



GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE

Summary Report of the December 16, 2024 Meeting - 4:00 PM

Virtual Meeting on Zoom

Members Present:

Brandy Forbes, Director of Community Development, RPV
Amy Seeraty, Senior Planner, RPV
Bob Bynon, Green Hills Project Manager
Nick Resich, Green Hills Director of Buildings and Park Maintenance
Steven Espolt, Green Hills Manager of Strategic Planning and Compliance
Chris Martin, Rolling Hills Riviera HOA
Vincent Reher, Peninsula Verde HOA
David Turner, Peninsula Verde HOA

Summary of Discussion

- I. Introductions and Opening Remarks**
- II. Project & Construction Update/Questions and Comments**

Green Hills (GH) Staff mentioned that they recently submitted a grading permit application for the installation of lawn crypts in the Sky Ridge Extension area, which is along the northern property line. Senior Planner Seeraty interjected that the City will be mailing out the public notices this week. GH also stated that they are still working on the south side of the Arroyo Falls area. Regarding the Sky Ridge Extension area, Mr. Martin asked how much dirt they were going to be moving and how long that project would take. GH stated that it will be a balanced project (i.e., equal cut and equal fill), and that it would likely take approximately 3-4 weeks. GH staff also stated that a few trucks would be going into Area 6 with the excavated dirt. Mr. Reher then asked if there is anything planned for the next year that has not yet been applied for, and Mr. Resich stated that they are currently working on the plans for the northern portion of Inspiration Slope and may submit to the City for approval somewhere in mid-2025, and ideally would be heard by the City Council sometime in May or June 2025. Mr. Resich also stated that once they have the plans finalized, they will schedule another NAC meeting so all members can review the plans and provide feedback.

Mr. Bynon mentioned that the "Moving Wall", which is a traveling half-size replica of the Vietnam Veterans Memorial, will be visiting the property this year. Mr. Espolt mentioned that he completed the annual submittal of various documents to Staff, and that the information about the "Moving Wall" was included. Senior Planner Seeraty thanked him.

Mr. Martin asked if GH has already constructed the proposed crematorium building and Mr. Resich stated that the crematorium building that was approved by the City Council in February 2023 (to house the crematorium that is currently existing in the Administration building) is still in the Building & Safety plan check process. Mr. Martin asked when the project was to start and the estimated length of construction and Mr. Resich stated that they hoped to start sometime within the first quarter of 2025, and that construction could take approximately 6-7 months. Mr. Martin stated that his main concerns are the dust and noise from the equipment bringing in dirt to Area 6 behind his house, and that they obey the appropriate hours of work. Mr. Bynon stated that GH did purchase a new water truck, which is kept primarily in Area 6, where the spoils from excavations are stored. He also stated that they will keep it on the north side of the property during the excavation for the Sky Ridge Extension project, and that they are watering down the Arroyo Falls area and the road along the south property line on weekends as well.

Mr. Turner then presented some photos related to his concern about coyotes using the pathway between the north wall of GH and the chain link fence on the property owners' side to access their backyards. He asked if GH could plug up the holes below and between the fences. There was a brief discussion about the uncertainty regarding whether the coyotes are coming from the GH property or the adjacent streets, and that the coyotes can jump high fences. Mr. Resich stated that they work with the City and Fish and Wildlife staff on abatement programs and will do their best to plug holes. Mr. Turner also asked about the locks on the fence gates and while Mr. Resich said they will be unlocked if their landscape staff are doing work in the areas between the adjacent properties' chain link fences and the GH wall. Mr. Bynon said that they are not doing landscape maintenance at this time, and so he will check to ensure the gates are locked.

There was a discussion between GH staff and the other NAC members regarding a few adjacent new neighbors completing some unauthorized trimming of the podocarpus trees that GH was required to plant on their property for screening purposes. It was agreed that GH staff will draft a reminder letter that the members of that HOA will provide to these neighbors. Mr. Turner then asked about a change in GH's security company and stated that he does have the new number but asked about the hours when he can call. Mr. Resich stated that they have a live security person available to answer the phone from 6:00 AM to 10:00 PM. Mr. Bynon also stated that they are enforcing the no drinking and no smoking rules with no tolerance.

Some addition discussion ensued about an adjacent church in Rolling Hills having some events with loud music, and Mr. Martin mentioned that the volume for a recent event on the GH property was excessively loud and asked that GH staff test the volume before the events in the future. Mr. Resich stated that they are receptive to that request. Mr. Martin asked if there will be any proposed changes in the report for the annual review which is tentatively scheduled for the March 4, 2025 City Council

meeting and Mr. Bynon responded that there is not. Some additional discussion ensued about some beautification work occurring on S. Western Avenue, Cal Trans projects, some new bike lanes on Westmont Drive, and Los Angeles County zoning density changes. Regarding the NAC member's frustration with the bike lanes, Director Forbes stated that she would convey this information to the Public Works staff who is interacting with Cal Trans staff.

III. Adjournment

The meeting was adjourned at approximately 4:53 PM.