



GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE

Summary Report of the July 26, 2021 Meeting

Members Present

Ken Rukavina, Director of Community Development

Amy Seeraty, Senior Planner

Nick Resich, Green Hills Director of Buildings and Park Maintenance

Steven Espolt, Green Hills Manager of Strategic Planning and Compliance

Dave Turner, Peninsula Verde HOA

Vince Reher, Peninsula Verde HOA

Matt Howells, Rolling Riviera HOA

Tim Esposito, Rolling Riviera HOA

Summary of Discussion

I. Introductions and Opening Remarks

II. Project/construction update at Green Hills Memorial Park.

Green Hills (GH) Staff mentioned the grading permit they have recently submitted for the Sky Ridge area of Area Four of the Master Plan. They also mentioned that the other projects that have been under construction are either finished or almost completed. They also state that one of the main reasons they wanted to hold an NAC meeting at this time is to apprise the NAC that they are trying to increase the height of a portion of the southern property line wall, up to the 8 feet height allowed by the Conditional Use Permit. They are looking to extend the portion that is already 8 feet in height further towards Western Avenue. This will be accomplished by installing a matching vinyl panel on top of the existing block wall.

Mr. Howells then commented that he appreciates GH working on this issue with him, as he has small children and wants to increase the privacy that will improved once the podocarpus trees that were planted grow taller. GH Staff also clarified later in the meeting that the fence addition will be flush to the existing wall, i.e., there will be no gap between the top of the wall and the fence portion. GH Staff also mentioned that they will completing maintenance on the podocarpus soon to help them grow and that they will clean up any clippings that may fall into the neighboring properties.

The last item that GH updated the Committee about was regarding the lawn crypts at top of Inspiration Slope Mausolem. They had an agreement originally when the structure was built that the crypts could be installed, but not used until GH asked the City for permission. GH staff stated that they are now looking for permission to proceed with using these spaces.

Mr. Turner asked if this was because other areas along the sides had filled up, and GH staff stated that it was because they are trying to plan ahead for space that they need, and also try to use sites away from property lines first when possible. No construction would be required in order for them to begin using this area.

Discussion ensued about the Inspiration Gardens area that was being completed and the currently proposed grading at Sky Ridge. GH staff also informed the committee that they have increased number of security personnel on the weekends.

III. Questions and Comments

Mr. Howells asked what type of machinery is allowed on the weekend. Mr. Resich stated that they use different machinery for construction and burials, and only use burial related machinery on the weekends. Mr. Howells also inquired what the anticipated timeline is for the fencing installation on top of the existing wall. Mr. Resich stated that it was scheduled prior to this meeting, but that the first available opening was in October. Discussion ensued further about the fence details, including why additional blocks were not just added to the existing wall (engineering issue), location (would start two houses away from Mr. Howells and then run about 500 feet towards Western Ave.) City Staff mentioned that a site plan and elevation of the proposed fence would be needed, simply to document the proposal.

Discussion ensued about the music on the property, and GH staff stated they try to not allow music on the periphery of the property, and limit the length of time that the music plays. There was also further discussion about what type of additional security has been added, and what can be done if there are issues after hours. GH staff stated that they have retained four off-duty officers who are trained in de-escalation techniques. Mr. Turner asked how late the security staff are there, and Mr. Resich responded that security leaves at 10:30 but there is a 24-hour line for emergencies.

Mr. Howell also asked about drones, as he recently saw some at night at his property. GH staff stated they do not allow them, unless they are FAA approved and approved by GH, and only during the day.

Mr. Turner also asked about some unauthorized tree trimming that was recently completed on Green Hills' property by a neighboring resident. Mr. Resich said that he tried to contact the offending resident, but was not able to speak with them. Discussion ensued that it may be a good idea for the surrounding HOAs to send bylaws to new owners, in addition to information about GH.

IV. Adjournment

The meeting was adjourned at 5:10PM.