



## **GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE**

### **Summary Report of the Quarterly Meeting on March 24, 2017**

#### **Members Present**

Ara Mihranian, Community Development Director

So Kim, Senior Planner

Nick Resich, Green Hills Park Operations Superintendent

Thomas Frew, Green Hills Controller

Steven Espolt, Green Hills Manager of Strategic Planning and Compliance

Taylor Wolfson, Cerrell Account Executive (Green Hills Public Relations Firm)

Glenn Cornell, Rolling Riviera HOA

Chris Martin, Rolling Riviera HOA

Vince Reher, Peninsula Verde HOA

Bernadette Sabath, Peninsula Verde HOA

#### **Summary of Discussion**

##### **1. Review of noise-related incidents, security efforts, and code of conduct implementation.**

Tom Frew explained that they have had some confrontation with visitors in implementing the new measures intended to address noise concerns. For the perimeter interment areas along the north border, Mr. Frew explained that they now have a designated site for Mariachi bands to minimize the noise impacts and a maximum 30 minute time limit with a requirement that the instruments be directed away from the residences. Vince Reher acknowledged and appreciated Green Hills' proactive measures and immediate responses to emails. Mr. Frew further explained that his security team informs visitors prior to services and visitations of park rules and information cards on the Code of Conduct are distributed. Nick Resich explained that security is trained to be more proactive and their activity is logged documenting each encounter or phone call, the concern and the resolution. Steven Espolt further explained the Code of Conduct at the park and informed that all the signs within the park will soon be replaced so that they are uniform and consistent with the Council-adopted Conditions of Approval.

##### **2. Status of soil testing in Areas 5 and 6.**

Nick Resich explained that an outside firm have been obtained to help create a protocol for soils testing on the property, which will then be submitted to the City Council for review. Glenn Cornell expressed concerns that this is simply a protocol and no actions are being taken to test the soil. Ara Mihranian explained that the Council-adopted Condition of Approval require Green Hills to submit a soils testing protocol report to the City Council prior to the next 2017 Annual Review to determine if soil testing should be conducted.

### **3. Measures taken by Green Hills to improve the appearance in and around Areas 5 and**

Nick Resich explained measures were recently put in place to improve the aesthetic condition of this area including new fencing with green slats, piles of dirt were flattened, trash was removed, materials organized, and sheds were strategically placed to further screen materials. So Kim reported that Janice Perez, property owner of 2049 Avenida Feliciano, placed a complaint that the empty concrete vaults are stacked up against the property line wall and is visible from her second story window and requested if they can be relocated elsewhere. Mr. Resich replied that if it's placed further away from the property line it would be more visible and that it was strategically placed in the current location to minimize the visibility. Rolling Riviera HOA agreed to inform Ms. Perez of this conversation.

### **4. Park operation hours.**

Tom Frew explained that the recent change in park closure hours from dusk to 5PM has been challenging especially given the recent daylight savings time. Although it will get better in April as the closing time will increase to 6:30PM, for better service, he explained that Green Hills may consider installing a digital sign at the information booth at the park entrance.

### **5. Update on plans for extending the southerly perimeter wall and screening.**

Nick Resich noted that Rolling Riviera HOA has not contacted Green Hills regarding this matter. Chris Martin explained that they didn't contact Green Hills as the wall is not an urgent matter at this time. Mr. Resich explained that the sooner the wall is installed and new landscaping planted, that there would be more time for the landscaping to mature for proper screening in the future. He further emphasized that Green Hills' preference is to install the wall sooner than later. Mr. Martin asked if the wall will be installed along the property line or offset from the existing fence. Mr. Resich replied that the wall will be 2' to 4' away from the fence and property line to preserve the existing mature trees. Mr. Martin agreed to discuss the matter with his HOA and reach out to Green Hills.

### **6. Update on the status of the construction of northerly perimeter wall and screening.**

Green Hills presented the various wall types and Peninsula Verde HOA stated their preference for the natural stone veneer vinyl fence in brown granite color scheme. Nick Resich requested that Peninsula Verde HOA provide him with an agreement by the property owners allowing Green Hills permission to access to all the affected properties to install the fence. Mr. Resich also noted that the individual property owners' existing walls/fences that extend over the swale needs to be removed before Green Hills can install the new fence. He further explained that the new fence will replace the existing chain link fence and the goal is to preserve as much of the existing foliage. Peninsula Verde HOA agreed to work on obtaining the needed authorizations.

### **7. Report of potential view-related issues.**

Vince Reher reported that a member of his HOA is concerned with potential view impacts from family estate walls in excess of 36" in the upper portions of the Inspiration Slope area. Green Hills team clarified that none are proposed above 36" in height. So Kim explained that walls in excess of 36" would require a separate application for Director's review, which requires public

notification and public input prior to the Director rendering a decision. She noted comment letters would be considered by the Director as part of the process.

#### **8. Status of the application for gravestones.**

So Kim explained that the pending Site Plan Review application with the City is a request to allow freestanding gravestones up to the height of existing family estate walls or 6' in height, whichever is less. Ms. Kim further clarified that the request also includes freestanding gravestones up to 6' in height only in the historic church yard area. Glenn Cornell questioned the rationale and necessity of 6' tall freestanding gravestones in the church yard area and states his opposition to the proposal. Steven Espolt explained that it's to accommodate their customer based requests for taller gravestones. Mr. Cornell responded that Green Hills could apply for an application at each request instead of a blanket request for the entire area. Mr. Espolt explained that it takes approximately 3 months for the planning process and that would mean that the families of the deceased would need to wait to have a gravestone installed in the interment area. Tom Frew added that from an aesthetic standpoint, Green Hills does not want proliferation of tall gravestones and therefore no longer allows tall gravestones next to each other. Ara Mihranian explained that he would like Green Hills to provide the City with details of how Green Hills determines which plots allow taller headstones for consideration in their pending application.

#### **9. Green Hills Team App.**

Bernadette Sabath requested that the security log be made available on the app. Green Hills team replied that they will look into it.

#### **10. Future Plans.**

Green Hills team explained that they will be hydroseeding the Inspiration Slope area for erosion control. Peninsula Verde HOA asked about Green Hills' plans on expanding the Inspiration Slope Mausoleum. Green Hills replied that with the recent construction, they have at this time an adequate inventory of available interments and do not plan on providing additional interment space for the next few years. They also explained that when they do need more interment spaces, they will look to improve a different area as their preference is not to expand a recently constructed area since it creates scheduling conflicts with individual interment services. Green Hills team noted that their next step is to bury empty vaults in Arroyo Vista/Area 5. Nick Resich indicated that the approval for interment plots in Arroyo Vista was granted by the City prior to the recent adoption of the amended Conditions of Approval so they may do it without applying for new applications. So Kim agreed and requested that the City be informed prior to any work so that a list-serv message can be sent out to interested parties beforehand. Green Hills team agreed.