



# TEMPLE HILLS

## COMMUNITY ASSOCIATION

Winter-Spring 2008  
Volume 36  
Issue No. 1

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

### The Pike Subdivision Comes Before the City Council on February 5

Express your concerns about the Pike project by calling your City Council members and leaving a message on their voice mail. Let them know this project with its large mansions does not fit our neighborhood, would impact Thurston Drive and would intrude upon views.

Mayor

Jane Egly .....497-2027

Mayor ProTem

Cheryl Kinsman.....499-2900

Councilmembers

Kelly Boyd .....463-8089

Toni Iseman.....494-7648

Elisabeth Schneider .....497-7128

## Planning Commission Turns Down Variance On Pike Subdivision

At its meeting on December 5, the Planning Commission devoted its meeting to the Pike project in Temple Hills off Thurston Drive and above Park Avenue. It focused solely on the variance to extend Thurston Drive and voted 5-0 against the variance. A major argument was that no other street in Laguna has been granted a variance to extend as Pike had desired. Further, the Fire Chief did not take action on the fire safety issue. The Commission met on Wednesday, January 9, to review staff's draft of a denial statement and approved the denial on a 5-0 vote. Their recommendation now goes before the City Council on February 5, 2008.

Some of the information about the project is available in the past two THCA newsletters (Summer 2007 and Fall 2007). See [www.thca.info](http://www.thca.info). Also visit the city's website at [www.lagunabeachcity.net/government/agenda/2008/01/010908-05.pdf](http://www.lagunabeachcity.net/government/agenda/2008/01/010908-05.pdf).

## Temple Hills Testimony Before Planning Commission on the Proposed Pike Subdivision

*(Following is a summary of comments by Temple Hills residents, drawn from the minutes of the December 5, 2007, meeting.)*

Tim Black stated that, while the applicant argues that the project would have benefits for the neighborhood, the City should ask the neighbors if they believe it would be beneficial to the neighborhood. He stated that the applicants cannot make the necessary changes for the road improvements, parking and Fire Department requirements because they don't own the road and the Planning Commission cannot grant a variance on what is expected to happen in the future. He believed that there are prescriptive rights to the easement and the settlement agreement does not confer any of the rights that Mr. Davis (Pike's attorney) claimed except the right to submit a project for evaluation by the City.

Charlotte Masarik believed that the applicant has not fulfilled the requirements for a variance and that the fallout for granting a variance would be disastrous for the flora and fauna.

Wendy Gildea stated that it would be sad for people who would no longer be able to park on Thurston. Larry Gildea stated that if the Pike family is not included on the private street easement, then they do not have prescriptive rights to the easement. If the applicants purchased rights, it would not change the rights of the people who receive those easement rights. He noted that the easement rights include parking.

Barbara Metzger, with Village Laguna, stated that the justifications in the report are flawed, that the right to subdivide is not granted outright, the access standards would not be met and would set a precedent if granted. She believed that only one house should be built on the site.

Dwight Griffith argued that the project was premature because the applicant does not own the street.

Becky Jones stated that the proposed project does not have like conditions as other hillside properties nor are they in the same zone. She said the code states that a variance shall not be granted unless certain conditions are met and she does not believe that meeting minimum standards without a realistic expectation of being able to prohibit parking is enough to ensure public safety or meet the intent of safety policy. She thought that allowing the applicant to increase the density on his property and granting the variance would be granting a special privilege not found on the other neighboring streets. The overriding considerations are that the applicant does

*(Continued on page 4)*

## Calendar



### Steering Committee

Wednesday, February 27  
Home of Charlotte Masarik  
761 Oak St., 4:30 to 6 p.m.

### Annual Meeting and Annual Party

October 2008

Call Rhonda at 376-9270 if you  
would be willing to host the party.

# More Memories from the '07 THCA Annual Party!



**Penny  
and John  
Joseph**



**Kity and  
Ralph  
Cygan**



**Mary Kate Saunders  
and Cindy Fletcher**



**Stephen and  
Jamie Crawford**



**Doug Andrews and  
Kirk Saunders**



## Steering Committee

- Joe Baker ..... Neighborhood Watch  
Evacuation Plan & Group 4 Chair
- Lisa Black ..... Neighborhood Liaison
- Tim Black ..... Land Use Issues
- Fran Chilcote ..... Corresponding Secretary,  
Membership Records
- Ron Chilcote ..... Newsletter
- Jamie and Stephen Crawford ..... School Issues  
Group 6 Chairs
- Anne Frank ..... Archive & Historian
- Jim Hall ..... At Large
- Richard Holmes ..... Website and Community
- Doug Kinn ..... Annual Party & Emergency Plan
- Rhonda Kinn ..... Annual Party
- Charlotte Mazarik ..... City Issues
- Elaine Merz ..... Treasurer
- Carol Olsen ..... Walkways
- Bo Powell ..... Group 1 Chair
- Barbara Rathbun ..... Group 5 Chair
- Verna Rollinger ..... Land Use
- Lorna Shaw ..... Land Use
- Ben Teschner ..... At Large
- Mary Lou Teschner ..... Party Committee
- Kurt Topic ..... Group 3 Co-Chair
- Dave Walker ..... Traffic Issues & Group 3 Co-Chair
- Grant Wetzel ..... Open Space
- Marian Whitney ..... Distribution
- Carolyn Wright ..... Pathways
- Dorothea Yellott ..... Pathways

## Honorary Members

Bill Parrish and Estelle Warner

## Liaison

Linda Brown ..... Liaison League of Women's Voters

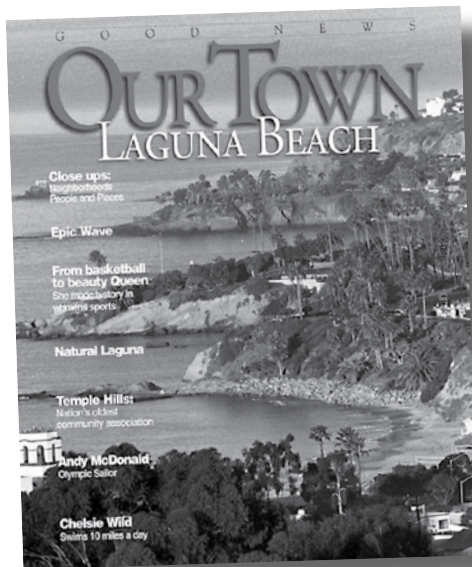
## The Coordinating Committee

Comprised of five or six members who have major responsibilities, may meet on an emergency basis



***Our Town***

**New Magazine Coming Soon**



**Proposed mockup of the color cover**

“It’s all about our community neighborhoods and people,” stated Richard Holmes, co-publisher of *Our Town Laguna Beach*, the new 120-plus-page community magazine planned for publication in early spring. Holmes is a longtime Laguna resident and active member of the steering committee of The Temple Hills Community Association. He is a well-known marketing and design professional who founded The Holmes Organization in 1971.

“We plan to bring the community together through in-depth stories about the unique people and families that make ‘Our Town’ so special,” he added.

Plans are for each of Laguna’s community associations to have a section. There will be some exciting new online features as well as a weekly television program.

*Our Town* started in 2002 as a dream to use the latest technology, coupled with the best design and editorials, to produce a magazine that has reader value found nowhere else. It will be delivered free, monthly, to each home and business in Laguna and surrounding areas.

“We plan to turn the community into reporters. If there is a person or family you think might be a great story, write us a little about them and we will consider it,” Holmes said.

You may reach *Our Town* at (949) 376 6624 or email at holmesorg@cox.net. 📧

*Thanks to our advertisers for supporting this newsletter!*



Winter-Spring 2008

Dear Friends and Neighbors:

This is a special appeal to join with us. We write to encourage you to contribute dues for this year. Your past support has been important and meaningful to the presence of THCA, and we very much need and appreciate your continuing support.

As we head into our 36th year, we have been open to the interests and needs of residents in our area. We are an organization of volunteers willing to lend a hand. On a regular basis over these years, we have published a newsletter on a steady basis and it now is one of the oldest civic papers in Laguna. We now have a web site at [www.thca.info](http://www.thca.info) and we sponsor an annual meeting and party. We encourage neighborhood socials. We have backed successful efforts to underground utilities in the area and to solve neighborhood problems. We seek to implement aspects of the planning we laid out years ago. We desire to build community spirit and cooperation among neighbors. We seek to preserve and enhance our unique neighborhood and city with the qualities that make them stand out in Southern California.

Annual dues are \$20 per household, but any lesser or greater amount is appreciated. Send your contribution to THCA, P.O. Box 4913, Laguna Beach, CA 92652. We hope to hear from you soon. We are counting on you. Please join with us.

— The Steering Committee

*We have been trying to keep our records up to date. Thanks to those of you who kindly provided emails and telephone numbers. We would appreciate your letting us know if your contact information or that of neighbors should be updated. You can use the coupon below and the envelope addressed for return to THCA.*

**THCA 2008 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.**

## Laguna's Jewelry

Every day I look down from my hillside home at the lovely view of Laguna Beach, and I recall that when we first moved here in the early seventies I could see whales off main beach. I no longer can. I still, however, spend precious time each day looking out the window. I've positioned my desk to view Mystic Hills so that in the very early morning I see the pink sky and sun reflected off the windows of the south-facing homes. Once the sunrise has occurred, I dash to the living room to see how clear the day will be and whether or not I can make out the casino on Catalina Island. If that is possible, I eat my breakfast spellbound by the sight. Throughout my workday, I check to see whether or not there is mist, smog or fog that will block my view and creep up the canyon. I look for the colorful flags on the lifeguard station at Main Beach that will tell me the sea's condition or for the boats large and small that plow across the surface of the sparkling water.

I spend most every day at my desk. Now, in January, the rains have come and the bushes and fields of Park Canyon are newly green. The field below is a startling emerald, but I know that in a month or two it will be a vibrant yellow from the wild mustard that grows. The sun sets early now and for a few brief weeks starting in December I can see it setting south of Catalina before it turns and hides behind the island only to reemerge and set to the north a few months later.

Before the sunset, the deer often come to feed in the emerald field. At times there are seven or eight but usually just one or two. By now I know my day's work has come to an end. I must watch the deer until they disappear and learn where they go to spend the night. This is the time of year for spectacular sunsets—pinks and orange in swirling patterns deepen to reds and magentas before they slowly fade. I am hopeful that one of these nights will bring the lighted fleet of squid fishermen that used to ply the waters a few years back. I have not seen them for a while, and I miss them.

But each evening I think back to one in 1972 when the very first young visitor to our newly acquired home turned to his mother and said, "Look, Mom, Laguna is like a jeweled necklace," and that is how I think of it as I have looked down upon it these past 35 years.

— A. Lembrança ☺

## Speed or Bumps?

At present the legal speed on residential streets is 25 miles per hour, which is too fast for our narrow streets and blind corners. It has been found that speed bumps are the most effective method of slowing traffic down.

After checking with the City, we need to draft the petition to be circulated to see how many other residents on the street would be in favor of having speed bumps.

If you have the same concerns or problems on your street and want to do something about it, we need your help to draft the petition and circulate it. Please contact Dave Walker by email at templehills@msn.com or call (949) 494-1137 and leave a message. ☺

## Pike Testimony, continued from page one

not own the road or turnaround and an increase in water pressure would occur with one house, which would not be a result of the street extension alone.

**Toni Flores** stated that the applicant agreed to accept the condition of Thurston Drive as it currently exists. The City could get the open space through purchase and would not need to obtain it through a dedication connected to the project.

**Grant Wetzel** wanted to know what guarantees would preclude the applicants from further dividing the properties if they received approval for the proposed project to subdivide into three properties.

**Jim Roy** stated that the proposed project would not be compatible with anything on Thurston Drive and that one large unit would be incompatible with the rest of the neighborhood. He believed that any new development would not be compatible with the neighborhood.

**Ron Chilcote**, with the neighborhood association, thought that the EIR should be reviewed before the variance because numerous points raised by residents should be considered. With respect to the variance, he believed that the Fire Department could not make a determination regarding the project prior to changes that would be necessary. He thought the project would be incompatible in size with other homes in the neighborhood. He believed the Planning Commission should recommend denial of the variance to the City Council.

**Robert Durand** believed the applicants should be required to prove that they can make the proposed changes prior to approval of the project. ☺

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