



GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE

Summary Report of the June 29, 2018 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)
Joe Gualeni, Rolling Riviera HOA
Chris Martin, Rolling Riviera HOA
Vince Reher, Peninsula Verde HOA
Bernadette Sabath, Peninsula Verde HOA
Dave Turner, Peninsula Verde HOA

Summary of Discussion

I. Introductions and opening remarks

So Kim welcomed the Committee and opened the meeting at 10 AM.

II. Follow-up on the June 26, 2018 Planning Commission Appeal Hearing

Tom Frew questioned if it's proper City protocol to allow Glenn Cornell to speak on behalf of the Appellant, Sharon Loveys, at the public hearing. Ara Mihranian replied that it is not proper protocol and should not have happened. Vince Reher questioned if Glenn Cornell was representing the Rolling Riviera HOA at the public hearing. So Kim stated that Glenn Cornell introduced himself as the representative of his HOA at the meeting. Ara Mihranian stated that the appeal was not warranted as the reasons for the appeal were not related to the merits of the project. Chris Martin asked if City Council chose to not regulate density at the cemetery. Ara Mihranian explained that the City Council has the discretion to regulate or not regulate density and they have chosen not to. Tom Frew noted that there is a trend towards cremations over traditional burials, but this doesn't mean there is an increase in burial activity. Nick explained that the trend towards cremations make it more difficult to retain business as some people prefer to have cremation urns and keep them at their homes. Ara Mihranian asked why cremations are preferred. Tom Frew responded that especially with the baby boomers, it is more about celebrating instead of mourning, with less emphasis on religion. He explained that the preference may be also due to niches being less expensive. He also mentioned that Green Hills are forced to plan ahead to anticipate appeal filings against their City applications, which extends the processing time to 12 months.

III. Status on the North Perimeter Wall

Vince Reher thanked Green Hills as he has only received positive feedback on the recent construction of the north perimeter wall. He asked if the eastern end could be closed off to prevent public access and noted gaps along an existing steps. Nick Resich responded that he would look into addressing the matter and suggested that the gaps in the steps be filled with gravel or install modules, provided that the City will authorize it. Ara Mihranian replied yes. Nick Resich mentioned that the existing chain link fence was replaced and slats were installed. Vince Reher expressed his satisfaction. He also mentioned that there is a utility line on top of the swale that needs repair. Nick Resich replied that the cable/fiber optic line appears to be feeding the condominiums in the City of Lomita. He speculated that there may be an easement over the swale for those lines and the residents will need to contact the utility company. Ara Mihranian suggested contacting the condominium complex management to find out which cable company they're using and noted that this is a private matter and the City will not be involved.

IV. South Perimeter Wall

Joe Gualeni stated that they are diligently working with Green Hills and are in the final stages of the design.

V. Questions and Comments

Dave Turner asked what the park rules are for drones. Tom Frew replied that no drones are allowed for privacy reasons, unless it's for 1-day filming activity. Nick Resich stated that the park rules do not specifically address kites, but it would be considered sports activity, which is not allowed. Tom Frew noted that service dogs are allowed and leashes are required. Ara Mihranian requested that Green Hills notify the City at least 1-week in advance prior to using drones. Chris Martin requested that there be improved dust control. Tom Frew mentioned that the recent dust impacts may have been caused by reorganizing Area 6 to create a flat area to relocate the vaults. Nick Resich explained that they use water trucks, but cannot use too frequently as it may cause a flood. He said that he would look into installing gravel to further mitigate dust impacts.

VI. Adjournment

The meeting adjourned at 10:40 AM.