



## **GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE**

### **Summary Report of the September 11, 2017 Quarterly Meeting**

#### **Members Present**

Ara Mihranian, Director of Community Development  
So Kim, Planning Manager/Deputy Director  
Nick Resich, Green Hills Director of Buildings and Park Maintenance  
Thomas Frew, Green Hills CFO – General Manager  
Steven Espolt, Green Hills Manager of Strategic Planning and Compliance  
Leigh Kramer, Cerrell (Green Hills Public Relations Firm)  
Glenn Cornell, Rolling Riviera HOA  
Joe Gualeni, Rolling Riviera HOA  
Vince Reher, Peninsula Verde HOA  
Bernadette Sabath, Peninsula Verde HOA

#### **Summary of Discussion**

##### **I. Introductions and opening remarks**

So Kim welcomed the Committee and opened the meeting.

##### **II. Update on the north perimeter wall, vegetation screening, and feasibility of reduced setbacks for cremation plots**

Tom Frew distributed the attached letter providing an overview of the proposed perimeter wall along the north property line. An 8' brown granite vinyl fence is proposed as agreed to by the Peninsula Verde HOA ("PV HOA"). The existing chain link fence will remain in its current location and the new vinyl fence will be installed 2' south of the property line. The reason for the 2' setback is to maintain the existing vegetation and avoid having the PV HOA property owners remove portions of their fences/walls that are attached to the existing chain link fence. Green Hills will continue to plant and maintain the vegetation between the existing chain link fence and the vinyl wall. Bernadette Sabath asked how this area will be accessed. Tom Frew replied that there will be gates as part of the new vinyl fence to provide access. He further clarified that the swale between Green Hills and PV HOA properties will need to be maintained by the respective property owners. Green Hills will prepare a written acknowledgement letter for the PV HOA residents abutting the north property line, thereby recognizing that the 8' setback to the interment sites will remain; the PV HOA property owners will not remove the existing chain link fence and encroach/use the 2' area between the chain link fence and the new vinyl fence; and the PV HOA property owners will provide full disclosure of this to prospective buyers of their property. Should the existing chain link be removed and PV HOA property owners begin using the 2' area between the chain link fence and new vinyl fence,

Green Hills will seek restitution. Vince Reher asked what type of agreement was Green Hills intending on providing to the residents. Tom Frew responded that it will be a written agreement for the property owners to sign, as an assurance that everyone is on the same page. Bernadette asked if vegetation will be planted on the cemetery side of the new vinyl wall. Tom Frew clarified that while smaller vegetation will be planted within the 8' setback area to create a garden, taller vegetation will not be installed. He introduced their future plan to submit a request to the City to install 3' tall benches and walls within this portion of Area 4. These improvements will be consistent with other parts of the cemetery. So Kim noted that the current conditions prohibit structures above grade in Area 4 and Ara Mihranian noted that Green Hills will need to apply for a Conditional Use Permit Revision for the 3' tall benches and walls which could be considered at the same hearing as the annual review. Ara Mihranian further noted that that the condition regarding the location of the north property line wall will be further clarified as part of the next annual review.

### **III. Future utilization of Inspiration Slope rooftop and adjacent areas**

Vince Reher stated that he has received recent concerns from certain PV HOA residents regarding what appears to be burial services on the rooftop of the Inspiration Slope mausoleum building. In response, it was confirmed that the burial services are adjacent to and not on the rooftop areas. Vince Reher asked how the rooftop area will be used in the interim. Tom Frew replied that it will remain unused. Bernadette Sabath noted that it is difficult to distinguish the rooftop area versus the adjacent interment areas. Nick Resich responded that there is a sidewalk on the rooftop that separates these two areas.

### **IV. Reminder about Harvest Festival and change of operation hours**

Tom Frew reminded the Committee that the Harvest Festival will be held this Sunday between noon and 3pm. There will be live music, food trucks, and arts/crafts for children. Bernadette Sabath asked where the festival will be held. Tom Frew responded that it will be located at Arroyo Vista, which is the vacant area between the Administration Building and the Church Building along the south border. Bernadette asked if there was always live music and Tom Frew responded yes. Ara Mihranian suggested that the RHR HOA inform their members of the festival. Bernadette asked about Green Hills' policy with dogs. Tom Frew responded that while there is no written policy, service dogs are allowed on a leash and non-service dogs are not allowed. Tom Frew informed the Committee that as of November 1<sup>st</sup>, pursuant to the Council-adopted Conditions, the operation hours will change with the park closing at 5pm due to daylight savings.

### **V. Status on proposed improvements at Arroyo Vista**

Nick Resich introduced the proposed improvements at Arroyo Vista in Area 5. Glenn Cornell inquired how the water feature would be maintained if there were future water shortages. Nick Resich explained that the water features will be designed like a natural stream with rocks and vegetation. The water feature will not be continuously fed and it will use recycled water on a continuous loop.

### **VI. Questions and Comments**

Glenn Cornell asked about the future plans for Area 5. Tom Frew explained that incremental development will occur over 15 years, based on demand and the limited number of vaults that are received at one time. Glenn Cornell asked about the areas left for development on the

cemetery. Tom Frew explained that the main areas are Alta Vista located west of Inspiration Slope, Area 4 along the north property line, and Area 5. Joe Gualeni asked how large the proposed ponds were in Area 5. Nick Resich explained that each pond will be a quarter of the size of existing ponds on other parts of the cemetery. Glenn Cornell asked if there will be series of cement trucks and other equipment for the development of Area 5. Nick Resich explained that the scope of work is relatively small and will not include mass transportation and use of heavy trucks. Bernadette asked if Green Hills prepared a security report. Tom Frew responded that it was not prepared for this meeting.

## **VII. Adjournment**

The meeting adjourned at 4:47pm.