

October 7, 2016

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Community Development Director of the City of Rancho Palos Verdes has **approved, with conditions**, a request for a Site Plan Review application to allow the construction of a combination wall up to 14.9' in height to accommodate an additional burial area and niches in the eastern edge of Vista Del Ponte; a water feature; a stairway that will provide access to the upper existing burial area at Vista Del Ponte and the upper area of Inspiration Slope; and 793yd³ of grading to support the proposed improvements. The graded area will accommodate new burial plots at street level and the combination wall will be designed with niches to hold cremation urns (Case No. ZON2016-00332).

LOCATION: 27501 Western Avenue
APPLICANT: Nick Resich
LANDOWNER: Green Hills Memorial Park

Said decision is subject to the conditions of approval set forth below.

General Conditions:

1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the 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 Exhibit "A". Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
2. The Conditions of Approval stated under Resolution No. 2015-102 shall remain in full force and effect along with any additional conditions set forth herein.
3. 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.
4. 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.
5. The Community Development Director is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Any substantial change to the project shall require approval of a revision by the final body that approved the original project, which may require new and separate environmental review.
6. 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 residential development

standards of the City's Municipal Code, conditions of approval, including but not limited to height, setback and lot coverage standards.

7. Failure to comply with and adhere to all of these conditions of approval and the conditions set forth in City Council Resolution No. 2015-102 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 or administrative citations as described in Section 1.16 of the City's Municipal Code.
8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
9. 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 180-days of the final effective date of this approval, 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.
10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Exhibit "A".
11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
12. 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 not be 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.
13. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. 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 7AM Monday through Friday and before 9AM 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.
14. 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.

Project Specific Conditions:

15. This approval is for the following:

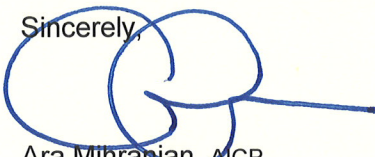
- Construct a combined free-standing/retaining wall ranging in height from 1' at the southern end of the wall to 11.4' at the northern end of the wall against the excavated slope area with a 3.5' tall guardrail on top. The exposed surface of the retaining wall facing the street (Long View Drive) will be designed to contain niches to hold cremation urns;
 - Construct a cascading 11.4' tall water feature located between the top of the retaining wall and the adjacent street level at the north end of the project area;
 - Construct a stairway against the most southerly façade of the Inspiration Slope Mausoleum building that will provide access to the existing upper burial area on Vista Del Ponte and the upper area of Inspiration Slope; and,
 - Conduct 793yd³ of grading consisting of 778yd³ of cut and 15yd³ over an existing slope located at the eastern edge of Vista Del Ponte (South of Inspiration Slope) to support the proposed improvements.
16. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
17. All applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's geologist prior to Grading and/or Building Permit issuance whichever occurs first.

This decision may be appealed, in writing, to the Planning Commission. 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 notice, or by **5:30PM on Monday, October 24, 2016**. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at **5:30PM on Monday, October 24, 2016**.

If you would like the opportunity to review the approved Staff Report and the approved plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Additionally, said documents are also available for viewing on the City's website (<http://www.rpvca.gov/376/Green-Hills-Memorial-Park-Master-Plan>).

If you have any questions regarding this application, please contact Senior Planner So Kim, at (310) 544-5222, or sok@rpvca.gov for further information.

Sincerely,



Ara Mihranian, AICP
Community Development Director

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.