



GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE

Summary Report of the July 26, 2022 Meeting - 4:00 PM

Virtual Meeting on Zoom

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

Tom Frew, Green Hills CEO

Bob Bynon, Green Hills Project Manager

Dave Turner, Peninsula Verde HOA

Vince Reher, Peninsula Verde HOA

Glenn Cornell, Rolling Riviera HOA

Jane Gualeni, Rolling Riviera HOA

Summary of Discussion

I. Introductions and Opening Remarks

II. Project & Construction Update/Questions and Comments

Green Hills (GH) Staff mentioned the grading permit they have recently submitted for the Alta Vista Gardens and the Inspiration Slope areas within Area Two of the Master Plan, the normal maintenance of the Podocarpus trees along the north property line, and that one of the main reasons they wanted to hold a Neighborhood Advisory Committee (NAC) meeting at this time is to apprise the NAC of the proposal to construct a new building for cremation, which will replace the cremation facilities in the existing Administration/Mortuary building. Some questions were asked about the proposed grading permit that is in process, including where the dirt will go that is excavated (Area 6) and will the grade stay the same (yes). Mr. Turner asked for dust mitigation for any stockpiled dirt, and also asked about the plans for a possible future expansion of the Inspiration Slope Mausoleum. Mr. Resich and Mr. Frew stated that although the master plan shows another mausoleum structure, they are experiencing more demand for cremation, so may be looking at proposing several smaller buildings in the future, instead of one large mausoleum. They may also propose to excavate down, so that the new structures would be at a lower level than the mausoleum.

Mr. Turner also asked if the trees on the north side of the property could be kept as tall as possible for privacy purposes, and Mr. Resich stated that yes, they will be maintained but

not topped. Mr. Resich also stated that he would like to reiterate to new neighbors to contact GH if the trees require maintenance, as they are located on GH's property. Mr. Turner also mentioned that he hasn't noticed a lot of sound coming from the roof of the Inspiration Slope Mausoleum, to which Mr. Resich replied they are using electric leaf blowers and following the sound regulations. Mr. Reher also stated he appreciates the effort to minimize sound, and also stated that new residents in his neighborhood may need a reminder of the rules regarding the tree maintenance. Mr. Turner and Mr. Reher also mentioned that the current security staff is doing a good job, which they appreciate. Mr. Resich thanked them and stated that GH does ongoing training.

The discussion then turned to the subject of the new crematory. In response to a question, GH's staff stated that they currently provide this service, as they have been, although it did slow down at one point in the past. Discuss ensued about the replacement facility in the proposed new building. Mr. Turner asked if the new structure was being proposed because they needed more space, but Mr. Frew stated it was proposed more to have a nicer facility with more modernized equipment where families can gather and witness the cremation, as their current cremation facilities are located in an unsightly repurposed garage. The old equipment would be removed and the garage restored to a garage use. The equipment would be about the same size but would be more efficient. Mr. Resich stated that the equipment is monitored by the South Coast Air Quality Management District (SCAQMD) and the Department of Consumer Affairs. Mr. Turner suggested to perhaps plant a hedge line to further screen the proposed building and GH's staff said that they would also design the building to screen the required exhaust stack (pipe). City staff asked what would occur with the mausoleums that were currently proposed for that same area, and GH's staff stated any future mausoleums proposed for that area would have to be modified.

Mr. Cornell inquired whether the original cremation facilities went through an environmental review process, and City staff stated they would check. Mr. Cornell also requested to review the original cremation facility permits from SCAQMD and inquired how many cremations Green Hills completes in a year. Mr. Resich stated that their restrictions are based on gas usage, and although they are allowed up to 1,000 per year, they have never reached that number, and so far this year they have done less than 400. Mr. Turner asked if they anticipate that number to increase, to which GH's staff stated that although demand has been increasing nationwide, they haven't seen a large change in the last 10 years. However, during the peak of Covid they did see an overall increase, as they did not turn away any families during that time. Additional discussion ensued regarding the specifics of the SCAQMD regulations and how particulates from the cremations are monitored.

City Staff then explained the process for the proposed new cremation building, which will require a revision to the Conditional Use Permit, which will be presented to the City Council, a grading permit, construction of a silhouette frame, notification to the neighbors, etc. Ms. Gualeni expressed concerns about the use of the current crematorium facility, as it relates to air quality and possible excessive swimming pool maintenance for the adjacent neighbors. Ms. Gualeni also acknowledged that the additional pool maintenance that seems to be required in the area could also be due to pollen and/or dust from other sources. GH's staff stated that they do not run the facility at night, and although while it was increased during the peak of Covid, they now run at their normal times of 7:00am, 1:00pm, and 3:00pm. Ms. Gualeni also mentioned that she hasn't noticed as many complaints now that there is a barrier of trees and shrubs, but still receives some dust complaints. GH's staff stated that they are monitoring and completing ongoing maintenance on the foliage, and also mentioned that they have a water truck always on site to address dust issues, and that it

could also be the drought or nearby reservoir construction that is contributing to the dust issues. GH's staff also mentioned that although they have a water restriction exemption to keep the burial grounds green, they are still implementing various water-saving methods throughout the property.

No other issues were raised for discussion at this time.

III. Adjournment

The meeting was adjourned at approximately 5:15PM.