



P. O. Box 1383 Laguna Beach CA 92652
www.LagunaCanyonConservancy.org

January 22, 2024

Design Review Board
City of Laguna Beach
505 Forest Avenue
Laguna Beach CA 92651

Dear Design Review Board Members,

Via email: dsheridan@lagunabeachcity.net; jgannon@lagunabeachcity.net; tgibbs@lagunabeachcity.net;
kthelman@lagunabeachcity.net; lweil@lagunabeachcity.net; amckay@lagunabeachcity.net;

**Subject: Agenda 5.8, 2095 Temple Hills Drive | APN: 641-163-43 Design Review 2023-1565,
Variance 2023-1569**

The Board of the Laguna Canyon Conservancy is concerned about Design Review Board Application 2095, and the many requests for variances that document proposes. Intrusions into open space of the Canyon and development of the Canyon, as well as intrusion into our green spaces by passing variances which dilute their protection is alarming. That is what approval of this application will engender. Little by little as variances set up to protect our environment are whittled down by property owners and fall prey to overdevelopment, our Canyon, our green spaces and the native flora and fauna which survive in a very particular ecosystem may be lost for future generations. Our Board is troubled about the following issues, which impact us all:

1. The application asks for a landscaping plan that is in direct violation of DRB restrictions and public-path-view equity protection, established in 2013.
2. There now exists a public path from which residents can view the ocean, city lights, and hillsides. If passed, these views would not be visible. Public-view equity, established by City Council and the Design Review Board, would be nullified.

3. The Laguna Beach Fire Department requires that a five-foot buffer on either side of the fire-lane designated driveway must be clear of all obstructions. If approved, this application would negate that safety element and might put residents in harm's way, making it more difficult to stop a fire. The Laguna Beach Fire Department has implemented a zoning ordinance restricting the planting of large trees or hedges near existing structures and in setbacks. If the application passes, safety during an emergency will most likely be reduced.

4. The application in question asks for a number of nonindigenous species...large-growth plants and trees...to be planted on the property line. Laguna Canyon Conservancy advocates for indigenous vegetation to be reintroduced. We are a "water-wise" city. How many gallons will these nonnative species consume?

We request that Design Review Board Application 2095 not be approved. If passed, it will continue to set the precedent for mansionization, further requests for variances, and continued destruction, yard by yard, and creature by creature, of those who depend on these beautiful open green spaces for their survival.

Thank you for considering and addressing some of the LCC Board of Director's concerns.

Sincerely,

A handwritten signature in black ink that reads "Gayle Waite". The signature is written in a cursive, flowing style.

Gayle Waite
President
Laguna Canyon Conservancy