



GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE

Summary Report of the December 12, 2017 Quarterly Meeting

Members Present

Ara Mihranian, Director of Community Development
So Kim, Deputy Director/Planning Manager
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. Topographic baseline surveys prepared by Bolton Engineering Corp.

So Kim presented topographic baseline surveys and City-approved grading plans dated 1998, 2011, 2016, and 2017, explaining the differences and similarities. Vince Reher asked if the City has the ability to approve plans at any given time. So Kim explained that prior to the adoption of City Council-approved Resolution No. 2017-03, the City did have the ability to approve certain plans over-the-counter. However, similar proposals now require at least Director-level review, which is appealable to the Planning Commission. Glenn Cornell asked when drainage review is done and asked if the public may look at drainage plans. So Kim explained that drainage review is typically required during plan check review, which is after Planning Division approval. She further explained that any plans submitted to the City, including drainage plans, are considered a public record and available to view.

III. Current conditions of Areas 5 and 6.

Glenn Cornell stated that stockpile of vaults in Area 6 are visible from residences along the southerly border and has never seen this at other cemeteries, questioning why this is occurring at Green Hills. He explained that trees and other shrubbery to screen the area is just a bandage to the situation and requested that it be cleaned up. Tom Frew presented a picture of the area that was taken days prior and explained that the stockpile area is at least 100' way

from the properties along the southern border. Nick Resich stated that it's likely 600' to 700' away. Joel Gualeni stated that it appears to be 200' away. Glenn Cornell questioned the need for stockpiling vaults. Tom Frew explained that the cemetery has only 1 or 2 suppliers, who are only able to provide a small number of vaults per day. Therefore, Green Hills need to accumulate enough vaults to bury it in needed areas at a single time. Vince Reher asked if Rose Hills cemetery also stockpiles vaults. Steve Espolt explained that this is common practice for all cemeteries, and most of them stockpile near the construction area. Joe Gualeni asked when Area 6 would be developed. Tom Frew responded that he will likely not be around when it needs to be developed. Nick Resich asked if Area 6 is visible only from the second floor of the residences and that Green Hills recently planted additional foliage along the southern border to screen the site. Joe Gualeni confirmed that the view of the stockpile is from his second floor and stated that it's too close and visible. Tom Frew mentioned that Chris Martin and Glenn Cornell were supposed to work with Green Hills to figure out necessary screening. Joe Gualeni mentioned that he was not aware. Glenn Cornell stated that his understanding of the landscape planting was to screen future mausoleums. Ara Mihranian stated that the Neighborhood Advisory Committee has been trying to work this out since the 1st quarterly meeting. Green Hills has been proactive and has been waiting for Rolling Riviera HOA to obtain consensus with its neighborhood and reach out to Green Hills. He suggested that perhaps Joe Gualeni take the lead as there has been no process with Rolling Riviera HOA. Joe Gualeni agreed. Nick Resich stated that he provided Jane Gualeni with various tree options and has yet to hear from her. Ara Mihranian stated that unlike Rolling Riviera HOA, the Peninsula Verde HOA has been diligently working with Green Hills since the 1st meeting and has come to an agreement on the type of barrier along the north border. Glenn Cornell stated that shrubbery can only do so much, and it's about what's going on behind the shrubbery and how the construction and stockpile will be monitored. Ara Mihranian explained that the inspectors will conduct inspections throughout the construction process and the Applicant is required to submit an as-built topographical survey to ensure consistency with the approved plans. He further noted that stockpile is allowed in Area 6, provided the area is properly screened. If it's unsightly, the residents should call the City. Vince Reher reiterated to Glenn Cornell that both HOAs were invited to participate in the proactive process. Ara Mihranian urged the Rolling Riviera HOA to work with Green Hills regarding the barrier and landscaping screening along the southerly border. Tom Frew invited Joe Gualeni to work with them to move forward with the new management team. He stated that the new team spent a lot of time to clean up Area 6 as well as other matters.

IV. Estimated timeline and plans for the construction of the southern border wall.

Tom Frew stated that if Rolling Riviera HOA desires the wall to be constructed now, Green Hills will do it. He urged Rolling Riviera HOA to begin discussions with Green Hills.

V. Status of soils testing protocol.

Tom Frew stated that their attorney Ellen Berkowitz is reviewing the final draft. Once the review is complete, Green Hills will provide the draft to the City to review, well in advance of the annual review meeting in January 2018. He also clarified that this document is a soils testing protocol. Ara Mihranian clarified that a soils testing protocol, not soils testing, is required to be submitted to the City prior to the next annual review.

VI. Grading Permit application (ZON2017-00324).

Glenn Cornell stated that the recently approved Grading Permit is not consistent with the number of interments listed on the 2007 Master Plan. So Kim explained that the 2007 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. Ara Mihranian further explained that the City does not look at density because of this very issue and that as there appears to be some confusion about the purpose of the Master Plan, it will be clarified better at the next annual review.

VII. Letter of acknowledgement to Peninsula Verde HOA residents.

Vince Reher moved this topic to the next quarterly meeting due to time constraints.

VIII. Clarification of current planning and approval process for large projects.

Vince Reher distributed a letter (attached) and stated that there is a confusion about the City's application process. He noted that the public doesn't have a clear understanding of various documents, especially the Master Plan, and requested a better clarification of the planning process. Tom Frew asked if the process Green Hills is going through is any different from other applications. Bernadette Sabath asked if this process can be explained using Airbnb as a comparison. Ara Mihranian explained that Airbnb is a use issue and not construction related. From a construction standpoint, Green Hills is not treated any differently than other applications. The Planning Division looks at aesthetics, compliance with the Code, operation impacts, and mitigation measures. If all looks good, the application is approved. Then the application is submitted for structural plan review with the Building and Safety Division, which includes engineering. Vince Reher stated that individual construction is clear cut as it's guided by the current Municipal Code and view assessments, while Green Hills is based on a conditions tied to a Conditional Use Permit. Ara Mihranian stated that the Master Plan will be clarified better at the next annual review.

IX. Long-term plan for cemetery maintenance.

Vince Reher asked about Green Hills' future plan after complete buildout and clarification of maintenance if the cemetery was to be bankrupt. Tom Frew stated that the cemetery is governed by Department of Consumer Affairs and the endowment care has a rough balance of \$35 million for the property. He further explained that the Department of Consumer Affairs has a formula for end care and that there is a brief description of what an endowment care is on their website, although not in greatest detail. He noted that he will work on a better explanation to provide to the public. Vince Reher asked if there was a pre-application process that requires public review and input for applications. So Kim provided a brief step-by-step process, using the recently approved Grading Permit as an example. She further clarified that the City is subject to a 30-day Permit Streamlining Act, which means that the City must deem a project incomplete or complete within the timeframe. Until an application is deemed complete, the City is not required to solicit public input on applications. Vince Reher stated that this was not made clear in the recent application and that it should be explained in future Staff

Reports. So Kim replied that this is standard information that is included in all Staff Reports under the 'Background Information' section. Ara Mihranian offered to explain the entire planning process at future HOA meetings upon request.

X. Next Green Hills Conditional Use Permit review.

Vince Reher asked if Green Hills will be proposing any Conditional Use Permit revisions other than Area 4. Tom Frew responded that Green Hills may propose a change in operation hours for consistency with seasonal time changes. Ara Mihranian requested that the HOAs and Green Hills provide comments to the existing Conditions of Approval in preparation of the annual review.

VI. Questions and Comments

None.

VII. Adjournment

The meeting adjourned at 5:27pm.