

P.C. RESOLUTION NO. 2015-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES CONDITIONALLY APPROVING GRADING PERMIT REVISION (ZON2015-00184) TO ALLOW 325YD³ OF GRADING FOR EMERGENCY VEHICLE ACCESS AND ADA ACCESS/PARKING IMPROVEMENTS AROUND THE ADMINISTRATION BUILDING AT 27501 WESTERN AVENUE (GREEN HILLS MEMORIAL PARK).

WHEREAS, on February 19, 1991, the City Council adopted Resolution No. 91-7, certifying a Mitigated Negative Declaration and approving Conditional Use Permit No. 55, allowing for the Green Hills Cemetery Master Plan, which called for development of the cemetery site over the next 100-years; and,

WHEREAS, on April 24, 2007, the Planning Commission adopted Resolution Nos. 2007-32 and 2007-33, certifying a Mitigated Negative Declaration and approving Conditional Use Permit Revision "D", allowing a revision to the Green Hills Cemetery Master Plan for the development of the cemetery site over the next 30 to 50 years, including additional grading and construction of mausoleum buildings; and,

WHEREAS, on November 25, 2008, the Planning Commission adopted Resolution No. 2008-47, approving Addendum No. 1 to the Mitigated Negative Declaration and approving a revision to the Green Hills Cemetery Master Plan for the relocation of an abandoned historic church building that is currently located in the *San Pedro* community of the City of Los Angeles onto the Green Hills Cemetery property; and,

WHEREAS, on April 7, 2005, the Community Development Director approved a Special Use Permit (ZON2002-00271) to allow the use of two temporary modular buildings (672ft² and 960ft² in size) while the main Administration Building at Green Hills Memorial Park was being remodeled. The Special Use Permit was issued for a two-year period (expiring April 7, 2007) and received a one-time, one-year extension to April 7, 2008; and,

WHEREAS, on November 11, 2008, the Planning Commission denied the request for the two temporary modular buildings to be used for permanent office space; and,

WHEREAS, on November 25, 2008, the Planning Commission adopted Resolution No. 2008-47 via consent calendar, memorializing the decision made on November 11, 2008; and,

WHEREAS, on January 23, 2009, Green Hills Memorial Park submitted a request for a Special Use Permit (Planning Case No. ZON2009-00033) to allow for continued use of the two temporary modular buildings for an additional six years, from 2009 through 2015; and,

WHEREAS, on July 9, 2009, the Community Development Director approved a Special Use Permit (Planning Case No. ZON2009-00033) for continued use of the two temporary modular buildings for an additional three months. This decision was appealed by the applicant to the Planning Commission; and,

WHEREAS, on September 22, 2009, the Planning Commission adopted Resolution No. 2009-40, thereby denying the appeal and upholding the Director's decision, but modifying the

conditions to allow the temporary modular buildings to remain for one year from the date of the decision; and,

WHEREAS, on September 22, 2010, approval of the Special Use Permit (Planning Case No. ZON2009-00033) expired; and,

WHEREAS, on October 18, 2010, Green Hills Memorial Park submitted a new request for a Special Use Permit (Planning Case No. ZON2010-00366) to allow for continued use of the two temporary modular buildings for an additional nine (9) years, until the year 2020; and,

WHEREAS, on January 5, 2011, the Community Development Director denied the Special Use Permit (Planning Case No. ZON2010-00366) for continued use of the two temporary modular buildings for an additional nine years, until the year 2020. This decision was appealed by the applicant to the Planning Commission; and,

WHEREAS, on March 22, 2011, the Planning Commission adopted Resolution No. 2011-15, thereby denying the appeal and upholding the Director's decision. This decision was appealed by the applicant to the City Council; and,

WHEREAS, on May 17, 2011, the City Council overturned the Planning Commission's decision, approving the appeal request, conditioning that the approval be for only 30 months, requiring City and State Inspections of the two temporary modular buildings be completed within 6 months of the approval, and prior to expiration of the permit that plans be submitted and deemed complete for construction of a permanent structure to replace the two temporary modular buildings; and,

WHEREAS, on June 7, 2011, the City Council adopted Resolution No. 2011-33 via consent calendar, memorializing the decision made on May 17, 2011; and,

WHEREAS, on September 23, 2013, the applicant submitted a request to amend the Special Use Permit (Case No. ZON2010-00366) to allow continued use of the two temporary modular buildings for an additional 30 months, requesting to move the expiration date to December 7, 2016; and,

WHEREAS, on November 19, 2013, the City Council granted a one-year extension for the applicant to obtain necessary City approvals and permits for permanent structures in lieu of the temporary modular buildings; and,

WHEREAS, on December 3, 2013, the City Council adopted Resolution No. 2013-75, memorializing the decision made on November 19, 2013; and,

WHEREAS, on July 22, 2014, the Planning Commission adopted Resolution No. 2014-21, approving 3,323ft² of single-story office additions and 693.5ft² of covered walkway extensions to the Administration Building; allowing the temporary modular buildings to remain on site until January 22, 2016 or until prior to building permit final, whichever comes first; and reconfiguration of the parking area; and,

WHEREAS, on April 9, 2015, Nick Resich, representing Green Hills Memorial Park, submitted a Grading Permit Revision application, requesting 325yd³ of grading for emergency access and ADA access/parking improvements around the Administration Building. Upon

reviewing the application package, Staff deemed the project generally complete on April 13, 2015; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 *et. seq.*, the City's Local CEQA Guidelines, and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City of Rancho Palos Verdes determined that there is no substantial evidence that approving the proposed project would result in a significant adverse effect on the environment that was not already considered in the previous Mitigated Negative Declaration. Accordingly, an Addendum No. 3 to the Mitigated Negative Declaration for the proposed project was prepared and is attached to this Resolution as Exhibit 'B'; and,

WHEREAS, after notice issued on April 16, 2015, pursuant to the requirements of the Rancho Palos Verdes Development Code, the Planning Commission held a duly noticed public hearing on May 12, 2015, at which time all interested parties were given an opportunity to be heard and present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: The proposed project includes the following:

- A. A total of 325yd³ of grading for the following improvements:
 - a. Widen the driveway (portion of Arroyo Drive) located south of the Administration Building from approximately 20' to 26' that will be supported by a 2.5' tall retaining wall for adequate emergency vehicle access.
 - b. Widen the access and parking area to the north of the Administration Building accommodate adequate handicap van parking and ADA access area; thereby necessitating the removal of the existing 3' tall retaining wall and the construction of a new replacement retaining wall measuring up to 4.45' in height.
- B. Reconfigure the parking area, resulting in the reduction of 1 parking space.
- C. Allow the temporary modular buildings to remain on site an additional 9 months, to April 22, 2017.

Section 2: Approval of a Grading Permit revision is warranted because:

- A. The grading does not exceed that which is necessary for the permitted primary use of the lot. More specifically, the subject site is currently improved as a cemetery and the proposed improvements for emergency vehicle access and ADA access/parking area around the Administration Building will not change the existing cemetery use of the site.
- B. The proposed grading and/or related construction does not significantly adversely affect the visual relationships with, nor the views from the viewing area of neighboring properties. More specifically, the existing driveway to the south of said building (portion of Arroyo Drive) will be widened from 20' to 26', thereby

necessitating a new retaining wall up to 2.5' in height. This driveway will be widened towards the Administration Building and therefore, the new 2.5' tall retaining wall will be located adjacent to the building and will not create any view impacts. In addition to widening of this driveway, the driveway and the recessed parking area to the north of the building will be expanded to accommodate larger handicap van parking and access area. The existing recessed parking area is against a small berm, supported by an existing 3' tall retaining wall. This parking area will be expanded in width and depth to create adequate handicap access leading to the building. In order to expand this parking area, the existing 3' tall retaining wall needs to be removed and replaced by a taller retaining wall measuring up to 4.45' in height. The new 4.45' tall retaining wall will be lower than the height of the existing berm as well as the existing chapel building to the north and therefore will not create any view impacts.

- C. The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural. More specifically, the proposed grading will occur over existing landscaped areas around the Administration Building. Therefore, there are no natural contours and no finished contours will be created.
- D. The grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing so as to blend any man-made or manufactured slope into the natural topography. More specifically, there are no natural topographic features in the proposed grading area and no new man-made slopes are proposed. The proposed grading involves mostly of cut to widen existing driveway and parking areas.
- E. The grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside because no significant changes to the street designs are proposed other than simply widening the driveways and parking areas.
- F. The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation because the proposed grading area does not contain any natural landscape or wildlife habitat.
- G. While the grading conforms to the following standards: no maximum finished slopes over 35% steepness; no maximum depth of cut or fill 5' or more in depth; no grading over restricted grading areas; no retaining walls within front and side yard setbacks areas 3.5' or taller, no downslope retaining walls 3.5' or taller, no downslope retaining walls 5' or taller adjacent to driveways, no internal retaining walls exceeding 8' in height; and no slopes exceeding 20% gradient, it does not conform to a standard that requires no grading over 35% steepness as grading over 2:1 slope is proposed. However, grading on slopes equal to or exceeding 35% is allowed because the subject site is legally subdivided and recorded, as of November 25, 1975, which is not currently zoned open/space hazard, and the grading will not threaten the public health, safety and welfare. More specifically, the proposed grading area is over an existing manufactured berm between the north parking area of the Administration Building and a Chapel. The proposal involves excavating approximately 5' into this manufactured berm to expand the existing parking area for adequate ADA access. Once approved, the applicant will be required to submit his plans for compliance with the Building Codes and subsequent inspections will be required throughout the construction process.

Section 3: Any interested person aggrieved by this decision or any portion of this decision may appeal to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this decision, or by 5:30 PM on Wednesday, May 27, 2015. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Planning Commission's decision will be final at 5:30 PM on May 27, 2015.

Section 4: For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes and other records of proceedings, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves a Grading Permit Revision for 325yd³ of grading for emergency vehicle access and ADA access/parking areas around the Administration Building, including reconfiguring the parking area; and allowing the temporary modular buildings to remain on site until April 22, 2017 or until prior to building permit final, whichever comes first at 27501 Western Avenue (Case No. ZON2015-00184).

PASSED, APPROVED AND ADOPTED this 12th day of May 2015, by the following vote:

AYES: Commissioners Cruikshank, Gerstner, James, Leon, Vice Chairman Tomblin,
Chairman Nelson

NOES: None

ABSTENTIONS: None

RECUSALS: None

ABSENT: Commissioner Emenhiser



Bob Nelson,
Chairman



Joel Rojas, AICP
Community Development Director; and,
Secretary of the Planning Commission

EXHIBIT 'A'
CONDITIONS OF APPROVAL FOR
CASE NO. ZON2014-00182
27501 Western Avenue (Green Hills Cemetery Master Plan)

1. This approval is a Revision to the Green Hills Master Plan, and shall be consistent with the "Master Plan Amendment Submittal Package" booklet dated January 29, 2007, prepared by J. Stuart Todd Inc. Specifically, Revision "D" allows the following:
 - a. acknowledgment that the actual quantity of grading that has been conducted between 1991 through 2004, which is 288,814 cubic yards (cut and fill), is 89,475 cubic yards more than originally approved by the original Master Plan approved in 1991 through City Council Resolution No. 91-7;
 - b. allow a total of 643,259 cubic yards of additional grading, which includes 97,964 cubic yards of import for all the various proposed mausoleum buildings, and all cut and fill associated with ground burials throughout the cemetery site for the life of the Master Plan. The imported fill material will be conducted in phases as each mausoleum building is constructed over an extended period of time over the next 30- to 50-years, which will be phased as follows:
 - i. Inspiration Slope (Area 2) will be constructed in a minimum of three phases over a period of 5- to 10-years (as funding and budgeting become available), with the initial phase commencing in 2007. The construction will require adequate backfill to keep the adjacent ground burial section at a consistent level. Cumulatively, upon completion, the project will have produced 53,000 cubic yards of grading; however, each phase will require between 10,000 to 15,000 cubic yards of import. Thus, it is estimated that 40,000 cubic yards of import fill will be required for construction of the entire Inspiration Slope project.
 - ii. Reflection Mausoleum expansion (Area 3), which would not commence until completion of the Inspiration Slope Mausoleum, will include large excavations. Since the project will be phased and there will again be a need to import backfill for construction purposes, it is estimated that 14,000 cubic yards of imported fill will be required for this project.
 - iii. Areas 7 and 11 will not require import of fill since the amount of excavation far exceed the amount of backfill necessary for these mausoleum buildings, and the excess dirt will be placed and compacted in Areas 5 and 6 of the master plan (i.e., the southern and southwestern portions of the cemetery site), which is not expected to be developed for another 30-years.
 - iv. The final project that would require substantial imported fill would be the mausoleums proposed for construction in Area 6. The project will not be constructed for at least 30 years into the future, and excess dirt from the ground burials and other mausoleum buildings will have been placed and compacted at this location. Thus, it is anticipated that approximately 34,000 cubic yards will be imported for construction purposes and backfill.

- c. Clarify that the number of additional ground burial sites at Green Hills Memorial Park is 14,000 Double Depth Burials (28,000 interments), 400 Single Depth Burials (400 interments), and 408 family estates (9,792 interments);
- d. *Area 6 of the Master Plan Revision (known as Southwest Mausoleum):* allow a reconfiguration, relocation and additional area to the previously approved mausoleum building, which was proposed under the original Master Plan to be at the south side of the cemetery, from one mausoleum building with a 77,715 square foot footprint, to 5 separate mausoleum buildings with each footprint measuring 23,653 square feet at a location that is approximately 300-feet farther west than approved in the original Master Plan;
- e. *Area 3 of the Master Plan Revision (known as Garden of Reflections Mausoleum):* allow a new 75,131 square foot mausoleum building to the west of the existing mortuary, whereby 9,871 square feet will be above grade and 65,260 square feet will be below grade;
- f. *Area 11 of the Master Plan Revision (known as Memorial Terrace Mausoleum):* allow an addition to the previously approved mausoleum building located southeast of the existing maintenance yard, from a 22,187 square foot building footprint to a 33,668 square foot building footprint; and,
- g. *Area 7 of the Master Plan Revision (known as Southwest Terrace Mausoleum):* reduce the size of the previously approved mausoleum building footprint at the southwest side of the cemetery, from a 60,583 square foot building footprint to a 37,820 square foot building footprint.
- h. *Area 4 of the Master Plan Revision:* Only ground burials are allowed between the north perimeter road and the 8'-0" setback from the north property line. No garden walls for family estate burials, or other built-up structures are allowed in this Area, and the grade/topography of this Area shall not be raised except by written permission of the Director of Planning, Building and Code Enforcement. The applicant shall provide the City with a "wet-stamped" topographical survey that illustrates the existing topography prior to any grading to prepare this Area for ground burials, and the applicant shall provide the City with a "wet-stamped" topographical survey that illustrates the finish topography of Area 4 after the Area has been prepared for ground burials.
- i. For the areas in the Master Plan Revision called out for ground burials, the ground burials may include family estates that are evident by low garden walls around their perimeters to enclose these burial estates, or more elaborate tombstones that are built above-ground that are no taller than 6-feet high, except for Area 4 where above ground structures are not allowed pursuant to condition no. 7 below. Preparing these ground burial sites includes grading an area by excavating up to 8-feet below existing grade (depending, if these are single or double depth lawn crypts), filling a layer of sand for erosion control purposes, constructing concrete encasements where coffins are ultimately placed, then a layer of the previously excavated dirt is filled to match pre-excavated grade. Excess earth material resulting from the burial sites will be transported to Areas 5 and 6 of the Master Plan Revision. It is approximated that 137,000 cubic yards of fill will be necessary for these areas to raise the grade to accommodate mausoleum buildings and ground burials, and appropriate drainage to the roadways. This quantity includes ground spoils from throughout the cemetery site,

excess cut material from mausoleum projects in other areas, and import of additional fill material.

- 1.A. Revision "D" to conditional use permit of the Green Hills Master Plan allows the placement of an historic church building that is currently located in the *San Pedro* community of the City of Los Angeles, onto the cemetery property. The church building will be located in Area 5 of the Master Plan, southwest of the existing duck pond. The church building measures less than 1,100 square feet in area, and has a steeple at the front of the building that is 7-feet wide, 7-feet deep, and 38-feet tall.

(AMENDED PER RESOLUTION NO. 2008-47 ON NOVEMBER 25, 2008)

- 1.B. All appropriate permits shall be obtained from the Building and Safety Division prior to relocating the historic church building to the cemetery.

(AMENDED PER RESOLUTION NO. 2008-47 ON NOVEMBER 25, 2008)

- 1.C. Prior to the relocation of the historic church building, the Green Hills Cemetery personnel shall inform City Staff of the date and time in which the historic church building will be transported, along with a plan illustrating the route.

(AMENDED PER RESOLUTION NO. 2008-47 ON NOVEMBER 25, 2008)

- 1.D. The church building may be used for funeral services only, and is not allowed to be used for congregational church services. Further, the existing bell may remain as a decorative feature only, and the bell or bell recordings are not allowed to be used in conjunction with the church building.

(AMENDED PER RESOLUTION NO. 2008-47 ON NOVEMBER 25, 2008)

- 1.E. Major additions to the church building or relocation of the church building to another location on the property are not allowed without prior Planning Commission approval.

(AMENDED PER RESOLUTION NO. 2008-47 ON NOVEMBER 25, 2008)

- 1.F. All approvals necessary to relocate the church from the San Pedro community of the City of Los Angeles to the Green Hills Cemetery shall be obtained and submitted to the City of Rancho Palos Verdes' Public Works Department and Planning, Building and Code Enforcement Department prior to relocation of the church.

(AMENDED PER RESOLUTION NO. 2008-47 ON NOVEMBER 25, 2008)

- 1.1 This approval is Revision "E" to the Green Hills Master Plan, and shall be consistent with the approved plans prepared by Bolton Engineering Corp. dated April 9, 2015 (sheets C-0, C-1, ESCP, RW-1) and Anthony Frank Inferrera dated April 4, 2015 (sheet A-0 only), that allows the following improvements to and around the existing Administration Building:
 - a. Construction of 3,323ft² of single-story office additions, 648ft² covered walkway extension, and 316ft² covered entry to the Administration Building;
 - b. Allowing the temporary modular buildings to remain on site, but be removed prior to April

22, 2017 or Building Permit Final, whichever comes first. Any extension requests shall be reviewed by the Planning Commission prior to April 22, 2017. Failure to remove said structures will constitute as a violation and deem the Conditional Use Permit Revision null and void; and

- c. Reconfiguration of the parking area to add 22 new parking spaces (81 required, 95 proposed for the Administration Building).
- d. Conduct 325yd³ of grading for the following emergency access and ADA access/parking improvements:
 - a. Widen the driveway (portion of Arroyo Drive) located south of the Administration Building from approximately 20' to 26' supported by a 2.5' tall retaining wall to accommodate emergency vehicles.
 - b. Widen the access and parking area to the north of the Administration Building to accommodate adequate handicap van parking and ADA access area; thereby necessitating the removal of the existing 3' tall retaining wall and the construction of a new replacement retaining wall measuring up to 4.45' in height.

(AMENDED PER RESOLUTION NO. 2015- ON MAY 12, 2015)

1.2 Revision "E" shall be subject to the following specific conditions:

- a. The following setback provisions shall apply: 25' front and street-side;
- b. 40' interior and side if abutting a residential zoning district and 25' if abutting a nonresidential zoning district.
- c. Parking areas shall provide for a 25' outside turning radius within the facility.
- d. All parking areas shall be surfaced with asphaltic or cement concrete paving which is at least 3" thick.
- e. All parking stalls shall be clearly marked with lines, and access lanes shall be clearly defined with directional arrows to guide traffic. Except for parallel parking stalls, standard parking stalls shall be of a minimum 9' width by 20' depth in area. Parallel parking stalls shall be a minimum of 26' in depth.
- f. Disabled parking spaces shall be in accordance with the dimensions and specifications of the state amended Uniform Building Code.
- g. A minimum of 5% of the paved parking area shall be devoted to interior planting areas. All planting areas shall be at least 3' wide. Perimeter planting shall not be considered part of this required interior planting.
- h. Wherever a center divider separates parking stalls facing each other, tree wells shall be established not more than 50' apart for larger trees, or not more than 30' for small and medium sized trees.

- i. All plantings shall be maintained free of debris and in conformity with the accepted practices for landscape maintenance.
- j. A 6" high cement concrete curb shall be constructed at the edge of all landscaped areas.
- k. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within one year of the final effective date of this Resolution, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
- l. Prior to plan check submittal to the Building & Safety Division, the applicant shall provide an updated Master Plan reflecting the modifications to the Administration Building and related parking area to the Planning Division.

(AMENDED PER RESOLUTION NO. 2015- ON MAY 12, 2015)

- 2. Construction and build-out of the Green Hills Memorial Park Cemetery shall be in substantial compliance with the Master Plan Revision approved by the Planning Commission on April 24, 2007 and July 22, 2014, as indicated in Condition No. 1 *through 1.F.* above. Deviation from this Master Plan Revision, as described in Condition No. 1 *through 1.F.* above, shall require review and approval by the Planning Commission through a subsequent Master Plan Revision at a noticed public hearing. Notice of said public hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090. At that time, the Planning Commission may add, delete, or modify the conditions of approval as deemed necessary and appropriate.

(AMENDED PER RESOLUTION NO. 2008-47 ON NOVEMBER 25, 2008 AND 2014-21 ON JULY 22, 2014)

- 3. Prior to grading operations to prepare Area 4 for ground burials, the applicant shall submit a grading permit application, signed by an individual designated by the Green Hills Memorial Park Board of Directors for review and approval by the Director of Planning, Building and Code Enforcement to ensure consistency with the approved Master Plan Revision. If it is found to be consistent with the approved Master Plan Revision, the grading permit will be approved administratively, without further public notice, review or hearings. However, if the Director of Planning, Building and Code Enforcement finds that the project is not consistent with the approved Master Plan Revision, then it shall require review and approval by the Planning Commission. Notice of said Planning Commission review hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090.
- 4. The applicant and/or property owner shall submit to the City a statement, in writing, that they have read, understand and agree to all conditions of approval contained in this approval. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.

5. All mitigation measures contained in the approved Mitigation Monitoring Program contained in P.C. Resolution No. 2007-32 for the Mitigated Negative Declaration, shall be incorporated into the implementation of the proposed project and adhered to. The mitigation measures are as follows:

A-1: No new light poles, light standards, or other form of lighting is allowed along the roadways within the cemetery without prior written approval by the Director of Planning, Building and Code Enforcement.

A-2: No exterior, building-mounted lighting is allowed on the façade elevations that are closest to and oriented towards residences. All other lighting shall be arranged and shielded as to prevent direct illumination of surrounding property.

A-3: All pedestrian-oriented lights along the exterior of the mausoleum buildings shall be in the form of lights that are inset into the adjoining walls. Further, the lighting shall be arranged and/or shielded as to prevent direct illumination of surrounding property and prevent visibility of the light source.

AQ-1: Prior to construction of each mausoleum building contained in the approved Master Plan and Master Plan Revision, the applicant shall submit a grading permit application, signed by an individual designated by the Green Hills Memorial Park Board of Directors for review and approval by the Director of Planning, Building and Code Enforcement to ensure consistency with the approved Master Plan and Master Plan Revision, which shall include, but not be limited to grading quantities, height, area and location of buildings. If it is found to be consistent with the approved Master Plan and Master Plan Revision, the grading permit will be approved administratively, without further public notice, review or hearings. However, if the Director of Planning, Building and Code Enforcement finds that the project is not consistent with the approved Master Plan and Master Plan Revision, then it shall require review and approval by the Planning Commission. Notice of said Planning Commission review hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090.

AQ-2: During construction of any improvements associated with the master plan, the owner shall ensure that all unpaved construction areas shall be watered at least twice a day during excavation and construction to reduce dust emissions and meet SCAQMD Rule 403 which prohibits dust clouds to be visible beyond the project site boundaries.

AQ-3: During construction of any improvements associated with the master plan, the owner shall ensure that all clearing, grading, earth moving or demolition activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

AQ-4: During construction of any improvements associated with the master plan, the owner shall ensure that General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

AQ-5: During construction of any improvements associated with the master plan, the owner shall ensure that on-site construction vehicle speeds are limited to a maximum of 15 miles per hour on unpaved roads.

AQ-6: During construction of any improvements associated with the master plan, the owner shall ensure that all on-site construction roads with vehicle traffic will be watered periodically as necessary for dust suppression.

AQ-7: During construction of any improvements associated with the master plan, the owner shall ensure that street sweeping will be initiated if visible dust is deposited upon public paved roadways due to the project.

AQ-8: During the daily cemetery operations, the owner shall ensure that all clearing and earth moving be discontinued during periods of high winds (i.e., greater than 25 mph), so as to prevent excessive amounts of dust. This shall not apply to excavations for individual burial plots prior to a service, or to filling of individual burial plots after a service.

AQ-9: During the daily cemetery operations, the owner shall ensure that on-site vehicle speeds associated with the transporting of earth materials are limited to 15 miles per hour on unpaved roads.

AQ-10: The owner shall ensure that grave spoils are placed in Area 5 and/or Area 6 of the Master Plan, which will be placed to fill the areas. A minimum 8-foot high chain link fence with a mesh material to reasonably screen the fill area from neighbors shall enclose and confine said area.

AQ-11: The confined fill locations described in mitigation measure AQ-10 above, shall be regularly watered to reduce dust emissions and meet SCAQMD Rule 403 which prohibits dust clouds to be visible beyond the project site boundaries.

AQ-12: A weatherproof notice/sign setting forth the name of the person(s) responsible for the daily dirt movement to these confined fill locations and a phone number(s) to be called in the event that dust is visible from the confined fill locations described in mitigation measure AQ-10 above, shall be posted and displayed on the fencing.

AQ-13: If stockpiling of earth material becomes necessary for ultimate use as backfill, stockpiling shall only be located in Area 5 and/or Area 6 of the Master Plan, and shall be subject to conditions AQ-10, AQ-11 and AQ-12 above.

AQ-14: The project shall be reviewed by the Planning Commission annually, commencing on the date of final approval, to review the applicant's compliance with all conditions of approval associated with the Master Plan and Master Plan Revision. At that time, the Planning Commission may add, delete, or modify the conditions of approval as deemed necessary and appropriate, as well as increase the time between review periods. Notice of said review hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090.

GS-1: The applicant shall submit a geotechnical report for review and approval by the City Geologist prior to the issuance of a building permit for each mausoleum building or grading permit for any earth movement beyond that associated with ground interment sites, unless the City Geologist deems that a geotechnical report is not warranted. Further, prior to any additional placement of fill in Area 5, a detailed grading plan with

relevant geotechnical reports supporting recommendations for grading in Areas 5 and 6 shall be submitted by the applicant to the City for review and approval by the Building and Safety Division and the City Geologist prior to issuance of a building permit for any mausoleum.

GS-2: The applicant shall ensure that all applicable conditions as specified within the geotechnical report and all measures required by the City Geologist are incorporated into the project.

HW-1: The applicant shall prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) along with a Maintenance Agreement and Transfer. The SUSMP and related information shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, or his/her designee prior to the issuance of grading and building permits for any mausoleum building.

N-1: Construction activity of the mausoleum buildings and grading operations shall be limited to the hours of 7:00 am and 4:00 pm, Monday through Friday. There shall be no construction on Saturdays, Sundays or federally observed holidays unless a Special Construction Permit is obtained prior to work on a Federally observed holiday.

N-2: During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7:00 am Monday through Friday and before 9:00 am on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.

(AMENDED PER RESOLUTION NO. 2014-21 ON JULY 22, 2014)

N-3: As indicated in mitigation measure AQ-13 above, the project shall be reviewed by the Planning Commission annually, commencing on the date of final approval, to review the applicant's compliance with all conditions of approval associated with the Master Plan and Master Plan Revision. At that time, the Planning Commission may add, delete, or modify the conditions of approval as deemed necessary and appropriate. Notice of said review hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090.

6. Setbacks for below ground interments sites, "Garden" burial sites and roads shall be as follows:

North and South:	8'-0" (except the northwest corner between the western property line and maintenance yard, which shall be 16'-0")
East and West:	0'-0"

7. Setbacks for above ground structures, including but not limited to mausoleums (except the Pacifica Mausoleum and the Mausoleum shown in Area 11 of the Master Plan Revision) and crypts shall be as follows:

North: 80'-0" or no closer than the northern perimeter road, whichever is greater (8'-0" for the western-most portion of the Mausoleum shown in Area 11).
South: 40'-0"
East: 25'-0"
West: 5'-0"

8. Setbacks for the Pacifica Mausoleum are as follows:

West: 15'-0" (existing) / 5'-0" for the northwestern addition
North: 40'-0" (expansion northerly along the eastern edge of the existing building shall be offset 8'-0" to the west from the existing eastern edge of the building)

9. Any live and/or amplified music shall occur only during funeral services, community events, or visits. Funeral services music and community event music shall be limited to the duration of the service or event. In no case shall the live and/or amplified music exceed 65 dba at the common property lines abutting a Residential Zoning District. The noise level shall be enforced by the neighbors through civil means.
10. The Director of Planning, Building and Code Enforcement is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Otherwise, all other modifications shall be subject to review and approval by the Planning Commission.
11. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
12. The applicant shall supply the abutting neighbors with the name and contact information for the Green Hills Cemetery personnel that can be contacted about excessive noise or other activities that result in impacts to the immediate neighborhood.
13. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

(AMENDED PER RESOLUTION NO. 2014-21 ON JULY 22, 2014)

14. When not being used in the daily operations of the cemetery, equipment and supplies shall be stored in areas with minimal visual impact to adjacent homeowners or in the maintenance yard if possible. Equipment and supplies shall be neatly stacked so they do not pose a safety hazard or become a property maintenance issue. All landscaping equipment and vehicles, and all vehicles used for maintenance and/or burial preparation shall be stored in the maintenance yard.
15. The road in Area 5 and Area 6 (of the Master Plan Revision approved April 24, 2007) that parallels the south property line shall be paved and maintained by the applicant.

16. All landscape pruning, including but not limited to grass, leaves, branches, fertilizer, etc., shall be properly stored in areas with minimal visual impact to adjacent homeowners, and shall be stored in appropriate containers and disposed of in a proper manner.
17. With the exception of ground cover, no vegetation shall be planted in Area 2 (Inspiration Slope) of the Master Plan Revision approved April 24, 2007.
18. The applicant shall install and maintain signage at various locations throughout the Cemetery to inform visitors of rules that prohibit on-site consumption of alcoholic beverages, prohibit excessive noise and amplified music, and disruptive behavior. The applicant shall submit a signage plan for review and approval by Staff prior to installation of any signage. The signage plan shall illustrate the locations, height, design and content of the signs.
19. Temporary trailers are only allowed during construction of the mausoleum buildings. The location of any such trailers shall be illustrated on plans for the Grading Permit as described and required in condition AQ-1 above, and shall be approved by the Director of Planning, Building and Code Enforcement. Further, the trailer shall be removed prior to building/grading permit final.
20. Construction and grading activities, including but not limited to equipment warm up, geologic investigations, interment excavation for placement of vaults and installation or removal of large landscape materials shall be limited to daytime working hours (7:00 a.m. to 4:00 p.m.) on weekdays only.
21. Excavation for removal and replacement of vault tops for funeral service preparation, individual placement of vaults for funeral services and operation of landscape maintenance equipment shall be allowed in any area of the park between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday, Sunday, and Federally observed Holidays.
22. No construction or grading, including grading operations to prepare sites for ground burials, shall occur before 9:00 a.m. or after 3:30 p.m. within 120 feet of any property line abutting a Residential Zoning District. All equipment shall be equipped with a muffler to reduce on-site grading and construction noise levels.
23. All existing and proposed landscaping between the north property line and the northern perimeter road shall not significantly impair any near or far view as defined by the Development Code. A landscape plan limited to plants, trees and foliage that are 48-inches or taller for this Area shall be submitted to the Director of Planning, Building and Code Enforcement for review and approval prior to grading operations to prepare Area 4 for ground burials.
24. All existing and future landscaping shall be properly maintained in a healthy and trimmed manner at all times.
25. The existing eucalyptus trees on the west side of the Administration Building Parking lot shall not be removed unless required by the holder of the easement in which the trees are located or acceptable evidence is provided to the Director of Planning, Building and Code Enforcement from a certified arborist supporting removal.

26. When Inspiration Slope is developed, the existing hedge that separates Crescent Lawn and Vista Del Pointe from this area shall be removed.
27. The existing hedge located on the applicant's property on the south property line adjacent to the rear yards on residential lots located on Avenida Feliciano shall be pruned and maintained so it does not exceed the height of the chain link fence, which is 8'-0" high. The existing and future screen planting in the 8'-0" setback along the northern property line shall be maintained no higher than the fence height unless specifically requested in writing by the appropriate adjacent property owner.
28. Any new sewer and water facilities must tie into local main lines. The usage of the site may be limited by the size and type of sewage and water systems that can legally be installed
29. The site shall be served by adequately sized water system facilities as determined by the Los Angeles County Fire Department. All Los Angeles County Fire Department requirements shall be satisfied prior to building permit issuance for the mausoleum building.
30. Any grading, construction, placement of structures, including but not limited to walls, fences, and interments on any easement, requires prior written permission from the easement holder.
31. The owner shall submit a title report within 90-days of final approval of this Master Plan Revision. All easements shown on the title report shall be clearly delineated on an accompanying site plan.
32. The existing chain link fence and wrought iron fence, which surrounds the perimeter of the cemetery site, shall be maintained. On those areas of the fence specifically owned by the cemetery, and where not directed otherwise by the adjacent water authority, no barbed wire on the top of these fences is allowed, and any existing barbed wire shall be removed within 90-days of final approval of this Master Plan Revision.
33. Hours of public operation for the flower shop are limited to 7:00 a.m. to 9:00 p.m., Monday through Sunday. The Administration Building public hours are limited to 8:00 a.m. to 9:00 p.m. Monday through Sunday. The Chapel may be open to the public from 7:00 a.m. to 9:00 p.m. Monday through Sunday. The cemetery grounds for visits shall be open from 7:00 a.m. to dusk.
34. Development shall comply with all requirements of the various municipal utilities and agencies that provide public services to the site.
35. Should the applicant fail to comply with any of these conditions of approval or mitigation measures, the City may initiate revocation procedures for this permit, which shall include a public hearing. Notice of said public hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090.
36. The overall building heights for the mausoleums are limited to the heights depicted in the Master Plan Revision booklet described in condition no. 1 above. The heights of each

mausoleum building shall be certified by a registered Civil Engineer and submitted to the Planning, Building and Code Enforcement Department prior to building permit final.

37. The family mausoleum on Inspiration Slope shall be located as shown on the Master Plan Revision so as not to impair views from the Peninsula Verde neighborhood. The Director of Planning, Building and Code Enforcement shall approve the exact location and height of this mausoleum building.
38. With the exception of the mausoleum building on Inspiration Slope, all mausoleum buildings shall not exceed 20-feet in height as measured from the average elevation of the finished grade at the front of the building to the highest point of the structure and 30-feet when measured from the lowest finished grade adjacent to the building to the highest point of the structure.
39. Temporary storage (up to 72-hours) of interment excavations is allowed provided that such excavation is stored within an appropriate container.
40. Finish slopes and grades shall not exceed 3:1.
41. On 4:1 or steeper slopes, erosion controlling plant material and other erosion control methods, such as jute netting, shall be required and installed.
42. Drought tolerant, low maintenance and erosion controlling landscaping is required in the western setback adjacent to the Pacifica Mausoleum expansion.
43. Landscaping and irrigation in all setbacks require review and approval by the Director of Planning, Building and Code Enforcement prior to installation. Irrigation systems shall be designed to provide adequate coverage with no over-spray, runoff, or excessive quantities of water output. Use of drip irrigation systems is required wherever possible. A low water use turf shall be used in all new lawn areas. Such landscape and irrigation plan for the setback areas shall be submitted to the Planning, Building and Code Enforcement for review and approval within 180 days of final approval of the Master Plan Revision.
44. On an annual basis, the applicant shall provide the City with copies of permits from the South Coast Air Quality Management District and Los Angeles County Fire Prevention Bureau for storage of fuel. The applicant shall also provide copies of permits from the Los Angeles County Fire Department, Hazardous Maintenance Division Section and Fire Prevention Bureau, for the chemicals stored in the embalming rooms in the Administration Building. Permits from the South Coast Air Quality Management District for the crematory must also be provided.
45. The applicant shall continue to provide for new employees, training programs on a regular basis, in accordance with Cal OSHA recommendations on the proper handling and safety requirements of equipment and material in the mortuary and crematory.
46. On an annual basis, the applicant shall provide the City with a copy of permits and/or licenses from the State Cemetery and Funeral Board.

47. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.

(AMENDED PER RESOLUTION NO. 2014-21 ON JULY 22, 2014)

48. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.

(AMENDED PER RESOLUTION NO. 2014-21 ON JULY 22, 2014)

49. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the Cemetery development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.

(AMENDED PER RESOLUTION NO. 2014-21 ON JULY 22, 2014)

50. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.

(AMENDED PER RESOLUTION NO. 2014-21 ON JULY 22, 2014)

51. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.

(AMENDED PER RESOLUTION NO. 2014-21 ON JULY 22, 2014)

EXHIBIT 'B'
**ADDENDUM NO. 3 TO ENVIRONMENTAL ASSESSMENT/
MITIGATED NEGATIVE DECLARATION FOR CASE NO. ZON2015-00184,
27501 Western Avenue (Green Hills Memorial Park)**

May 12, 2015

On April 24, 2007, the Planning Commission adopted P.C. Resolution No. 2007-32, thereby adopting a Mitigated Negative Declaration (MND) for an Environmental Assessment for Case No. ZON2003-00086 (Conditional Use Permit No. 55 Revision "D") for the Green Hills Cemetery Master Plan. Prior to its adoption, the Mitigated Negative Declaration was circulated for public comment from February 14, 2007 through March 16, 2007 and no substantive comments were received from any persons or responsible agencies. In adopting the Mitigated Negative Declaration, the City Council found: 1) that there would be no significant adverse environmental impacts resulting from the adoption of the Green Hills Cemetery Master Plan; and 2) that with mitigation measures there would be no significant adverse environmental impacts resulting from the proposed master plan.

On November 25, 2008, the Planning Commission adopted P.C. Resolution No. 2008-47, thereby adopting Addendum No. 1 to the previously approved MND to allow a church to be permanently located on the cemetery property and to allow two modular office buildings to remain at their current location near the administration building. It was determined that Addendum No.1 was within the scope of the previously adopted MND and no further environmental review is necessary.

On July 22, 2014, the Planning Commission adopted P.C. Resolution No. 2014-021, thereby adopting Addendum No. 2 to the previously approved MND to allow additions to the existing Administration Building and to remove the temporary modular buildings prior to January 22, 2016 or building permit final, and reconfigure the parking area to add 23 parking spaces. It was determined that Addendum No. 2 was within the scope of the previously adopted MND and no further environmental review is necessary.

On April 9, 2015, a Grading Permit Revision application was submitted, requesting to conduct 325yd³ of grading for emergency vehicle access and ADA access/parking around the Administration Building. The scope of work involves widening a portion of the existing driveway located south of the Administration Building from 20' to 26', supported by a retaining wall up to 2.5' in height. Additionally, the existing access and recessed parking area to the north of the Administration Building will be expanded to accommodate adequate handicap van parking and access. Expanding this area will require the removal of an existing 3' tall retaining wall and the construction of a taller 4.45' replacement retaining wall in the same general area. The proposed request would not result in any new or increased impacts to the environment that are not already analyzed within the existing MND, because it merely provides adequate emergency vehicle access and ADA access/parking improvements around the Administration Building. More specifically, the access improvements will occur in an area that has already been developed/disturbed and therefore will not cause any environmental damage to the site where the proposed improvements will occur. Additionally, the new retaining walls will measure 2.5' and 4.45' in height and are located in front of existing structures that substantially exceeds those heights and therefore will not be visible and will not impair any views. Further, there will be no impacts to parking because the total number of parking spaces required (as per the Development Code) for the proposed Administration Building plus the existing conditions will be met on-site with a surplus of 14 parking spaces. Moreover, the proposed project will not change

existing uses or operations of the site that constitutes a substantial change to the Green Hills Cemetery Master Plan. Lastly, no new information of substantial importance pertaining to the Administration Building, which was not previously known or could not have been previously known at the time the previous Mitigated Negative Declaration was adopted that shows that there is one or more new, or substantially increased, significant impacts; that new feasible mitigation measures or alternatives exist; or that new considerably different mitigation measures are feasible to reduce the impacts. Therefore, the proposed revision is within the scope of the previous MND that was prepared and adopted in conjunction with the Green Hills Cemetery Master Plan (CUP No. 55 Revision "D") that was adopted on April 24, 2007 by the Planning Commission. As a result, no further environmental review is necessary other than the adoption of this Addendum No. 3.