



October 24, 2017

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has approved, with conditions, a Major Grading Permit to conduct 41,200yd³ of balanced grading to accommodate the installation of vaults associated with earth interments, 3' tall walls, and water features in the unimproved portions of Area 5 (Arroyo Vista) of the City Council-Approved Master Plan for Green Hills Memorial Park (ZON2017-00324).

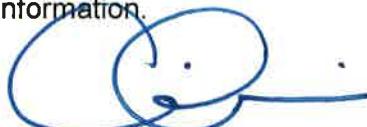
LOCATION: 27501 Western Avenue

APPLICANT/LANDOWNER: Green Hills Memorial Park

Said decision is subject to the Conditions of Approval set forth in the attached Exhibit "A".

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 5:30PM on Wednesday, November 8, 2017. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30PM on Tuesday, November 8, 2017.

If you have any questions regarding this application, please contact So Kim, Deputy Director/Planning Manager at (310) 544-5222 or via email at sok@rpvca.gov for further information.



Ara Mihranian, AICP
Director of Community Development

Enclosure

Cc: Property Owner
Properties within a 500' Radius
Interested Parties



MEMORANDUM

TO: ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT
FROM: SO KIM, DEPUTY DIRECTOR/PLANNING MANAGER
DATE: OCTOBER 23, 2017
SUBJECT: MAJOR GRADING PERMIT (CASE NO. ZON2017-00324) TO IMPROVE AREA 5 AT 27501 WESTERN AVENUE (GREEN HILLS MEMORIAL PARK); APPLICANT/OWNER – GREEN HILLS MEMORIAL PARK

RECOMMENDATION

Approve a Major Grading Permit to conduct 41,200yd³ of balanced grading to accommodate the installation of vaults associated with earth interments, 3' tall walls, and water features in the unimproved portions of Area 5 (Arroyo Vista) of the City Council-Approved Master Plan for Green Hills Memorial Park, subject to the Conditions of Approval in Exhibit "A" (Case No. ZON2017-00324).

BACKGROUND

On July 21, 2017, pursuant to Council-adopted Condition No. 2.a(6) of Resolution No. 2017-03, Green Hills Memorial Park submitted a Major Grading Permit application requesting to conduct earth movement to accommodate the installation of vaults associated with earth interments, 3' tall walls, and water features in the unimproved portions of Area 5 (Arroyo Vista) of the Master Plan of Green Hills Memorial Park. On August 7, 2017, the application was deemed incomplete for processing based on insufficient information on the plans. The Applicant submitted the requested information and on August 29, 2017, the application was deemed complete for processing.

On August 30, 2017, a 15-day public notice was provided to all property owners within 500' radius of the subject site for comments. Staff received four letters expressing concerns with the proposed project in response to the public notice, which are discussed in more detail under 'Additional Information' (see attachment).

SITE DESCRIPTION

Green Hills Memorial Park cemetery is located at 27501 Western Avenue in the northeast corner of the City, bordering the City of Lomita, the City of Rolling Hills Estates, and the City of Los Angeles. The cemetery was first established in 1948 and, at the time, was located within an unincorporated area of Los Angeles County. The property became part of the City of Rancho Palos Verdes when the "Eastview" area was annexed in 1984. The property is approximately 121-acres in size, and is a privately owned and operated cemetery facility within the City's Cemetery (C) Zoning District. The cemetery is bordered by residential uses to the north and south, a major street to the east (Western

Avenue), Rolling Hills Covenant Church and Palos Verdes Reservoir to the west. The operation of the cemetery is governed by a Conditional Use Permit approved by the City Council, most recently on January 31, 2017 under Resolution No. 2017-03. The cemetery operates Monday through Sunday, and consists of interments, mausoleum buildings, an office building, mortuary, chapel, flower shop, and a maintenance yard and related buildings.

PROJECT DESCRIPTION

The Applicant requests approval of a Major Grading Permit to conduct 41,200yd³ of balanced earth movement (20,600yd³ of cut and 20,600yd³ of fill) to accommodate the installation of vaults associated with earth interments in unimproved portions of Area 5 (Arroyo Vista) of the Master Plan. The proposed project includes individual interments, family estates, and lawn niche areas. Walls measuring 3' in height are proposed to enclose the family estate areas, along portions of the walkways, and water features. Water features include shallow ponds and channels measuring approximately 1' in depth are proposed as decorative features throughout Area 5. The water features will be designed with rocks and vegetation to resemble a natural drainage stream and pond, and will use recycled water on a continuous loop.

DISCUSSION

Major Grading Permit

Pursuant to City Council-adopted Resolution No. 2017-03, Condition No. 2.a(6), grading shall be permitted throughout the property, provided that the Director determines that the grading substantially complies with the Master Plan.

The Master Plan allows Area 5 to be developed with earth interments, and the proposed project consists of grading to accommodate the earth interments. No buildings, including mausoleum buildings, are proposed in this area. Condition No. 9 of Resolution No. 2017-03 permits approximately 137,000yd³ of grading in Areas 5 and 6. To date, a total of 27,169yd³ of grading has been conducted in Area 5 to accommodate future earth interment sites. The proposed 41,200yd³ of grading combined with the previous 27,169yd³ of grading, results in a total of 68,631yd³ of grading remaining for Areas 5 and 6. In assessing the project, the proposed contours are consistent with the baseline topography plan accepted by the City on April 12, 2016. The proposed water features and 3' tall walls are considered customary cemetery related features and are allowed without further review.

Condition No. 2.a(3) of City Council-adopted Resolution No. 2017-03 only requires Director review for cemetery related features over 3' in height. The proposed grading is consistent with the findings made by the City Council for the Master Plan in that the proposed grading is within the maximum allowed quantity of grading, the finished grades are consistent with the baseline topography, and the proposed use is permitted for Area 5. Therefore, the proposed project substantially complies with the Master Plan and the City Council-adopted Resolution No. 2017-03.

ADDITIONAL INFORMATION

Public Correspondence

Staff received 4 letters in response to the public notice (see attached). Three of the letters were from the Rolling Hills Riviera HOA residents adjacent to the southerly property line expressing concerns related to the potential diversion of surface and groundwater as a result of the proposed project. The

remaining letter was from a Vista Verde HOA resident adjacent to the northwesterly property line expressing concerns related to the quantity of earth movement; number of interments; soils report compliance; non-compliance with Resolution No. 2017-03 Condition Nos. 9(b) and 9(f); and setbacks. These concerns are discussed below.

Potential Diversion of Water Runoff

The proposed project may result in diverting water runoff onto the properties adjacent to the southern property line. The residents request that appropriate studies be required to prevent the diversion of water runoff.

Staff's Response: As part of the City's Grading permit process, the Applicant will be required to submit a drainage plan for review and approval by the City Engineer prior to permit issuance by the Building and Safety Division. The drainage plan will, among other things, identify how ground runoff will be collected and diverted to the appropriate drainage inlets to ensure that drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage will be required to be contained on site or directed to an approved drainage facility (California Building Code Section J109.4 – Drainage across property lines). Furthermore, the City accepted a survey dated April 12, 2016 as the baseline topographic plan for the cemetery. The contour lines on the proposed plan shows no change to the existing grades. As a result, there should be no changes to existing runoff flows at the project area.

Quantity of Earth Movement

It is not clear whether the proposed quantity of grading falls within the permitted levels of grading for Areas 5 and 6.

Staff's Response: As discussed above, Condition No. 9 of Resolution No. 2017-03 permits approximately 137,000yd³ of grading in Areas 5 and 6 to accommodate improvements associated with earth interments. To date, a total of 27,169yd³ of grading has been conducted in Area 5. With the proposed 41,200yd³ of grading combined with the previous 27,169yd³ of grading, a total of 68,631yd³ of grading remaining for Areas 5 and 6. Staff has determined that the proposed grading is consistent with the findings made by the City Council for the Master Plan and the proposed contours will continue to resemble the existing contours as memorialized in the City-accepted topographic plan in 2016. Therefore, the proposed amount of grading falls within the permitted level of grading for Areas 5 and 6.

Number of Interments

The total number of proposed earth interments are unknown and may not be consistent with the Green Hills Master Plan.

Staff's Response: The Master Plan is a conceptual document that illustrates the long-term vision of the built-out scenario for the Green Hill cemetery. Actual development of individual areas require separate review by the City as reflected in the Council-adopted Conditions of Approval. As a result, the number of earth interments and design of buildings, for example, are subject to change based on a more in-depth review of separate applications. Additionally, the Master Plan acknowledges a gradual increase in the number of interments over time. As a result, there is no maximum number of interments set by the Council-approved Master Plan. Therefore, the Applicant is not required to provide the City with the proposed number of interments. Nonetheless, the Grading Plans submitted by the Applicant indicate the following number of interments:

- 3,894 lawn crypts
- 150 semi-private (up to 6 crypts per area)
- 450 family estate (up to 5 crypts per area)
- 291 lawn niches

Soils Report

A soils report should be required prior to the Director's decision pursuant to Condition No. 1(j) of Resolution No. 2017-03.

Staff's Response: The Applicant is required to submit a soils report to be reviewed and approved by the City Geologist prior to permit issuance by the Building and Safety Division. A Condition of Approval to this effect has been added to Exhibit "A". It should be noted that this soils report requirement has no relation to Condition 1(j) which requires a soils testing protocol report be submitted to the City Council prior to the next annual review (which is tentatively scheduled to occur in February 2018).

Non-Compliance with Condition Nos. 9(b) and 9(f) of Resolution No. 2017-03

The Major Grading Permit cannot be approved by the Director as Green Hills has not complied with Condition Nos. 9(b) and 9(f).

Staff's Response: Condition No. 9(b) requires Green Hills to develop a plan for Area 6 to mitigate the unsightly aesthetic conditions related to the stockpiling, storage of materials, and trash through improved screening and dust control measures. The plan shall include time frames for installing and maintaining the screening and dust control measures. The Applicant submitted the plan, which was approved by Staff in February 2017. This plan identifies trash bin locations, storage areas, and the location, color, and material of the new chain link fence screening the entire area. Based on this plan, Staff believes the Applicant is in compliance with this condition. Condition 9(f) requires the installation of screening along the south perimeter wall prior to the completion of the roadway. Green Hills has not submitted plans to improve said street. Therefore, Condition No. 9(f) is not required for compliance at this time. That said, Applicant has been working with the neighboring Rolling Riviera Homeowner's Association and Neighbors to develop a mutually agreeable fencing plan along the southern property line. At this time, a final design has not been selected.

Updated Master Site Plan

The Grading Permit should not be approved until an updated Master Site Plan is submitted indicating that the proposed improvements are in compliance with the 20' south setback.

Staff's Response: For earth interments, a 20' setback is required from the south property line. The proposed plans show the existing perimeter wall, what appears to be a future landscape area, a 26' wide roadway, and a side walk between the south property line and the edge of the earth interments in Area 5. Based on the project plans, there is more than a 20' setback between the south property line and the proposed interments.

Environmental Assessment

On April 24, 2007, the Planning Commission adopted P.C. Resolution No. 2007-32, thereby adopting a Mitigated Negative Declaration (MND) for an Environmental Assessment for Case No. ZON2003-00086 (Conditional Use Permit No. 55 Revision "D") for the Green Hills Cemetery Master

Plan. In adopting the Mitigated Negative Declaration, the Planning Commission found: 1) that there would be no significant adverse environmental impacts resulting from the adoption of the Green Hills Cemetery Master Plan; and 2) that with mitigation measures there would be no significant adverse environmental impacts resulting from the proposed Master Plan. Subsequently, there were three separate addendums approved for miscellaneous improvements, which were determined to be within the scope of the previously adopted MND.

The City Council conducted Annual Reviews of the Applicant's compliance with the Conditions of Approval associated with the Conditional Use Permit for the Master Plan in 2015 and most recently in 2017. On January 31, 2017, the City Council adopted Resolution No. 2017-03, thereby approving revisions to the Conditions of Approval that are consistent and in line with the Conditional Use Permit findings. No further environmental review was considered necessary as the modifications to the Council-adopted Conditions of Approval reduces the impacts of those operations on adjacent properties; constitutes minor alterations to existing structures or facilities involving negligible or no expansion of use; and will not have a significant effect on the environment.

The proposed project involving 41,200yd³ of grading to accommodate the installation of vaults and other customary cemetery features has been determined to be in compliance with the City Council-adopted Conditions of Approval for the Master Plan (Resolution 2017-03), as evidenced in the discussions under 'Grading Permit' above. Therefore, the proposed project is within the scope of the previously adopted MND and no further environmental review is necessary.

Permit Streamlining Act

Pursuant to the Permit Streamlining Act, since the application was deemed complete on August 29, 2017, the action decision deadline is October 28, 2017.

CONCLUSION

Based upon the discussion above, Staff recommends the Director approve the requested Grading Permit to conduct 41,200yd³ of balanced grading to accommodate the installation of vaults associated with earth interments, 3' tall walls, and water features in the unimproved portions of Area 5 (Arroyo Vista) of the Master Plan for Green Hills Memorial Park, subject to the Conditions of Approval in Exhibit "A" (Case No. ZON2017-00324).

ALTERNATIVES

In addition to Staff's recommendation, the following alternatives are available for the Director's consideration:

1. Identify any issues of concern and direct the Applicant to re-design and resubmit the application (Case No. ZON2017-00324); or,
2. Deny, without prejudice, the Major Grading Permit (Case No. ZON2017-00324).

Approved pursuant to Staff's Recommendation.

Accepted:



Ara Mihrahanian

Director of Community Development

Dated

10.23.17

ATTACHMENTS

- Conditions of Approval – Exhibit “A”
- Public Correspondence
- Project Plans

Exhibit "A"
Conditions of Approval
Green Hills Memorial Park
Grading Permit (Case No. ZON2017-00324)

General Conditions:

1. This approval allows 41,200yd³ of balanced grading (20,600yd³ of cut and 20,600yd³ of fill) to accommodate the installation of vaults associated with earth interments in the unimproved portions of Area 5 (Arroyo Vista) of the Master Plan. Walls measuring 3' in height are approved to enclose the family estate areas, along portions of the walkways and water features (shallow ponds and channels approximately 1' in depth).
2. **Prior to any permit issuance**, the water features (shallow ponds and channels) shall be designed utilizing rocks and vegetation to resemble a natural pond and stream as deemed acceptable by the Director of Community Development.
3. The Conditions of Approval under Resolution No. 2017-03 shall remain in full force and effect, unless amended in the future by the City Council in which those Conditions of Approval shall remain in full force and effect, in combination with the conditions set forth herein.
4. Prior to the submittal of plans into Building and Safety Plan Check, the Applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Exhibit "A". Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
5. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
6. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
7. Pursuant to Council-adopted Condition No. 2.a(1), the Director of Community Development is authorized to make minor modifications through a Grading Permit to the approved plans and any of the conditions that will achieve substantially the same results as would strict compliance with such plans and conditions. Any substantial change to the project shall require approval of a revision by the final body that approved the original project, which may require new and separate environmental review.

8. The project development on the site shall conform to the specific standards contained in these Conditions of Approval or, if not addressed herein, shall conform to the cemetery development standards of the City's Municipal Code, Conditions of Approval, including but not limited to height, setback and lot coverage standards.
9. Failure to comply with and adhere to all of these Conditions of Approval and the Conditions of Approval set forth in City Council-adopted Resolution No. 2017-03 or future related Council-adopted Resolutions, may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
10. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
11. Unless otherwise designated in these Conditions of Approval, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Exhibit "A".
12. This approval is only for the items described within these Conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
14. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. All landscape pruning, including but not limited to grass, leaves, branches, fertilizer, etc., shall be properly stored in areas with minimal visual impact to adjacent homeowners, and shall be stored in appropriate containers and disposed of in a lawful manner.
15. When not being used in the daily operations of the cemetery, equipment and supplies shall be stored in areas with minimal visual impact to adjacent homeowners or in the maintenance yard if possible. Equipment and supplies shall be neatly stacked so they do not pose a safety hazard or become a property maintenance issue. All landscaping equipment and vehicles, and all vehicles used for maintenance and/or burial preparation shall be stored in the maintenance yard.
16. Construction and grading activities, including but not limited to equipment warm up, geologic investigations, interments excavation for placement of vaults and installation or removal of

large landscape materials or landscaping maintenance shall be limited to 7:00 a.m. to 4:00 p.m. on weekdays only. Notwithstanding the foregoing, within 120 feet of any property line abutting a Residential Zoning District, no construction or grading, including grading operations to prepare sites for earth interments, shall occur before 9:00 a.m. or after 3:30 p.m. All equipment shall be equipped with a muffler to reduce on-site grading and construction noise levels.

17. Construction shall not impede on pedestrian and vehicular circulation, including ingress and egress to the subject property.
18. **Prior to any permit issuance**, all applicable soils/geotechnical reports shall be approved by the City's Geologist.
19. **Prior to any permit issuance**, all applicable drainage plans shall be reviewed and approved by the City Engineer.

From: [Jane Gualeni](#)
To: [So Kim](#)
Subject: Public Comment Green Hills Permit
Date: Wednesday, September 13, 2017 10:03:40 PM

Dear Mayor Pro Tem Duhovic, City Council Members, Planning Commissioners and Staff,

As a property owner on Avenida Feliciano, we are writing to express our opposition to Green Hills' latest application for a grading permit (Case No. ZON2017-00324). In it, Green Hills (GH) proposes to move more than 40,000 cubic yards of dirt and to bury an indeterminate number of concrete vaults in what it calls Area 5. Such activity may have the effect of diverting surface water (in the case of heavy rains) and groundwater to our property and other properties which back up to Green Hills' southern border.

Accordingly, we ask that before the city grants GH this or any further permits to grade or bury more vaults near GH's southern border, the city conduct (or have conducted) appropriate studies to determine the impact such activities could have on the flow of surface and groundwater in the area and determine what measures should be taken in order to prevent diversion of such waters to the properties which lie along GH's southern border.

Thank you,
Joseph and Jane Gualeni
2087 Avenida Feliciano
RPV

From: [Tony Mancusi](#)
To: [So Kim](#)
Cc: [Jane Gualeni](#)
Subject: Green Hills
Date: Wednesday, September 13, 2017 3:01:56 PM

Ms Kim,

As a property owner on Avenida Feliciano, I am writing to express my opposition to Green Hills' latest application for a grading permit (Case No. ZON2017-00324). In it, Green Hills (GH)proposes to move more than 40,000 cubic yards of dirt and to bury an indeterminate number of concrete vaults in what it calls Area 5. Such activity may have the effect of diverting surface water (in the case of heavy rains) and groundwater to my property and other properties which back up to Green Hills' southern border.

Accordingly, I ask that before the city grants GH this or any further permits to grade or bury more vaults near GH's southern border, the city conduct (or have conducted) appropriate studies to determine the impact such activities could have on the flow of surface and groundwater in the area and determine what measures should be taken in order to prevent diversion of such waters to the properties which lie along GH's southern border.

Thank you,

Anthony & Vickie Mancusi

2055 Avenida Feliciano RPV

Sent from my iPhone

From: [eric_perez](#)
To: [So Kim](#)
Subject: Green Hills
Date: Thursday, September 14, 2017 6:18:42 AM

> Ms. Kim:
>
> As a property owner on Avenida Feliciano, I am writing to express my opposition to Green Hills' latest application for a grading permit (Case No. ZON2017-00324). In it, Green Hills (GH)proposes to move more than 40,000 cubic yards of dirt and to bury an indeterminate number of concrete vaults in what it calls Area 5. Such activity may have the effect of diverting surface water (in the case of heavy rains) and groundwater to my property and other properties which back up to Green Hills' southern border.
>
> Accordingly, I ask that before the city grants GH this or any further permits to grade or bury more vaults near GH's southern border, the city conduct (or have conducted) appropriate studies to determine the impact such activities could have on the flow of surface and groundwater in the area and determine what measures should be taken in order to prevent diversion of such waters to the properties which lie along GH's southern border.
>
> Thank you,
>
> Janice Perez

**COMMENTS OF SHARON LOVEYS IN RESPONSE TO NOTICE DAYED AUGUST 30, 2017
OF GREEN HILLS REQUEST FOR GRADING PERMIT APPLICATION
CASE NO. ZON2017-00324**

RECEIVED
SEPT 4 2017
COMMENTARY
APPLICATION
DEPARTMENT

The Grading Permit should not be approved for the following reasons:

1. The Director cannot make a “Finding” that the proposed “project” (the issuance of a ‘Grading Permit’) is in substantial compliance with the Green Hills Master Plan because it is not clear whether the proposed amount of cubic yards proposed to be graded falls within the permitted level of grading for Areas 5 and 6 contemplated under the Master Plan. The situation is confusing and needs to be clarified as follows:
 - a. Under the Master Plan Area 5 contemplated “gross dirt movement” of 79,252 cubic yards. Area 6 was permitted up to 201,421 cubic yards. This total was later modified on January 31, 2017, as per Resolution No. 2017-03 to a combined 137,000 cubic yards for both Areas 5 and 6 (See Below).
 - b. It needs to be clarified how the proposed 41,200 cubic yards of “gross dirt movement” contemplated by this grading permit fits within the above-stated parameters. Until that “finding” is made, the permit cannot be approved.
2. The Director cannot make a “Finding” that the proposed “project” (the issuance of a ‘Grading Permit’) is in substantial compliance with the Green Hills Master Plan because the total number of “earth interments” to be permitted under the Grading Permit Application is not made clear; nor can it be determined whether the ‘density’ and ‘intensity’ of the proposed use (i.e. the number of “earth interments”) is consistent with the number permitted under the Master Plan. That is because there has never been a complete and thorough inventory under any of the past compliance review procedures and protocols as to whether the total number of “earth interments” in place is consistent with the total number of “earth interments” contemplated and “permitted” under the Green Hills Master Plan. Until such an inventory has been completed and approved by the Planning Commission, the Director cannot make a “Finding” that the proposed number of “vaults” to be installed (again not specified) is consistent with the number permitted under the Master Plan. If the number is not consistent, then instead of a “Permit Application”, Green Hills must apply for and procure an amendment to the Green Hills Master Plan, or otherwise seek a variance.
3. The Director cannot approve a Grading Permit in the absence of the Director’s receipt and approval of a soils report as required under Item No.1(j) of the Master Plan Conditions.
4. The Director cannot approve this Grading Permit because Green Hills has not complied with the requirements of Item 9(b) (reprinted below) to provide to the City and to the Public a plan for review and approval by the Director of unsightly aesthetic conditions relating to the

stock-piling, storage of materials and vaults, and trash, including screening and dust control measures.

5. The Director cannot approve this Grading Permit until Green Hills delivers a plan for proper landscaping buffering consistent with Item No. 9(f) of the revised Master Plan Conditions (reprinted below).

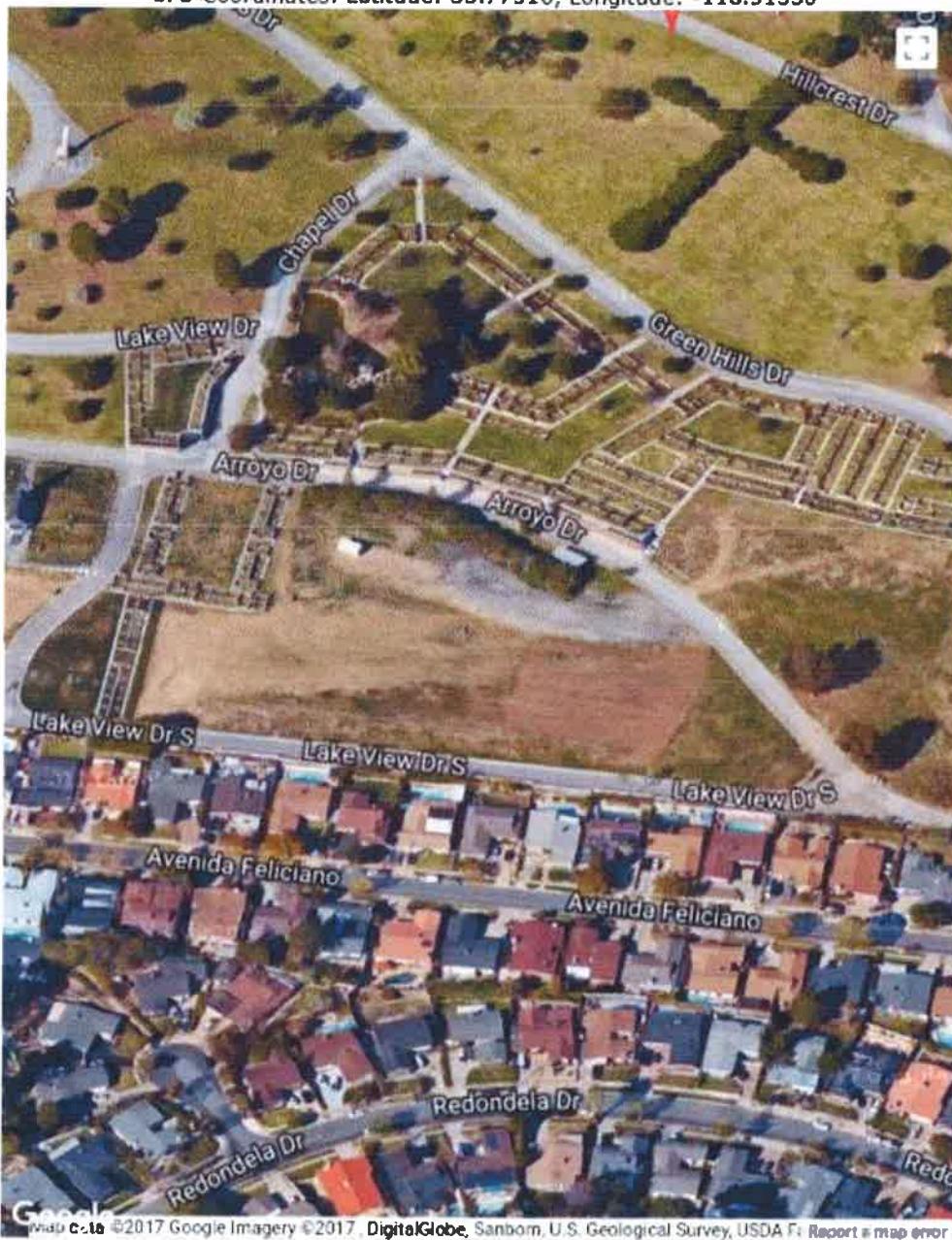
6. The Director cannot approve this Grading Permit unless and until the Director has further amended the visual depiction of the Green Hills Master Plan to bring it into conformity with the noted set-back distances (20 feet to the south and clarifies the road and landscape buffer and whether said road and landscape buffer are included within the boundaries of the set-back).

Green Hills Memorial Park

[Info](#) [Map](#)

Interactive map and GPS data:

GPS Coordinates: Latitude: 33.77310, Longitude: -118.31330



Area 5 – Depiction of “Area 5” from Green Hills Website showing vacant land to be used for “earth interments” by Green Hills. Under the Master Plan, Area 5 is stated to be “Lake View Garden” (See Below).

Approved are 3,440 Double-Depth Lawn Crypts and 58 Family Estates. Lawn Crypts are considered "ground burials" (legally known as "earth interments" (Health & Safety Code Section 7009 (Definition of "Interment"); Health & Safety Code Section 7013 (definition of "Burial"); Health & Safety Code Section 7014 (Definition of "Grave").

AREA 4 NORTH TERRACE GARDEN

3.2 Acres Total Development

Ground Burials
2921 Double Depth Lawn Crypts
Family Estates
200 Family Estates (8 – 12 capacity)

AREA 5 LAKE VIEW GARDEN

5.0 Acres total Development

Ground Burials
3440 Double Depth Lawn Crypts
Family Estates
58 Family Estates (8 – 12 capacity)

AREA 6 LAKE VIEW TERRACE

6.95 Acres Total Development

Three level Mausoleum Development (One level at grade, two levels below grade) / 2.75 acres total building footprint
Five separate buildings
7812 crypts / 4680 niches total interment count
Building height per Resolution No. 91-7
Ground Burials
3120 Double Depth Lawn Crypts

AREA 7 SOUTH WEST TERRACE

1.63 Acres Total Development

Two level mausoleum (One level at grade, one level below grade)
Mausoleum to be constructed as five separate phases
1248 crypts in each phase / 6240 total crypt count
Building height per Resolution 91-7
Ground Burials
510 Double Depth Lawn Crypts

9. Areas 5 and 6:

a. Grading. Approximately 137,000 cubic yards of grading is permitted to accommodate future mausoleum buildings and earth interments.

PREVIOUSLY CONDITION NO. 1.h OF RESOLUTION NO. 2015-102.
AMENDED ON JANUARY 31, 2017 PER RESOLUTION NO. 2017-03.

b. Excess Material/Stockpiling. Excess earth material resulting from interment sites, ground spoils, construction, or site grading, shall be permitted to be stored/stockpiled. No later than May 5, 2017, the property owner shall develop a plan for review and approval by the Director that mitigates the unsightly aesthetic conditions related to the stockpiling, storage of materials and trash through improved screening and dust control measures. The plan shall include time frames for installing and maintaining the screening and dust control measures.

PREVIOUSLY CONDITION NO. 1h OF RESOLUTION NO. 2015-102.
AMENDED ON JANUARY 31, 2017 PER RESOLUTION NO. 2017-03.

c. Mausoleums in Area 6. Allow 5 separate mausoleum buildings with each footprint measuring approximately 24,000 square feet, subject to City Council review as described in Condition No. 2b.

d. Structure Setbacks:

West: 5 feet
South: 40 feet

e. Earth Interments Setbacks:

West: 5 feet
South: 20 feet (presumes 8 foot landscape buffer and 10 foot wide roadway)

f. Landscape Screening. Landscaping shall be planted within 8' of the south perimeter wall on the cemetery side prior to the completion of the roadway (refer to Condition 11.g above) for screening purposes. Landscaping shall measure at least 8 feet in height from adjacent grade. Neither the existing nor proposed landscaping shall significantly impair any near or far view as defined by the Development Code. The property owner shall be responsible for continuous maintenance of this landscaping.

PREVIOUSLY CONDITION NO. 20.b OF RESOLUTION NO. 2015-102.
AMENDED ON JANUARY 31, 2017 PER RESOLUTION NO. 2017-03.