



GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE

Summary Report of the June 19, 2017 Quarterly Meeting

Members Present

Ara Mihranian, Director of Community Development
So Kim, Planning Manager/Deputy Director
Nick Resich, Green Hills Park Operations Superintendent
Thomas Frew, Green Hills Controller
Steven Espolt, Green Hills Manager of Strategic Planning and Compliance
Leigh Kramer, Cerrell (Green Hills Public Relations Firm)
Glenn Cornell, Rolling Riviera HOA
Chris Martin, Rolling Riviera HOA
Vince Reher, Peninsula Verde HOA
Bernadette Sabath, Peninsula Verde HOA
Mandy Haas, Peninsula Verde HOA

Summary of Discussion

I. Introductions and Opening Remarks

Ara Mihranian welcomed the committee members and acknowledged Green Hill's responsiveness and proactive efforts to mitigate impacts to the neighboring properties.

II. Review of noise-related incidents and security report from daily activity

Nick Resich reviewed the past few months of routine and active enforcement by their security team. Bernadette Sabath noted that she only received a single complaint from a resident in the past few months. Vince Reher noted only positive feedback from the Peninsula Verde HOA, especially in regards to the Green Hills' proactive security activity. He further thanked Green Hills for thinning the trees along the north property line, maintaining the unimproved areas of the Inspiration Slope areas and the early noticing of upcoming events and funerals.

III. Status of soil testing in Areas 5 and 6

Tom Frew explained that Green Hills is currently working with a company who conducted a site visit and is familiarizing themselves with the Green Hills' interment process to formulate a soils testing protocol. Ara Mihranian stated that the protocol should be reviewed by City Staff, then discussed with the Committee before it's presented to the City Council for a determination on whether or not soils testing is necessary. The Committee agreed. Glenn Cornell asked if seasons are considered in the protocol as the dirt conditions may vary. Ara requested that the protocol consider the seasons.

IV. Update on the perimeter wall and vegetation screening

Chris Martin stated that the Rolling Riviera HOA has yet to meet and discuss the future perimeter wall and vegetation screening along the south property line. Questions were raised by the Committee on the timing of the wall and vegetation installation. So Kim noted that the wall/vegetation along the south side property line adjacent to Rolling Riviera is to be completed prior to the installation of the adjacent road while the wall/vegetation along the north side property line adjacent to Peninsula Verde is to be completed by January 31, 2018. Vince Reher raised concerns with potential impacts with removing mature foliage along the north perimeter as part of the process for installing the new wall. He acknowledged that progress is pending between the Peninsula Verde HOA and Green Hills. Bernadette Sabath noted that an alternative is to move the location of the wall. Vince Reher asked if the January 31, 2018 deadline could be extended if both parties need more time. Ara Mihranian stated that if both parties are diligently working together and are in agreement to extend the deadline, Staff will recommend that the City Council consider granting an extension as part of the next annual review. Tom Frew asked if the annual review was in November or January. Ara Mihranian confirmed that it's January.

V. Administration building remodel completion and proposed bathroom addition

Nick Resich informed the Committee that the Administration Building completed its remodel and obtained final occupancy from the City recently. He further noted that new applications have been submitted to the City to add another bathroom at the center of the Administration Building measuring less than 120 square feet in size and to expand the information booth by 70 square feet. So Kim explained that these applications are complete and public notifications will be issued next week with a 15 day comment period. Vince Reher asked why public notifications are necessary. So Kim explained that the Conditional Use Permit requires public notifications for all improvements on the property. Bernadette Sabath questioned if there has been an increase in interment services. Tom Frew replied that it's relatively the same with no significant increase. Ara Mihranian requested feedback on Green Hills' mobile application. Tom Frew replied that while some of the Peninsula Verde HOA members signed up for the map, none have in the Rolling Riviera HOA.

VI. New security gate and information booth expansion

Nick Resich reported that a new security gate has been installed at the entrance of the cemetery which is set on a motion timer. The gate automatically closes at 6:30pm allowing the security guards to drive around the premises to inform visitors of the park closure. Bernadette Sabath noted that a resident informed her of a security guard on a megaphone at 7pm encouraging visitors to leave the cemetery. She asked if the security guards can encourage visitors to leave earlier. Tom Frew explained that visitors may enter the cemetery up until the closing time of 6:30pm. He indicated that he is more concerned with the use of the megaphone and will be discussing the matter with his security team. Ara Mihranian questioned the height of the new security gate. Nick Resich replied that it is no taller than 3' in height. So Kim indicated that security gates are allowed up to 3.5' in height. Tom Frew noted that the challenge is restricting visitors from entering the cemetery by foot after hours.

VII. Inspiration Slope Terrace anticipated ground breaking date

Nick Resich explained that approximately 100 niches are designed within the Planning Commission-approved Vista Del Ponte retaining wall with art pieces in-between. He further noted that ground breaking will occur in December at the earliest.

VIII. Alta Vista sales map and Inspiration Slope private garden extension sales map filing

Steve Espolt distributed copies of the maps that were provided to the City at least 30-days prior to recordation. Bernadette Sabath asked if they were the same ones reported in the City's Weekly Administration Report and So Kim confirmed.

IX. Questions and comments

Glenn Cornell asked if Green Hills has a relationship with Highpark development in San Pedro and if they were experiencing any adverse impacts. He indicated that the developer was not communicative. Tom Frew replied that he is also in the dark and is not familiar with the progress of their development. Glenn Cornell noted that a large wall was constructed along the north property line of the Highpark development that doesn't appear necessary. Vince Reher noted that the developer is supposed to synchronize the signals to improve the traffic flow along Western Avenue. Chris Martin reported that at some point the Rolling Riviera HOA experienced changes in water pressure when Highpark development was watering the site during grading activity. Bernadette Sabath noted that the signal near Highpark development is mistimed. Vince Reher questioned if that right-of-way area is part of Rancho Palos Verdes, Los Angeles County, or Cal Trans jurisdiction. Ara Mihranian replied that he will talk to the City's Public Works Department and find out because Western Avenue is divided in terms of jurisdictional boundaries. Tom Frew noted that the second Green Hills quarterly newspaper will be published soon.