



# June 2025 newsletter

## **Village Laguna General Meeting**

Monday, June 9, 7 p.m.  
On Zoom

<https://us02web.zoom.us/j/88645579654?pwd=nD8vmE9ScjQUn0QBvGKz99aKQhpigA.1>

## **Council Meetings**

Tuesday, June 10  
Appeal of ADU at 1673 Louise St.

Appeal of Promenade  
June 11, 4 p.m.

Budget Adoption  
Tuesday, June 24, 5 p.m.

## **Village Laguna Board Meeting**

Saturday, June 7, 9 a.m.  
By Zoom

## **Important Appeals June 10 and 11.**

### **2-story ADU at 1673 Louise St.**

Worried that Accessory Dwelling Units (ADUs) could pop up near you? We are used to being notified about proposed buildings nearby, seeing the stakes, and having an opportunity to speak out at Design Review. But now that review process is no longer assured. State laws promoting ADUs in single family zones allow their construction without the normal Design Review process. The city began to routinely approve ADU proposals, but the Coastal Commission has ruled that these applications still require a Coastal Development Permit, something the city was not initially aware of. Evaluation of impacts on coastal resources and conformity with

our city's Local Coastal Program are to be considered as part of granting that permit. Impacts on coastal scenic resources, including public views, can be considered.

A 2-story ADU is proposed for 1673 Louise Street in north Laguna and the neighbors are making the case that it will block public views of a scenic ridgeline, open space that is part of Crystal Cove State Park and the Laguna Coast Wilderness Park. Neighbors are appealing city approval of the project. Stacy Simondi, who helped prepare the appeal, will be speaking at our meeting of June 9 to help us understand the rationale for the appeal. Similar projects could be proposed in neighborhoods throughout the city and the city should be supported in using every policy allowable to minimize impacts on the character of our community while providing the state-required housing.

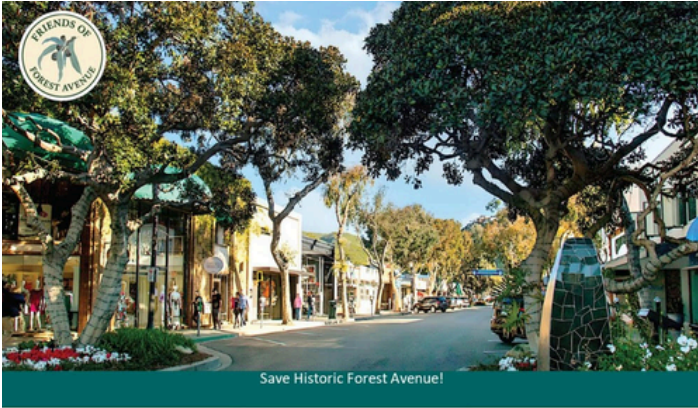


*View to Crystal Cove State Park ridgeline at 1673 Louise St. with staking for ADU.*



*Projected view after construction of the two story ADU.*

## Permanent Street Closure and Promenade at lower Forest Avenue



The date for the Village Laguna appeal of the approvals for permanent street closure and pedestrian mall (Promenade) at lower Forest Avenue is now Wednesday, June 11, with the early start time of 4 p.m. Please attend this important Council meeting.

Friends of Forest Avenue, including Village Laguna, is circulating an on-line petition. Go to [FriendsOfForestAvenue.com](http://FriendsOfForestAvenue.com) now for more information and to sign the petition. Hundreds of signers have already urged Council to reject the current plans for permanent closure and reconstruction.

For years Village Laguna did not take a position on the Promenade, because we too appreciate pedestrian-oriented spaces and wondered if this idea could work on lower Forest. But as the workshops and meetings on the Promenade proceeded, we became frustrated that Council ignored the many legitimate concerns raised by business owners and residents. It's one thing to design an urban pedestrian plaza for a new town, but imposing this concept as a retrofit onto a street which was arguably the most successful commercial area in Laguna presents problems not apparent at first.

Local businesses, including those who have been there for generations, argue that total street closure, the permanent elimination of parking, and a long construction process will drive them into bankruptcy. Surely these valued members of our community deserve better, and vibrant streets depend on successful retail businesses as well as restaurants. There are alternatives to demolishing the entire street and raising it to the height of the present curbs, which may present an acute flood risk.

In short, there is widespread dissatisfaction with the

current proposal, even among those who appreciate restricting traffic and enjoy the outdoor dining options. The City has refused to consider less impactful alternatives that would preserve some parking for businesses, avoid a year or more of construction, and pose no increased flood risk. We want the City to take seriously the opinions of residents and business owners before it destroys our historic "Main Street."

## Planning Commission Approves Important projects on May 21

Even though the Planning Commission enthusiastically approved Mark Christy and supporters' proposal for a surfing heritage museum at the former Laguna Drug/Sprouse Reitz building on Broadway, the subsequent items were greeted with much less satisfaction.



A revised version of the South Laguna Fire Station was unanimously approved with conditions—to lower it by at least a foot and to move it 5 feet north to improve views for the neighbors. Commissioners chided the staff for not submitting the normally- required materials board. Materials and the landscape plan are to come back to the Commission later. Under pressure to approve the project that night, they did so. Commissioner Whitin, though, expressed her disappointment with the architecture saying that industrial buildings can be beautiful but this one falls short.



Then came the Presbyterian Church request to demolish the 1914 historical cottage on their property at 359 Third Street in order to enlarge their parking

lot. Late public comment pointed out that commercially zoned properties such as this one are not covered by Churches' exemptions from historical preservation requirements. The city attorney seemed uncertain about the staff's recommendation to allow demolition, but the Commission reluctantly approved it anyway. As Jacob Cherub testified, another step in "pave paradise and put up a parking lot."

## Charm House Tour

*“The 2025 Charm House 50<sup>th</sup> year Tour was a great success. Participants not only expressed their admiration of the unique homes, but also their appreciation for our knowledgeable docents and guides. The list below shows the many involved even months in advance. Many thanks to all our volunteers, each one doing their part to perfection, making the tour better and better each year.”*

- Anne Caenn, chair

Here are the homeowners and volunteers who made this year's tour of the historic and creative homes of the central village and Woods Cove such a success. Thank you!

### House Selection:

Ann Christoph  
Bob Borthwick  
Gayle Waite  
Ruben Flores  
Josephine Torbensen

### Publicity: Caren Liuzzi

### Posters: Margaret Brown

### Brochure: Rosemary Boyd

### Docent Organizer: Amy Jackson

### House #1 Little Blue House

Homeowners: Lizzy and Mike Pyle  
Anne Frank  
Caren Liuzzi  
Tenko Cherub  
Jacob Cherub  
Margaret Brown  
Pat Kramer

### House #2 Pelicans Roost

Homeowner: Jamie Piotti  
Ginger Osborne  
Michelle Paolilli  
Maura McDonald  
Carole Boller  
Wens-day Garcia  
Kathy Tanaka  
Christy Miller

### House #3 Bluebird Tree House

Homeowners: Karen and David Lagrew  
Janet Bescoby  
Farnoush Gidianian  
Priscilla Lloyd  
Norman Quebedeau  
Linda Greene  
Kris Evans  
Alice Nathanson  
Karen Schwager  
Cheryl Sinclair  
Gerald Grinchis

### House #4 Sunset Shanty

Homeowners: Kathleen and Stewart  
Shanfield  
Susy Sandys  
Leslie Davis  
Liza Stewart  
Steve Stewart  
Dee Perry  
Cindy Ortiz  
Belinda Grocher  
Pamela Wicks  
Jennifer OBrian

### House #5 Mermaid Grotto

Homeowner: Melody Barnett  
Niki Wilhoit and the Mermaid  
Josephine Torbensen  
Candace Brindley  
Alexandra Torbensen  
Juliana Donnan  
Kelli Daniels  
Jeanne Werner

### Chairs and cones:

Armando Baez  
Tracy Locke  
Al Hansak  
Jacob Cherub

### Refreshments:

Merrill Anderson  
Bob Borthwick  
Nancy Anderson  
Meg Monahan  
Tracy Locke  
Al Hansak  
Theresa Davies

### Cookies:

Michael Morris  
Janet Bescoby  
Vicki Borthwick  
Rosemary Boyd  
Margaret Brown  
Anne Caenn  
Kate Clark

Darrylin Girvin

Amy Jackson  
Bonnie McFarland  
Kim Kulamanochvong  
Ginger Osborne

### Buses: Johanna Felder

### Bus Guides and Route:

John Monahan  
Ruben Flores  
Hallie Jones  
Trudy Josephson  
Debbie Neev  
Tom Osborne

### Dinner:

Darrylin Girvin  
Faith Fontan  
Jackie Gallagher  
Kylie Girvin  
Karen Schwager



Merrill Anderson, president of Village Laguna, enjoys the company of a resident of the Mermaid Grotto.





PO Box 1309  
Laguna Beach, CA 92652

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Your participation and dedication are so important in keeping Laguna Beach the city we love.  
Please join, donate funds, and get involved.

If your address label says 2026, it means you have paid membership until Jan. 2026. Thank you.  
If the label says 2025 or earlier, please renew--by check mailed in the enclosed envelope or at  
VillageLaguna.org



### 2025 Officers

Merrill Anderson, president  
Anne Caenn, past-president  
Joy Berry, vice-president  
Armando Baez, recording secretary  
Johanna Felder, corresponding secretary  
Merrill Anderson, interim treasurer  
Board Members:  
Margaret Brown  
Jacob Cherub  
Ann Christoph  
Darrylin Girvin  
Regina Hartley  
Toni Iseman  
Amy Jackson  
Caren Liuzzi  
Mike Morris

Phone: (949) 472-7503  
Website: [www.villagelaguna.org](http://www.villagelaguna.org)

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**Name(s)** \_\_\_\_\_

**Address** \_\_\_\_\_

**Phone Number** \_\_\_\_\_ **Email** \_\_\_\_\_

(please send me my newsletter by regular mail\_\_\_\_by e-mail\_\_\_\_)

I have enclosed my check for the following membership. I understand the amount is not tax-deductible.

- |   |   |
|---|---|
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| <input type="checkbox"/> Basic \$40/individual, \$60 family | <input type="checkbox"/> Preservationist \$500/family       |
| <input type="checkbox"/> Supporter \$150/family             | <input type="checkbox"/> Villager Extraordinaire (\$1,000+) |

To satisfy campaign reporting regulations for contributions of \$100 or more, I am supplying the name  
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Mail to: Village Laguna PO BOX 1309 Laguna Beach, CA 92652