered questions.

The annual party on October 2 was a great success, thanks to efforts of Jenny Radisay and her committee.

The City's Open Space Committee continues to work with residents to open up pedestrian paths through the hill. Surveying and staking have been implemented. These paths have been used for more than half a century. Dorothea Yelliot and Caroline Wright are moving the project forward with the Planning Commission.

Efforts have been made to find ways to secure privately owned open space above Park Canyon and in Rimrock Canyon. Although conservation buyers have indicated interest in preserving these lands in perpetuity, community support and funding, possibly in conjunction with City open space funds, may be necessary.

The Steering Committee met several times since the last annual meeting. Possible signage for Temple Hills has been abandoned as a project because it is discouraged throughout the City. The Steering Committee continues to support Friends of Laguna Creek and the Village Entrance Project but opposed development of a City Corporate Yard at the Act V parking lot. There has been deep concern over the School District reconfiguration of the high school baseball field and view blockage, and despite efforts by neighbors to meet with City Council and the School District, resolution to date has not been achieved.

THCA cosponsored with Top of the World Association a candidates' forum at City Hall on Monday, October 18.,

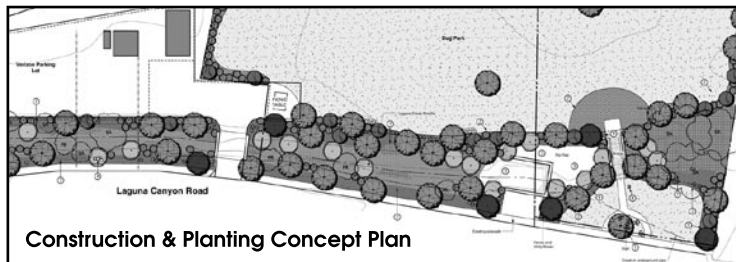
Our new web site (see thca@info) has been updated with by-laws and historical information relating to our specific plan, past newsletters and space for interaction among neighbors. We need a coordinator to monitor and maintain the web site.

Four issues of the Newsletter have appeared since the last annual meeting. The Newsletter has been consistently published over the past 33 years and is one of the oldest civic newspapers in Laguna Beach.

The Steering Committee ♻

Laguna Creek Restoration

Bob Borthwick and The Friends of Laguna Creek have begun restoration of the area by the Dog Park based on plans by him and Ann Cristoph. THCA supported this project with a \$300 donation to the community effort that is coordinated through Craig Justice and the City of Laguna Beach. There will be an environmental awareness (educational) kiosk built near the park bridge, and the Temple Hills Community Association will be listed as one of the supporters. ♻



New Construction at 712 Coast View Drive

(The following letter was sent to Design Review regarding construction that appeared to be intruding upon a public walkway. It was prepared by Dorothea Yelliot and Caroline Wright.)

Recently the Lower Temple Hills neighbors to 712 Coast View Drive received notice that new construction on this property was currently under design review. Upon reviewing the property file at City Hall, it has come to our attention that the public walkway joining Coast View to Buena Vista Way will be made impassible by the proposed construction unless corrective measures are taken.

Temple Hills Community Association has a longstanding interest in preserving and improving public walkways. This walkway in particular is one that is currently used and has been regularly traversed by pedestrians for more than 30 years. It is one of several narrow public lots reserved on the original Lower Temple Hills Tract Map to provide safe and functional walking connections between neighborhood streets and the lower Village.

While the public lot is 10' wide and extends from street to street, the current configuration of the walkway includes several stairs on private land to the north of the public strip, i.e., on the lot at 712 Coast View Drive. If these stairs are blocked as proposed, pedestrians will not be able to use the path until new, straight stairs are constructed on the Coast View side of the public lot.

We ask that in reviewing the design of proposed construction on this property, these community concerns be taken into account and that construction not be allowed to proceed until preservation of this walkway is guaranteed.

Thank you for your attention in this matter. ♻

Annual Meeting

Prior to the annual party, THCA convened its annual meeting and reviewed its budget, the annual report (page 2), approval of last year's meeting minutes, and other business. Then Council Member Steve Dicterow briefed us on the special election to raise the sales tax to fund the Bluebird disaster area. Neighbors asked questions about the election and other issues related to Temple Hills, including hillside development conflicts with neighborhood character. Steve was especially generous with his time and availability and all of us appreciated his informative talk. Matt Lawson, chair of the Design Review Task Force, presented his committee's report on reforming the design review process, and Marion Jacobs of Temple Hills who was on the task force also presented details and answered questions for the group. Our beloved Betty Swenson, a THCA Honorary Member, attended and commented that in all her years with THCA, she did not recall such a large gathering.

Thanks to all for an informative and interesting meeting. ♡

City Council Seats Open for Election

Three of the five seats on City Council are up for election on November 7, and THCA plans to host with Top of the World Neighborhood Association a candidates' forum in October. Incumbents Steve Dicterow, Toni Iseman, and Elizabeth Pearson-Schneider have all said they will run. So too has Verna Rollinger who has long served on the THCA steering committee and is known and respected for her 29 years of service as City Clerk. The

Coast Line Pilot (January 20, 2006) interviewed Verna and quoted her: "As in my previous races, I plan to run an independent, spirited, full-on, campaign. I will walk Laguna's neighborhoods to meet residents one-on-one, so that we can talk about issues, problems, and goals, and ways to make the city better." Verna also said she believes we can use the tools, ordinances, and general plan policies to preserve our neighborhoods and downtown. She believes that "we must extend our open space — both the open space in our neighborhoods and in the surrounding greenbelt — to expand our breathing room." ♡

News from Other Neighborhoods

Temple Hills receives newsletters from other active neighborhood associations. Here is a sampling of activities. The South Laguna Civic Association in its bulletin (Winter 2006) held its annual meeting on February 13, and is particularly concerned about the controversial Mar Vista property (a 17,000-square-foot mansion with a 4700-square-foot garage). The newsletter of Laguna North (LANO) for Winter 2006 also emphasizes concern with mansionization and preservation of neighborhoods, and it reiterated its concern with plans of the Athens Group to redevelop the Aliso Creek Resort and Golf Course, but is relieved that there will be no expansion into the Aliso Canyon wilderness preserve. The recent monthly Village Laguna newsletters reflect concern with the Mar Vista development, ways to protect our homes from disaster, revision of the land-use element of the City's general plan, and that the bid for the corporate yard at Act V in the Laguna Canyon is at \$8.47 million, \$3.8 million over budget! ♡

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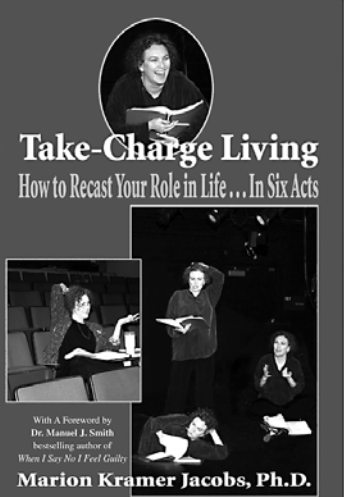
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