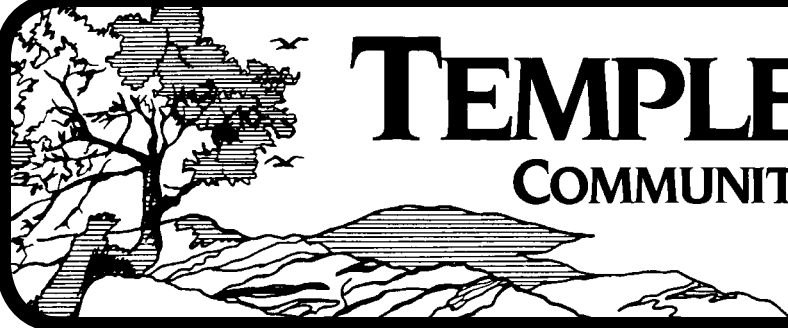


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TEMPLE HILLS

COMMUNITY ASSOCIATION

Summer-Fall 2005
Volume 33
Issue No. 3

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

Calendar



MEETING DATES

Annual Meeting
Saturday, October 8
5 to 6 p.m.

Annual Party
Saturday, October 8
6 to 9 p.m.

Home of Barry and Laurie Simons,
943 Temple Hills Drive

Steering Committee
Wednesday, November 9
At the Chilcote's
1940 San Remo Drive, 7 p.m.

www.thca.info

Update of Website

Our website has been updated with historical information and also with a web forum page for THCA. The intent is to create a better discussion place for members of the Temple Hills community. Here is the link to the forum: http://s12.invisionfree.com/THCA_Forum/index.php. We would like input on this as well as a volunteer to monitor and maintain the web site in the future. Please contact 497-2218 if you can help us. ☺

You Are Invited !

Temple Hills Community Association
Annual Meeting and Party
Saturday, October 8, 2005

5 to 6 p.m.

Annual Meeting and Guest Speakers

6 to 9 p.m.

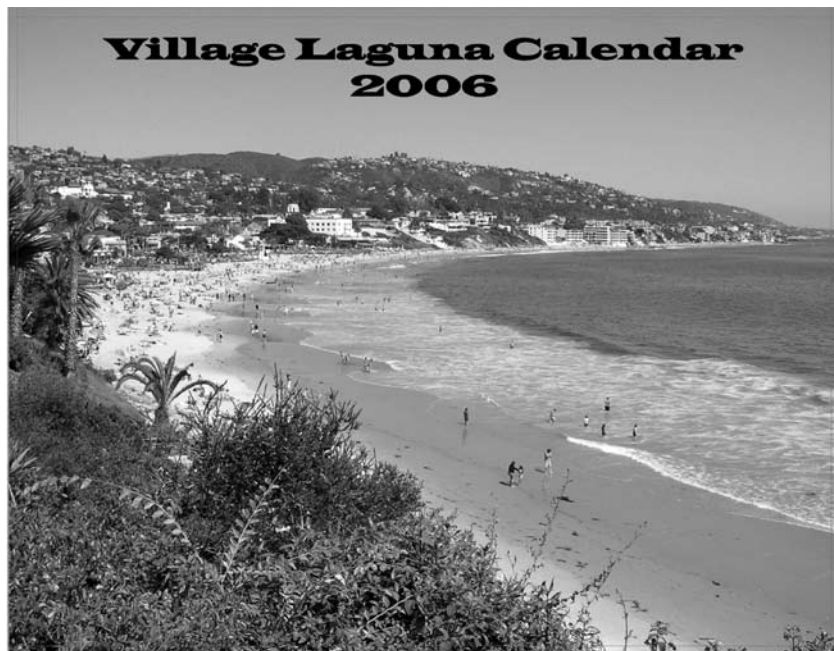
Annual Party with
Cocktails and Appetizers

(Delicious food to be provided by the association)

Home of Barry and Laurie Simons,
943 Temple Hills Drive
(Please enter on Temple Terrace)

\$10 per person

RSVP to Jradisay@cox.net or
Rhonda at 376-9270



2006 Laguna Calender

Laguna Beach now has its very own calendar for 2006. Janette Heartwood has created a calendar that celebrates some of the reasons why our town is a place worth protecting. All the proceeds will go to Village Laguna. Each month has one large photo and a few smaller ones with a few sentences featuring a special location or events in Laguna Beach.

The calendar costs about \$15 and can be purchased in stores around town, including:

- Cafe Zinc
- Coast Hardware
- Fawn Memories
- Pottery Barn
- T Shirt Shop
- Thalia St Surf Shop
- Toes on the Nose
- Tuvalu
- Latitude 33

— Charlotte Masarik 📧

Laguna Beach Residents Eager To Resume Talks With LBUSD and City Council Regarding High School Fence Issues

Over a year has passed since the 30-foot-high, eight-inch-diameter poles were erected on the reoriented LBHS baseball field. The poles, and attached chain-link fencing and netting, have obliterated the views of residents in hundreds of homes in the THCA district. Furthermore, last season, balls were hit and sent over the fence toward pedestrians, vehicles, and homes on St. Ann's Drive and Wilson Street. Fortunately, as yet, no one has been hurt. However, there have been several vehicles damaged by homeruns and foul balls. With the City's recently constructed sidewalk that surrounds the field, pedestrians will be even closer to the fence, over which balls are flying. We dread the resumption of baseball practice and games, simply because of the fact that the safety of all outside the ball field is at risk.

In an effort to arrive at a satisfactory solution for the School District, baseball players, Boosters, residents, motorists, and pedestrians, several meetings were held throughout the past year. Two School Board members, two City Council members, and representatives of the School District, City, Boosters, and residents attended the closed-door sessions. The School District scheduled and cancelled the meeting on July 18, 2005. A meeting has not been rescheduled. We have contacted the School District to request that they schedule another meeting. At the time of this writing, we neighbors are patiently awaiting a response from the School District. We anticipate that when the next THCA newsletter goes to press, we will have an update. In the meantime, we thank all of the members of THCA for their continued concern and support.

— Stephen and Jamie Crawford 📧

Pike Project Update

[The privately owned open space between Thurston and Donna Drives and above Park Avenue continues to be of concern. The following letter was addressed to the City Council on September 6.]

We understand that the Pike appeal to avoid an EIR has been tabled and that he will proceed to do an EIR. Therefore, we will not be represented for this agenda item. However, we would appreciate sharing the following with the City Council and staff and submitting it to the public record.

The Temple Hills Community Association appreciates the City's insistence on a thorough and detailed EIR on this project, and we strongly believe that past studies not be used as a basis for such an EIR. While past studies may be useful, it is clear that conditions in Laguna Beach are changing and that planning must involve detailed and the latest information. The Bluebird slides and their impact on Laguna taxpayers, the City budget, and projects that the community very much needs exemplify the need for accurate planning. Therefore, we are hopeful that a completely new EIR will be done to serve as a basis for review of the project.

It is our understanding that the City will do public outreach during the scoping process (getting public input on the kinds of issues that should be covered by the EIR). It will be extremely important that THCA and those affected by the development have input as part of that process. One particular analysis that the EIR should consider but which may not occur to anyone to request is an analysis of alternatives; it is important that the EIR examine the most environmentally sensitive arrangement for three houses and that it also examine the alternative of only one or two houses (especially since the calculations of the slope density for the site suggest less than three houses should be considered).

Thank you for your consideration.

Sincerely yours,

Ron Chilcote
for the Steering Committee
Temple Hills Community Association 📧

View Concerns on Thurston Drive

Several neighbors have raised concerns about staking that implies a possible third level on a home on Thurston Drive, which if approved would block the views of neighbors on Temple Hills, San Remo Drive, and Donna Drive. Temple Hills streets and homes, originally with restrictions, were designed to be no higher than one level above the street and not to obstruct views of uphill residents. Approval would set new precedent as well as intrude upon existing views. We would urge Design Review to take into consideration these historical conditions. 📧



Steering Committee 2005

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, Jennifer and Nicholas Radisay, 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
- Rick Peterson Membership Recruitment
- Susan Peterson Membership
- Jennifer Radisay Party Chair
- Nicholas Radisay Meeting Coordinator
- Barbara Rathbun Telephone List
- Chris Rickets Planning
- Verna Rollinger VOW
- Michele Samson Thalia Undergrounding
- 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 1Bo Powell
- Group 2Marjorie LeGay
- Group 3Kurt Topik
- Group 4Joe Baker
- Group 5Fritz Knauss
- Group 6Jamie and Stephen Crawford

Liaison

Linda BrownLeague of Women's Voters
 Jeannette Merrilees

Design Review Task Force

The Design Review Task Force has submitted a proposal for reform of the design review process to reduce the contentiousness that is too frequently associated with the process. That was our specific mandate. The proposal offers an interrelated series of recommendations that are: 1) programmatic; 2) doable; and 3) self-funding.

We presented the report to City Council on August 2nd. It will be up for discussion with Council and the public at a workshop at City Hall from 9-11 a.m. on Saturday, Oct 22. The report is available at the City website: lagunabeachcity.net.

Matt Lawson, the Chair of the DRTE, and I will be at the THCA annual meeting to briefly note the highlights of the report and mainly to answer questions.

Design review is important to preserving the charm, character, and property values of Laguna Beach. We encourage THCA members to read the report (or at least the executive summary, the very first section of the report), and give input to their City Council on the 22nd.

— Marion Jacobs (Longtime THCA Member) ♡

Membership

We have updated our membership records to identify every resident and owner in Temple Hills. Thanks to those of you who kindly provided emails and telephone numbers.

We appeal to new residents and others who have not yet replied to our mailings to send us your contact information to me at THCA, P. O. Box 4913, Laguna Beach, CA 92652.

— Rick Peterson ♡

Appeal from the Steering Committee

September 30, 2005

Dear Friends:

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 33rd 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. We sponsor an annual meeting and party. We encourage neighborhood socials. We have backed successful efforts to underground 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.

Sincerely,
 The Steering Committee ♡

THCA 2005 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.

NAME (Please print) _____

Address _____

Phone _____ Email _____

**Please mail this coupon with your check for \$20 to
 THCA, P. O. Box 4913, Laguna Beach, CA 92652**

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

News from Other Neighborhood Associations

SLCA

In its summer 2005 issue of the South Laguna Civic Association Bulletin, concern is expressed over a proposed 112,000-sq.-ft. mansion being proposed to replace the historic 1930s vintage Mediterranean-style house at 31351 Coast Highway. The SLCA also recommends that a permanent pedestrian access easement on a Water District road be secured to reach the Toovet Trail that skirts Aliso Peak. Finally, the association is disappointed that its plans with the city for a community garden have been placed on hold due to the cost of repair to damage caused by the recent landslide in South Laguna.

LANO

The summer issue of Laguna North (LANO) reports a proposal to place a street light at the intersection of Cliff Drive and Acacia with Broadway and efforts to reduce speeding in their neighborhood. It also reviews opposition to any development in wilderness or open space areas that we have worked long and hard to preserve (THCA joined LANO in this effort). ♻

Proposed Mansion at 2095 Temple Hills

Earlier this year we reported that there had been illegal grading at 2095 Temple Hills. In August, Design Review examined a proposal to build a large home on this site. In response to concerns from neighbors, the architect acknowledged that the adjoining acres in Rimrock Canyon, owned by Greg Juarez, were subject to landslides and were unstable. The Design Review Board raised concerns: The home is too large for the site and does not conform in size to nearby structures; geological analysis was inadequate. Longtime Temple Hills resident and former planning board member, Becky Jones, identified three General Plan policies that appear to be relevant to the project:

- 1) from the Safety Element, Policy 3E: "Restrict development projects that will cause hazardous geologic conditions or that will expose existing development to an unacceptable level of risk until the causative factors are mitigated";
- 2) from the Open Space Element, Policy 10A: "Require that plan review procedures recognize and avoid geologically unstable areas, flood-prone lands, and slopes subject to erosion and slippage"; and
- 3) from the Open Space Element Policy 10C: "Require projects located in geological hazard areas to be designed to avoid the hazards, where feasible. Stabilization of hazard areas for purposes of development shall only be permitted where there is no other alternative location or where such stabilization is necessary for public safety. The more unstable areas should be left ungraded and undeveloped, utilizing land use designations such as Open Space." ♻

Lower Temple Hills Path Project

Public discussion by the City concerning the Lower Temple Hills Path Project was delayed in June following the Bluebird Canyon slide. The item is back on the agenda for committee discussion on Saturday, October 22nd. We plan to attend the committee meeting and will report progress.

— Dorothea Yellott and Caroline Wright ♻

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| 2x | \$45 |
| 3x | \$60 |
| 4x | \$70 |

Please supply correctly sized camera-ready art.
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Fritz Knauss, Realtor
PLATINUM PROPERTIES INTERNATIONAL
Serving my neighbors in Temple Hills!

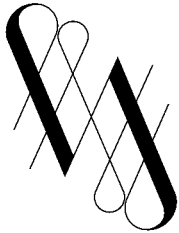


3500 Barranca Parkway
Suite 100
Irvine, California 92606
(949) 552-0505
fritzknaussproperties.com

JOE BAKER, D.M.D.
DENTISTRY

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Laguna Beach, CA 92677**

Phone (949) 499-8155



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FREE Samples
Lots of Parking

First Team Nolan
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Sales/Listing
Leasing
Property Management
Let me assist you..

BARBARA RATHBUN
949.793.7194