

From: Sharon Loveys [<mailto:sharon.loveys@yahoo.com>]
Sent: Friday, October 07, 2016 11:53 AM
To: Octavio Silva <OctavioS@rpvca.gov>
Subject: Fwd: Comment on Green Hills Request For Retaining Wall, Additional Earth Interment Sites, Construction of Stairway

Sent from my iPhone

Begin forwarded message:

From: "Noel Weiss" <noelweiss@ca.rr.com>
Date: October 7, 2016 at 9:24:57 AM PDT
To: "Sharon Loveys" <sharon.loveys@yahoo.com>
Subject: **Fw: Comment on Green Hills Request For Retaining Wall, Additional Earth Interment Sites, Construction of Stairway**

Sharon:

This is my email to So Kim. . . .

Use these grounds as the grounds for objection. . . . adding to the Notice of Appeal the following:

1. The "Retaining Wall" is going to be used as a Columbarium to inter cremated human remains in "Niches" within the wall. This violates the Green Hills Master Plan because there is no provision in the Green Hills Master Plan for the use of this portion of the Cemetery as a Columbarium.
2. The top of the retaining wall is to be used to inter human remains in violation of Green Hills Master Plan. There is no provision in state law which allows Green Hills to inter human remains on the top of a retaining wall. In addition, Green Hills is violating its Master Plan in this attempt to inter more human remains in the Cemetery than called for under its Master Plan.

Green Hills should be required to apply for a conditional use permit in order to "vary" from the scope of its Master Plan which, by definition, called for a specified number of interment sites because the number of interment sites contemplated under Green Hills' request exceeds the number permitted by the current Master Plan. Before Green Hills is allowed to proceed, Green Hills should be required to supplement or amend its Master Plan; and formally apply for a conditional use permit allowing Green Hills to inter human remains in the retaining wall and inter human remains on the top of the retaining wall, assuming the latter is lawfully contemplated under either California law or the City's Cemetery Zoning Ordinance, which is disputed.

In this circumstance, the "Notice" provided by the City to the public is misleading and false because the "facts" stated in the "Notice" are inaccurate because they do not clearly specify what Green Hills intends to do on Inspiration Slope. Because the public has been misled, a revised "Notice" should be prepared and circulated to the public.

Noel
(310) 822-0239

From: [Noel Weiss](#)
Sent: Tuesday, August 23, 2016 10:39 AM
To: [So Kim](#)

Subject: Comment on Green Hills Request For Retaining Wall, Additional Earth Interment Sites, Construction of Stairway

So:

As per the "Notice" dated August 8, 2016, (attached), related to Green Hills proposed "project" immediately adjacent (to the Southeast) of the Inspiration Slope Mausoleum, here are my comments for your transmittal to Green Hills in anticipation of its follow-up response:

1. The "Notice" describes the "Project" as involving the following components:

a. The grading of 778 cubic yards of "cut" and 15 cubic yards of "fill" of a portion of an existing slope located "to the east of the Vista Del Pointe area" and "south of Inspiration Slope" as identified on page two of the map which accompanies the notice (i.e. the triangular piece identified in red. . . No square footage is identified. . .). The language of the "Notice" is imprecise because of the failure of the "Notice" to specify the Project Location set out on Page Two of the Notice. This imprecision needs to be clarified given that Green Hills in the past has submitted documents to the City which are deceptive, inaccurate, or misleading (as per the City's Investigation Report of RCS Investigations and Consulting dated March 11, 2015 (See page 25 of Report).

b. The permitted use of an undefined number of earth interment sites within the area located within the red triangle adjacent to Long View Drive which is drawn on page two of the "Notice".

c. Construction of a "new" retaining wall with a varying height from an undefined number to 11'4", plus a guardrail of 3'5" for a total height of 14'9".

d. The design of the retaining wall will include a cascading water feature where the water flows from the top of the wall to the bottom "excavated area".

e. A "stairway" to serve as "additional access" to the upper area of Inspiration Slope.

2. The "project" incorporates many different facets which do not comport with the Green Hills Master Plan, either individually or collectively, as follows:

a. It is not clear whether the earth interment sites (neither the number, nor the specific location of which is specified) is consistent with the total number of earth interment sites allowed under the Green Hills Master Plan. Therefore, until this fact has been discovered, disclosed, and evaluated, it is not clear the degree to which the "project" represents a "modification" of the Green Hills Master Plan. Moreover, to the extent the "project" incorporates any earth interments not contemplated under the Green Hills Master Plan, pursuant to Condition No. 2 of the Resolution 2015-102, it represents a modification of the Green Hills Master Plan. As such, the request for any such "modification" must first be submitted to the Planning Commission for approval as an official conditional use permit application, pursuant to which the Planning Commission determines whether the project is in "substantial compliance" with the Green Hills Master Plan, subject to the further appeal to the City Council.

b. It is not clear whether the grading portion of the "project" is consistent with the degree of grading contemplated in Area 2 under the Green Hills Master Plan. Until this fact has been discovered, affirmatively disclosed, or evaluated, it is not clear the degree to which the grading portion of the "project" represents a "modification" of the Green Hills Master Plan. Moreover, to the extent the "project" incorporates any grading not contemplated under the Green Hills Master Plan, pursuant to Condition No. 2 of the Resolution 2015-102, the "project" represents a modification of the Green Hills Master Plan. As such, it must first be submitted to the Planning Commission for approval and a determination as to whether the "project" is in "substantial compliance" with the Green Hills Master Plan, subject to the further appeal to the City Council.

c. Because the current Master Plan does not allow for the interment of human remains in the triangular area identified on page two of the "Notice", Green Hills needs to specifically apply for a conditional use permit allowing for such use as a modification of its Master Plan. The administrative procedure chosen (Condition 1(k) under Resolution No. 2015-102) is part of an "Administrative Substantial Compliance Review" which is to be used in connection with the annual review of whether Green Hills has "substantially complied" with the conditions imposed under the Master Plan and Conditional Use Permit. It should not be used as a substitute for the requirement that Green Hills apply for and procure a conditional use permit for the new uses contemplated under this "project" proposal. Given the fact that what Green Hills is proposing is a new "project" rather than a minor modification of the existing Master Plan, the Director should require Green Hills to submit a conditional use permit application and request to modify its Master Plan.

3. The "Notice" is misleading and therefore inaccurate because it omits any reference to the limited role of the Director in this circumstance. The Director must determine as a threshold "Finding" that the proposed "project" is in "substantial" compliance with the Green Hills Master Plan. The proposed project does not comply with Green Hills Master Plan because (1) the Master Plan does not contemplate earth interments within the boundaries of the triangular area identified on page two of the notice; (2) the Master Plan does not contemplate the construction or use of a "stairway" which would accommodate the ability of Green Hills to inter human remains on the roof-top of the Inspiration Slope Mausoleum (where currently, the City has unlawfully authorized the storage of 600 vaults); (3) the Master Plan does not contemplate the grading which is contemplated under the "project"; (4) the number of proposed "earth interments" is not identified so it is not possible for the Director to even reach a conclusion as to the degree to which the "project", as proposed, complies with the Green Hills Master Plan; (5) the amount of grading contemplated under the proposed "project" is not compared with the amount of grading which has already occurred. Therefore, it is not possible to determine under these facts, whether the amount of grading contemplated is consistent with the amount of grading permitted under the Green Hills Master Plan; (6) the Director is required to make a specific "Finding" on the question of whether the proposed retaining wall represents a "substantial" or "minor" modification of the Green Hills Master Plan since the Master Plan does not contemplate the existence of any such retaining wall or water cascade at the specified location; (7) It is not clear whether the retaining wall height is proper given that the Master Plan limits the height of structures within a given set-back area to 6' rather than 16'. Until these omissions are filled in, the Director is not positioned to conclude that the project "complies" with Green Hills Master Plan, let alone whether the project "substantially" complies.

4. The Director must make a specific "Finding" under Section 17.28.030(H) that all uses contemplated under the "project" are "no more intensive" than the other uses specifically contemplated under the Green Hills Master Plan for the Cemetery in general, and Area 2 in particular.

5. The Green Hills Master Plan contemplates the total earth interment sites allowed as 13,589 (27,178 double depth earth interments), 388 single depth earth interments, 4080 earth interments as part of a total of 408 family estates. (See Paragraph 3 on Page 4 of the Director's Report dated February 27, 2007, to the Planning Commission) (Copy attached to this email). No "Finding" of "substantial compliance" with the Green Hills Master Plan can therefore be made with regard to the number of earth interments contemplated under this "project" because the "Notice" omits any reference to the number of earth interments contemplated under the "project". In addition, in order to make the appropriate "Finding" under Condition 1(k) of Resolution No. 20-15-102, that each component of the "project" is in "substantial compliance" with the Green Hills Master Plan, the Director must also reconcile the number of earth interments with the total number of earth interments allowed under the Green Hills Master Plan, both with regard to Area Two in particular, and the Green Hills Memorial Cemetery in general. Until such a reconciliation is forthcoming, the Director is not positioned to "find" that the "project", as proposed, "substantially" complies with the Green Hills Master Plan.

6. No decision involving "compliance", be it "substantial" or otherwise, can be made until the Director has acted on the Request for Interpretation Review dated July 18, 2016, which was received by the City on July 21, 2016, given that the Interpretation Review Request deals specifically with the question of whether Green Hills can store vaults on the roof of the Inspiration Slope Mausoleum, or whether Green Hills

should be required to apply to the Director for either a conditional use permit, or a determination under Section 1(k) of Resolution 2015-102 that the proposed “storage” of vaults on the roof of the Inspiration Slope Mausoleum is in “substantial” compliance with the Green Hills Master Plan, or whether the interment of human remains on the roof-top of the Inspiration Slope Mausoleum is in compliance with the Green Hills Master Plan. This is relevant to the issue of the need for the proposed “stairway” which appears to be the means by which the roof-top interments are to be effectuated. By not disclosing this fact as part of its application for the stairway portion of the proposed “project”, Green Hills is practicing the same kind of deceit on the City as it was found to have practiced in the construction and use of the Pacific Terrace Mausoleum, as per the City’s Investigative Report dated March 11, 2015, authored by RCS Investigations and Consulting, LLC.

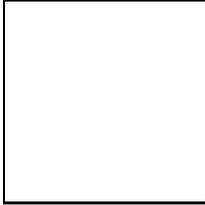
Therefore, in the absence of the recitation of facts reflective of a clear indication of how the proposed “project” “substantially” complies with the Green Hills Master Plan, Green Hills should be required to submit an application for a conditional use permit to modify its Master Plan in accordance with the City’s Cemetery Zoning Code (Chapter 17.28).

In short, what is required is that:

1. Green Hills follow the Zoning Code and apply for a conditional use permit specifically allowing for the earth interment sites in Area 2 it seeks to use as such unless Green Hills is able to affirmatively demonstrate and the Director affirmatively determine, backed by factual “Findings” that each and every aspect of the proposed project “substantially” complies with Green Hills Master Plan. The earth interment of human remains in the area identified in the triangular area adjacent to Inspiration Slope on page two of the “Notice” has not been approved, even assuming the number of earth interments has been identified, which it has not. Therefore, insufficient facts exist to support a decision by the Director that Green Hills may inter human remains in the (earth) (triangular) ground area identified on page two of the “Notice”. The “Notice” should therefore be withdrawn and a formal application for a conditional use permit be submitted with specifics detailing the number of earth interments contemplated. Moreover, the use of the term “burial plots” should be discontinued because the term “burial” is not used in the RPV Cemetery Zoning Code. The correct terminology to be used is either “earth interments” (Section 17.28.030(A)) or “below-grade interments” (Section 17.28.040(A)).
2. Green Hills apply for a conditional use permit which would allow for the interment of human remains on the roof of the Inspiration Slope Mausoleum which is the only reason for the “stairway” portion of the “project”, given that the Green Hills Master Plan does not contemplate or allow the interment of human remains on the roof of the Inspiration Slope Mausoleum. The same applies to state law where the term “burial” is limited to the placement of human remains in a “grave” (Health & Safety Code Section 7013); and the term “grave” is defined as a “space of earth” used for the disposition of human remains (Health & Safety Code Section 7014). In short, nothing in state law specifically contemplates the “interment” of human remains on a mausoleum roof. The same applies with regard to the City’s zoning law.
3. Green Hills affirmatively demonstrate that the added earth interment sites contemplated under the “project” do not conflict with the total number of earth interments currently allowed under the Master Plan;
4. Green Hills affirmatively identify that the amount of grading sought in the application is consistent with the total amount of grading contemplated and permitted under the Green Hills Master Plan.
5. Green Hills affirmatively demonstrate how the retaining wall will be no more “intensive” than the uses currently contemplated and authorized under the Green Hills Master Plan (Section 17.28.030 (H)).
6. Green Hills affirmatively demonstrate how the proposed “stairway” will be no more “intensive” than the uses currently contemplated and authorized under the Green Hills Master Plan. (Section 17.28.030(H)).

Thank you So for your consideration and anticipated follow-up.

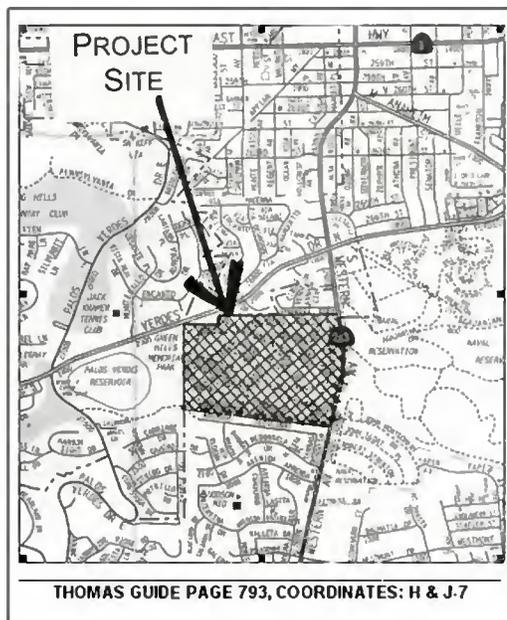
Noel
(310) 822-0239



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APRIL 10, 2007 RANCHO PALOS VERDES PLANNING COMMISSION AGENDA-CASE NO. ZON2003-00086(ENVIRONMENTAL ASSESSMENT; CONDITIONAL USE PERMIT NO. 155, REVISION B, AND GRADING PERMIT

APRIL 24, 2007 RANCHO PALOS VERDES PLANNING COMMISSION AGENDA-CASE NO. ZON2003-00086(ENVIRONMENTAL ASSESSMENT; CONDITIONAL USE PERMIT NO. 155, REVISION B, AND GRADING PERMIT



TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: DIRECTOR OF PLANNING, BUILDING & CODE ENFORCEMENT

DATE: FEBRUARY 27, 2007

SUBJECT: CASE NO. ZON2003-00086 (ENVIRONMENTAL ASSESSMENT; CONDITIONAL USE PERMIT NO. 155, REVISION B, AND GRADING PERMIT

PROJECT ADDRESS: 27501 WESTERN AVENUE – GREEN HILLS MEMORIAL PARK CEMETERY (THOMAS GUIDE PAGE 793, H & J-7

APPLICANT: J. STUART TODD, INC. ATTN: BARRY BOUDREAUX 2919 WELBORN DALLAS, TX 75219

PHONE: (214) 522-4033

LANDOWNER: GREEN HILLS MEMORIAL PARK ATTN: JOHN RESICH, RAY FREW & DENNIS LANE 27501 WESTERN AVENUE RPV, CA 90275

Staff Coordinator: EDUARDO SCHONBORN, AICP, SENIOR PLANNER

REQUESTED ACTION: REVISE THE EXISTING MASTER PLAN FOR GREEN HILLS MEMORIAL PARK CEMETERY TO ALLOW ADDITIONAL GRADING, IMPORT OF FILL, ADDITIONAL MAUSOLEUM BUILDINGS AND GROUND BURIALS FOR BUILD-OUT OF THE CEMETERY SITE OVER THE NEXT 30- TO 50-YEARS.

RECOMMENDATION: OPEN THE PUBLIC HEARING, TAKE TESTIMONY, AND DISCUSS THE MERITS OF THE PROJECT, AND CONTINUE THE PUBLIC HEARING TO APRIL 24, 2007 TO TAKE FINAL ACTION ON THE APPLICATION.

**REFERENCES:
ZONING: CEMETERY (CEM)**

LAND USE: CEMETERY

CODE SECTIONS: 17.60, 17.76.040

GENERAL PLAN: CEMETERY

TRAILS PLAN: N/A

SPECIFIC PLAN: N/A

CEQA STATUS: MITIGATED NEGATIVE DECLARATION

ACTION DEADLINE: MAY 21, 2007

P.C. MEMBERS

WITHIN 500' RADIUS: NONE

BACKGROUND

On September 25, 1984, the Planning Commission approved Conditional Use Permit No. 93, allowing the construction of a new 16-foot high mausoleum building and lawn crypt interment area with 7,900 cubic yards of backfill at Green Hills Memorial Park cemetery, known as Park View Terrace in Area 12 of the attached Master Plan map. The mausoleum building, however, was not constructed and the approval expired. Subsequently, on July 12, 1988, the Planning Commission approved Grading Permit No. 1129, allowing 13,300 cubic yards of grading necessary for new lawn crypts in the cemetery.

Based upon these experiences, and to avoid future incremental projects as deemed necessary for a cemetery use, it was determined that a master plan was a more efficient tool to allow a phased development of the cemetery site over an extended period of time. As such, after submittal of Conditional Use Permit No. 155, on August 14, 1990, the Planning Commission approved a Master Plan for a portion of the site development and the entire grading plan for the Green Hills Memorial Park cemetery site. The approval was appealed by the applicant citing concerns with several conditions of approval relating to phasing, setbacks, and placement of a proposed mausoleum expansion. Thus, on February 19, 1991, the City Council upheld the appeal, thereby approving a Master Plan for the entire Green Hills Memorial Park property.

The Master Plan called for development of the cemetery site that was contemplated to occur over the next 100-years. The Master Plan allowed 194,340 cubic yards of grading with no import or export, and re-grading of the remaining 45 undeveloped acres of the 120 acres cemetery. The Master Plan also allowed construction of 2.44-acres of mausoleum buildings, 11.87-acres of burial sites, 27.21-acres of ground burial sites and 3.72-acres of roads.

On March 28, 1995, Conditional Use Permit No. 155, Revision "A" was approved by the Planning Commission. Revision "A" modified a condition of approval regarding mausoleum building height, thereby increasing the maximum downslope building height from 25'-0" to 30'-0". On March 10, 1998, the Planning Commission approved Revision "B" to allow the removal of three underground fuel tanks that were not anticipated in the original approval of the Master Plan. Although there have been requests to amend the conditional use permit, there have been several approvals granted for projects at Green Hills that have not required revisions or Planning Commission hearing because they have been deemed consistent with the Master Plan. Table No. 1 below provides a summary of the grading operations and projects since approval of the Green Hills Memorial Park Master Plan.

Table No. 1

Date of Approval Application/Project Amount of Grading

08/13/1991 GR No. 1568 – 7'-0" high retaining wall (location unknown) Cut = 222 cu. yds.
Fill = 222 cu. yds.

12/19/1991 GR NO. 1608 – Lawn crypts, wall crypts and restroom bldg. At the Garden of Reflection Cut = 0 cu. yds.
Fill = 441 cu. yds.

01/20/1992 Parkview Terrace Cut = 38,000 cu. yds.
Fill = 38,000 cu. yds.

03/13/1995 GR No. 1799 – Retaining wall adj. to Pacifica Mausoleum Cut = 70 cu. yds.
Fill = 0 cu. yds.

05/12/1995 GR No. 1798/CUP No. 155, Revision A -- Parkview Terrace mausoleum and lawn crypts Cut = 12,000 cu. yds.
Fill = 7,900 cu. yds.

06/29/1995 GR No. 1828/SPR No. 7598 – Dawn family room crypt Cut = 179 cu. yds.
Fill = 117 cu. yds.

08/13/1997 GR No. 1798, Revision A – 3.16' high retaining wall and backfill Cut = 0 cu. yds.
Fill = 43 cu. yds.

03/10/1998 GR No. 1987/CUP No. 155, Revision B – Removal of fuel storage tanks Cut = 42 cu. yds.
Fill = 97 cu. yds.

08/18/1998 GR No. 2050 – Remedial grading at the southern portion of the cemetery site Cut = 31,670 cu. yds.

Fill = 36,669 cu. yds.

Import = 4,999 cu. yds.

Sometime shortly after the City's original approval of the Master Plan and commencement of the first phase of grading, Green Hills encountered contaminated soil in the southwesterly portion of the site (Areas 5 and 6 on the attached Master Plan Revision map). Green Hills subsequently worked with the appropriate State and regional agencies to develop a plan to remediate this condition over the next few years, culminating in the completion of a draft Remedial Action Plan in December 1996. The draft Remedial Action Plan was refined and finalized over the next eighteen (18) months and received final approval from the South Coast Air Quality Management District (SCAQMD) in July 1998.

Green Hills subsequently requested permission to import material to the site as part of the remedial grading to "cap" the contaminated area in accordance with the finalized plan. On August 18, 1998, the City approved Grading Permit No. 2050, allowing remedial grading to commence. As a condition of the approval, the total quantity of import was limited to 4,999 cubic yards.

During the remainder of 1998 and into 1999, the City received complaints from nearby residents regarding noise, dust and other impacts related to the remedial grading operations. Eventually, the City became aware (through Green Hills' own admissions) that the remedial grading had exceeded the scope of activity approved under Grading Permit No. 2050, and a "STOP WORK" order was issued on October 27, 1999. After a meeting between City Staff and Green Hills, the "STOP WORK" was lifted with the understanding that Green Hills would do only minor grading to complete the remedial buttress fill that was necessary to properly complete the remediation, would not import any additional material, and would properly apply for a master plan amendment. In response to unauthorized grading, additional "STOP WORK" orders were issued between 2000 and 2002, but were ultimately lifted based upon continued assurances that an amendment to the master plan was forthcoming. Ultimately, on February 19, 2003, Case No. ZON2003-00086 was submitted, a Revision to the Green Hills Master Plan.

Since submittal of the revision, the applicant has modified the request. Although the application remained incomplete for some time, the applicant was able to better quantify the amount of grading necessary to construct each of the future proposed mausoleum buildings. Nonetheless, upon submittal of all information, Staff deemed the project complete for processing on November 22, 2006. After the project was deemed complete, a Mitigated Negative Declaration (MND) was prepared in accordance with the California Environmental Quality Act (CEQA) to assess the project's environmental impacts. On February 6, 2007, the City mailed notices to 339 property owners within a 500-foot radius from the subject property, and subsequently published the notice in the Peninsula News on February 8, 2007. On February 6, 2007, Staff also circulated the Initial Study/Mitigated Negative Declaration to all applicable public agencies. Further, Staff sent an electronic mail to all parties registered on the City's "listserver" for the Green Hills Master Plan Revision project, which contains 71 registered recipients, informing them of the proposed Master Plan Revision and the pending public hearing.

Lastly, on February 6, 2007, the Mitigated Negative Declaration (MND) was forwarded to the County Recorder for a posting and comment period of at least twenty days (as required by CEQA) prior to action on the MND. However, the County Recorder returned the document due to insufficient funds necessary to post the document. As such, Staff addressed the issue and resent the document to the County Recorder on February 14, 2007 for a new posting period. Although tonight's hearing will be conducted within the required 20-day posting period, by law, formal action cannot occur until the 20-day posting period has been completed. Because Staff believes this project may take at least two Planning Commission meetings due to the nature of the project and the many area residents that may be present at the Planning Commission meeting wishing to speak on the item, Staff felt that it would be best to still conduct the hearing on this item to obtain public input and Planning Commission discussion on the merits of the project. Thus, Staff is recommending adoption of a formal Resolution to occur at a future date, when the minimum posting period will have been met. Lastly, the City Attorney has confirmed that conducting tonight's meeting does not pose a conflict with CEQA requirements.

SITE DESCRIPTION

Green Hills Memorial Park cemetery is located off Western Avenue in the very northeast corner of the City, bordering the City of Lomita, the City of Rolling Hills Estates, and an un-incorporated area of the County of Los Angeles. The cemetery property measures approximately 121-acres in area, and is a privately owned and operated cemetery facility. The cemetery operates Monday through Sunday, from sunrise to sunset, and it consists of ground burials, mausoleum buildings, an office building, mortuary, chapel, flower shop, and a maintenance yard and related buildings.

PROJECT DESCRIPTION

The purpose and intent of a master plan is to account for the orderly development of a site over time. The original Green Hills Master Plan included 194,340 cubic yards of grading (97,170 cu. yds. of cut and 97,170 cu. yds. of fill) to be balanced on site (i.e., no import or export), construction of 2.44 acres of mausoleum buildings, 11.87 acres of "garden" burial sites, 27.21 acres of

ground burial sites and 3.72 acres of roads. While the purpose of the original Master Plan was to address build-out of the cemetery site over the next 100-years, unfortunately, it has been plagued by an underestimation of grading quantities necessary to construct the mausoleum buildings and preparation of the ground interments throughout the cemetery site.

The proposed project involves a revision to the approved Master Plan, in an attempt to better specify the areas of development and the grading quantities necessary for ultimate build-out of the cemetery site. The Master Plan Revision includes the following:

1) acknowledge that the actual quantity of grading that has been conducted between 1991 through 2004 is 288,814 cubic yards (cut and fill), which is 89,475 cubic yards more than originally approved by the Master Plan;

2) allowing 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:

a. 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.

b. 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.

c. Areas 7 and 11 will not require import of fill since the amount of excavation far exceeds the amount of backfill necessary for these mausoleum buildings. Thus, 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), where development is not expected to occur for another 30-years.

d. 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.

3) Clarify that the number of additional ground burial sites at Green Hills Memorial Park is 13,589 Double Depth Burials (27,178 interments), 388 Single Depth Burials (388 interments), and 408 family estates (4080 interments);

4) 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;

5) 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;

6) 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,

7) Area 7 of the Master Plan Revision, and 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.

The daily cemetery operations include ground burials (a.k.a. lawn crypts), and these areas must be graded and prepared for such uses. While some ground burials will be created by the backfill adjacent to the mausoleum buildings, some areas in the Master Plan Revision call-out for ground burials only. 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. Nonetheless, the typical method in 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.

CODE CONSIDERATIONS AND ANALYSIS

ENVIRONMENTAL ASSESSMENT

In accordance with the provisions of the California Environmental Quality Act (CEQA), Staff prepared an Initial Study of the project's environmental impacts (see attached Environmental Checklist Form). Although CEQA identifies a number of categorical exemptions that would exempt a proposed project from the preparation of environmental documents, the Initial Study and subsequent Mitigated Negative Declaration (MND) were prepared since the proposed project did not qualify for a CEQA exemption and since a Mitigated Negative Declaration was prepared for the the original Master Plan. As a result of the Initial Study, Staff determined that the proposed project would not have a significant effect on the environment if appropriate mitigation measures were incorporated, resulting in the preparation of a Mitigated Negative Declaration.

The Mitigated Negative Declaration was circulated to all applicable public agencies on February 6, 2007. As indicated above, the document was forwarded to the County Recorder on February 14, 2007, for a posting and comment period of at least twenty days prior to action on the MND (as required by CEQA). Since Staff is recommending adoption of a formal Resolution at a future date, the minimum posting period will have been met. Nonetheless, a public notice was also mailed to the 339 property owners within a 500-foot radius from the subject property, and a notice was published in the Peninsula News on February 8, 2007. Further, Staff sent an electronic mail to all parties registered on the City's "listserver" for the Green Hills Master Plan Revision project, which contains 71 registered recipients, informing them of the proposed Master Plan Revision and the pending public hearing. In response to the Mitigated Negative Declaration and Notice, on February 12, 2007 Staff met with several residents from the Peninsula Verde neighborhood community, which is located to the north of the cemetery site.

As shown in the attached Initial Study, the project will not result in or create any significant impacts, or have less than significant impacts to Agricultural Resources, Biological and Cultural Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Circulation, and Utilities and Service Systems. However, it was identified that the project may create potentially significant impacts to Aesthetics, Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise, unless mitigated with appropriate measures. These potential impacts and the associated mitigation measures are discussed below.

Aesthetics: It was identified that the project may result in an aesthetic impact with regards to creating a new source of light or glare. The potential aesthetic impacts have led Staff to incorporate mitigation measures that prohibit lighting of the roadways within the cemetery, and require that building-mounted lighting be arranged and shielded as to prevent direct illumination of the surrounding property and prevent visibility of the light source. Incorporation of these mitigation measures will result in a less than significant impact upon aesthetics.

Air Quality: It was identified that the project may result in an air quality impact with regards to exposing sensitive receptors to pollutants. Residences are identified as a sensitive receptor, and exposure to dust and exhaust emissions from construction activities was identified as an impact. However, this potential impact has led Staff to incorporate mitigation measures that require regular watering of construction areas; discontinuing certain activities during high winds to prevent dust clouds; and confining fill to certain areas of the cemetery. As such, by incorporating these mitigation measures, there will be no significant adverse impacts upon air quality.

Geology and Soils: It was identified that the project may result in an impact with regards to soil liquefaction since expansive soil is common on the peninsula. Although mausoleum buildings are not habitable structures, there will be visitors to these buildings. Such potential impact has led Staff to incorporate mitigation measures that require submittal of a geotechnical report that must be reviewed and approved by the City Geologist prior to issuance of a building permit, unless the City Geologist deems it not necessary. Further, any recommendations or conditions resulting from the geotechnical and soils reports must be incorporated into the building design of the structure. Incorporation of these mitigation measures will result in a less than significant impact to geology and soils.

Hazards and Hazardous Materials: It was identified that the project may result in a potentially significant impact with regards to the release of hazardous materials into the environment, specifically in regards to the southern portion of the site due to its previous contaminated soil. However, a remediation effort was completed in 1999 that resulted in the site being removed from the California Department of Toxic Substances Control's Cortese List. Nonetheless, to ensure that the proposed mausoleum buildings in Area 6 do not disturb the previously remediated area, a mitigation measure has been included requiring review and approval by the State of California's Department of Toxic Substances Control, prior to obtaining a building permit. Incorporation of the

mitigation measure will result in a less than significant impact.

Hydrology and Water Quality: It was identified that the project may result in an impact with regards to wastewater discharge and drainage patterns. The potential impact has led Staff to incorporate a mitigation measure that requires preparation and approval of a Standard Urban Stormwater Mitigation Plan (SUSMP) prior to issuance of a grading and/or building permit for any mausoleum. Incorporation of the mitigation measure will result in a less than significant impact upon hydrology and water quality.

Noise: It was identified that the project may result in impacts with increased noise levels as a result of construction activity. The potential has led Staff to incorporate mitigation measures that limit hours of construction and the queuing of construction vehicles. Incorporation of these mitigation measures will result in a less than significant impact upon noise.

As such, Staff has concluded that a Mitigated Negative Declaration can be approved for this project since mitigation measures have been incorporated to result in a project with less than significant impacts.

CONDITIONAL USE PERMIT

The purpose of the Cemetery Zoning district is to provide for the permanent interment of human remains. All new uses within the district are subject to approval through a conditional use permit. Since the original Master Plan was approved through a conditional use permit (CUP No. 155), a revision is necessary since modifications are being proposed to the master plan that includes additional mausoleum area and grading. In considering a conditional use permit application or a revision to a previously approved conditional use permit application, Development Code Section 17.60.050 requires the Planning Commission to adopt the following six findings in reference to the property and uses under consideration. The Code also allows the Planning Commission the discretion to grant a conditional use permit (or revision) with conditions and limitations as necessary to protect the health, safety and general welfare. (Development Code findings are shown in bold text, followed by Staff's analysis in normal text.)

1. The site is adequate in size and shape to accommodate said use and for all of the yards, setbacks, walls or fences, landscaping and other features required by this title [Title 17 "Zoning"] or by conditions imposed under this section [Section 17.60.050] to adjust said use to those on abutting land and within the neighborhood.

The subject property measures approximately 121-acres in area and currently operates as a cemetery. The cemetery was established prior to annexation of the area to the City, and has been in continual operation since then. Since societal, cultural and environmental changes naturally occur over time, and with land being scarce, the efficient use of existing land and demand has steered the cemetery industry in the direction to provide mausoleums as an alternative to ground burials. Although there were mausoleum buildings constructed at Green Hills prior to annexation, Green Hills had plans to ultimately construct additional mausoleum buildings throughout the cemetery site. To ensure an orderly development of the cemetery site over time, Staff requested that Green Hills develop a master plan for all development throughout the cemetery site for consideration through a conditional use permit, which led to the approval of a Master Plan in 1991 to regulate development of the site over the next 100 years.

With approval of the original Master Plan, adequate setbacks for mausoleum buildings and ground interments were established. These setbacks will not be modified or reduced with the additional mausoleum buildings. The additional buildings requested through the revision include additions to the already approved buildings, thereby making them larger buildings. However, they will continue to be located with sufficient setback within the cemetery site, rather than along its perimeter. Further, the heights of the buildings will not be taller. The Mausoleum buildings in the southern portion of the site (in Area 6) will have a better design than the original Master Plan since there will be 5 buildings distributed throughout the area that will be one-story above grade and one-story below grade. Further, since the improvements will be conducted over a period of 30- to 50-years, the impacts will be minimized. Thus, the setbacks and heights of all proposed improvements will be consistent with the requirements established by the prior Master Plan as approved through Resolution No. 91-7 (attached), and the conditions contained therein will remain in full force and effect unless specifically modified by this Master Plan Revision.

With regards to the ground interments (ground burials), this Revision clarifies the areas and acreages by specifying the areas for ground interments. Although the original Master Plan (attached) illustrated general areas and acreages, the acreage areas devoted to ground burials was not clear or properly calculated. Thus, this Revision provides clarification in regards to the areas dedicated to ground burials, while ensuring that these areas continue maintaining the 8-foot setback requirement for ground burials from the north and south property lines.

Through this revision, Staff has incorporated a number of new mitigation measures and conditions as a result of the Initial Study to mitigate potential impacts. The existing conditions contained in Resolution No. 91-7 (attached) will remain in effect and have been added to this Revision for ease in implementation. With regards to existing conditions, however, the applicant is of a different opinion regarding condition no. 2b, which states "Setbacks for above ground structures, including but not limited to

mausoleums (except the Pacifica Mausoleum) and crypts shall be as follows: North – 80’ or no closer than the northern perimeter road...” The applicant believes that 30-inch garden walls are not structures, and has proposed a series of family estates with 30-inch high decorative garden walls that would be located in the area between the northern perimeter road to the 8-foot setback from the north property line (Area 4 of the proposed Master Plan Revision).

When the City Council considered the Master Plan on appeal (excerpt Minutes of the October 16, 1990 and the February 19, 1991 meeting are attached), the applicant objected to a 40-foot setback for structures and ground interments since it resulted in a large area of the cemetery that could not be utilized for the burials. As a result, the City Council allowed ground interments up to 8-feet from the north and south property lines, and included condition no. 2b to ensure no above ground structures were to be located in this area. Although the applicant believes that the garden walls do not constitute a structure, Staff believes that such walls constitute a structure. According to Development Code section 17.96.2040, a structure is defined as “...anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which is located on or on top of the ground”. As such, Staff believes that the condition should remain and that no structures, including garden walls, should continue to be prohibited within the area specified in the condition.

Therefore, Staff finds that the site is adequate in size and configuration to support and accommodate the proposed project. For these reasons, Staff believes this finding can be made and adopted.

2. The site for the proposed use relates to streets and highways sufficient to carry the type and quantity of traffic generated by the subject use.

Access to the site is provided directly via Western Avenue (State Highway 213), where there are two points of ingress/egress, one that is a controlled traffic signal. The City’s Public Works Department has reviewed the plans for the proposed project and concluded that the proposed project did not necessitate a traffic impact study, since Western Avenue is a State highway and the project is a long-term venture. Staff also forwarded the information to the California Department of Transportation (CalTrans) and subsequently forwarded the initial study to them for comments. Both requests for input resulted in no response from CalTrans. Lastly, according to the 1993 International Traffic Engineers (ITE) data, Cemetery land use produces a maximum 4.73 weekday average daily trips (ADT) and a maximum 7.62 weekend ADT per acre. The Master Plan Revision does not include a larger physical cemetery site; however, it calls for 2.17-acres of additional mausoleum area, which could be considered additional acres per the calculation of traffic impacts per the ITE. Based upon the ADT figures from ITE, Staff estimates that upon build-out, the additional 2.17-acres of mausoleum will result in up to 10.26 additional trips per weekday and up to 16.54 additional trips per weekend. The resulting increase in trip generation is less than significant since build-out of the cemetery would occur over the next 30- to 50-years. As such, it is concluded that the trips generated by the project will have negligible impacts to roadways within the City, and the project site relates to the streets and highways sufficient to carry the type of traffic generated by the proposed project. Therefore, this finding can be made and adopted.

3. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof.

The proposed project does not include new uses to the cemetery site or changes to the existing cemetery operations. Staff believes that the uses and operations are consistent with the land use designation and zoning, and continues to be a compatible land use. Further, the additional mausoleum buildings will continue to be located within the interior of the cemetery site and will not reduce established setbacks or be located along the perimeter of the cemetery site.

As indicated in the attached Initial Study, it was identified that the project may create potentially significant impacts to Aesthetics, Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. However, an environmental assessment of the proposal found that the proposed project would not create significant adverse affects with appropriate mitigation measures. As such, for these reasons, there will be no significant effect on adjacent property or the permitted use thereof, and this finding can be made and adopted.

4. The proposed use is not contrary to the General Plan.

The proposed Revision includes additions to the approved mausoleum buildings in the Master Plan and additional grading and import to accommodate all uses on the site, which are consistent with the General Plan’s Commercial Retail land use designation of the site, and with the types of land uses permitted within the Development Code Cemetery Zoning District. According to the General Plan, commercial zones are designated to accommodate services while preserving the character of the Peninsula. The General Plan states that commercial activities comprise approximately 1.7% of the total land area within the City. Although the subject property is not a traditional commercial activity, the cemetery will continue to operate with no apparent retail activity. The site will also continue to have an open space ambience due to the size of the site and the location, proximity, architectural design, color, and other improvements associated with the mausoleum buildings and the Master Plan Revision. Therefore, Staff believes that the proposed project is consistent with the intent of the General Plan, and this finding can be made and adopted.

5. If the site of the proposed use is within any of the overlay control districts established by Chapter 17.40 (Overlay Control Districts) of this title [Title 17 "Zoning"], the proposed use complies with all applicable requirements of that chapter.

The subject property is not within an overlay control district. Therefore, this finding is not applicable to the project.

6. Conditions regarding any of the requirements listed in this paragraph, which the Planning Commission finds to be necessary to protect the health, safety and general welfare, have been imposed [including but not limited to]: setbacks and buffers; fences or walls; lighting; vehicular ingress and egress; noise, vibration, odors and similar emissions; landscaping; maintenance of structures, grounds or signs; service roads or alleys; and such other conditions as will make possible development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this title [Title 17 "Zoning"].

With regards to the items listed within this finding, Staff believes that the proposed project has been designed and conditioned through appropriate mitigation measures incorporated in the Mitigation Monitoring Program (see attached Draft Mitigation Monitoring Program), and through appropriate conditions incorporated in conditions of approval (see attached Draft Conditions of Approval). Said mitigation measures and conditions have been based upon the requirements listed above so that the proposed project will not cause an impact to the health, safety and general welfare of the site nor surrounding residents. For these reasons, Staff believes that this finding can be made and adopted.

Therefore, Staff believes that all relevant conditional use permit findings can be made in a positive manner to warrant approval for the proposed Master Plan Revision.

GRADING PERMIT

The purpose of a grading permit is to promote the public health, safety and general welfare while preserving the natural character of an area consistent with reasonable economic development. A grading permit is to ensure that development occurs in a manner that is harmonious with adjacent land so as to minimize problems of flooding, drainage, erosion, earth movement and similar hazards, while maintaining the visual continuity of the hills and valleys of the City.

Pursuant to Section 17.76.040 of the Development Code, the City requires a major grading permit for grading activity that will involve the following:

- excavation, fill, or both, in excess of 50 cubic yards in a two year period; or
- cut or fill more than 5' in depth or height; or
- excavation or fill encroaching in or altering a natural drainage course*; or
- excavation or fill on an extreme slope (35% or more)*.

*notwithstanding exemptions in Section 17.76.040.C

The proposed Master Plan Revision clarifies the grading quantity necessary for development of the cemetery site, and proposes import fill for construction of the mausoleum buildings. A major Grading Permit is required since the Master Plan Revision includes 643,259 cubic yards of grading. This quantity includes 97,964 cubic yards of import for the proposed mausoleum buildings, and all cut and fill associated with ground burials throughout the cemetery site for the life of the Master Plan, which is projected out to be at year 2057. 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.

Since the total grading quantity is over 1,000 cubic yards and part of a Master Plan Revision, the proposal is subject to review by the Planning Commission. Section 17.76.040.E of the Development Code establishes criteria that the Planning Commission is to use to evaluate, review and act on major grading permit applications. The following Development Code criteria are discussed below (Development Code criteria are indicated in bold text, followed by Staff's analysis in normal text).

E.1. The grading does not exceed that which is necessary for the permitted primary use of the lot.

The subject property is located in an area designated by the City's Zoning Map as a CEM (Cemetery) zoning district. According to the City's General Plan and the Development Code, the purpose of the cemetery district provides for the permanent interment of human remains. Further, the Development Code conditionally permits, as a primary use of the property, interments and mausoleums. The original Master Plan proposed to balance all on-site grading, so no import or export was required. However, it was realized that the amount of backfill necessary for the mausoleum buildings could not be obtained within a reasonable time frame from only ground spoils, and that import is necessary for ultimate build-out of the site with ground interments and mausoleum buildings.

As indicated above, construction of the mausoleum buildings will be conducted in phases, and the related grading and any necessary import will be conducted at the time each mausoleum is constructed, which would be conducted over the course of up to 50-years. Further, the daily cemetery operations include ground burials (a.k.a. lawn crypts); however, these areas must first be

graded and prepared for such uses. While some ground burial areas will be created by the backfill adjacent to the mausoleum buildings, some areas in the Master Plan Revision call-out for ground burials only. 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. It is approximated that 137,000 cubic yards of fill will be necessary for these areas to raise the grade by up to 35-feet in some area to accommodate mausoleum buildings and ground burials, and provide for appropriate drainage to the roadways. This quantity includes ground spoils from throughout the cemetery site, excess cut material from mausoleum project, and import of additional fill material.

Therefore, Staff believes that the proposed grading quantity is necessary for the permitted primary use of the lot, and is necessary for the ultimate development of the mausoleum buildings throughout the cemetery site and site preparation for ground interments over the next 30- to 50-years, on a cemetery site that encompasses over 120-acres in area. As such, the proposed Master Plan Revision complies with this criterion.

E.2. 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. In cases where grading is proposed for a new residence or an addition to an existing residence, this finding shall be satisfied when the proposed grading results in a lower finished grade under the building footprint such that the height of the proposed structure, as measured pursuant to 17.02.040(B) of this title, is lower than the structure that could have been built in the same location on the lot if measured from preconstruction (existing) grade.

In regards to significant impacts to views from neighboring properties, Staff believes that the grading will not adversely impact any views from surrounding properties since the requested earth movement will prepare the site for mausoleum buildings and ground interments. The locations of the mausoleum buildings and the associated backfill continue to be within the internal portions of the cemetery site, and no mausoleum buildings are proposed along the perimeters of the cemetery that abut the residences to the north and south. The mausoleum buildings are proposed on sloped areas of the cemetery site that can facilitate buildings by excavating into the slope, rather than mausoleums being constructed on knolls or hilltops within the cemetery site. Further, with the exception of the Inspiration Slope mausoleum building, the existing Master Plan limited the heights of buildings, and this Revision does not modify nor requests to modify, the previously approved heights.

The residences to the south of the cemetery are at the same grade elevation as, or slightly lower than, the cemetery and do not contain views over the cemetery site. The residences to the north, in the Peninsula Verde area, are at higher elevations that allow for views of the harbor over the cemetery site. Although the original Master Plan proposed mausoleum buildings at Inspiration Slope (Area 2 on the Master Plan Revision), the exact configuration and height were not known, thereby resulting in a condition (condition no. 34, in Resolution No. 91-7) to not impair views from Peninsula Verde. Modification to this condition is not part of this Revision, and Staff will continue to work with Green Hills to ensure that the mausoleum on Inspiration Slope does not impair views from Peninsula Verde.

With regards to the grading being conducted for ground interments, the proposal calls to retain the existing topography. The exception is in Areas 5 and 6, which must be filled due to the existing concaved topography of these areas. Nonetheless, these are areas along the southern portion of the cemetery site, where there are no views over or through this portion of the cemetery from nearby residences.

Therefore, Staff believes that the grading will not significantly adversely affect the visual relationship nor the views from neighboring properties, and the Master Plan Revision complies with this criterion.

E.3. The nature of grading minimizes disturbance to the natural contours and finished contours are reasonably natural.

As previously mentioned, the grading is to prepare the subject property for the construction of mausoleum buildings and ground interments throughout the cemetery site. This grading allows for excavations into slopes and backfill to extend the slopes to the mausoleum structures, thereby blending the structure into the natural contours of the property. Further, the preparation and subsequent grading for ground interments will retain the existing topography and will not raise these areas, with the exception of Areas 5 and 6, which will be filled to raise the grade to be similar to the adjacent grade. However, these areas upon completion will retain a naturally sloping topography common to the other areas of the cemetery site. Thus, Staff believes that the Master Plan Revision has been designed to account for the necessary grading, minimizes disturbance to the natural contours of the property, and ensures that finished contours are reasonably natural. As such, Staff believes that the Master Plan complies with this criterion.

E.4. 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 natural topography.

As noted in the previous finding, the majority of the grading is proposed to blend the mausoleum buildings into the natural slopes that exist throughout the cemetery site. Furthermore, the Master Plan Revision uses land-sculpting techniques to blend the

proposed slopes and grading into the existing topography. Thus, the project has been designed to respect the natural contours of the site to the greatest extent possible. Therefore, Staff believes that the Master Plan Revision complies with this criterion.

E.5. For new single-family residences, the grading and/or related construction is compatible with the immediate neighborhood character.

The proposed project does not involve a new residence; thus, this criterion does not apply.

E6. In new residential tracts, the grading includes provisions for the preservation and introduction of plan materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction on hillside areas.

The proposed project does not involve a new tract; thus, this criterion does not apply.

E.7. The grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside.

The proposed project does not involve street construction; thus, this criterion does not apply.

E.8. The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation.

No wildlife habitats have been identified on the subject property; thus, this criterion does not apply.

E.9. The grading conforms to the following standards for: grading on slopes, height of cut/fill, and retaining walls.

According to the City's Development Code, grading and construction on slopes over thirty-five (35%) percent is not permitted if the lot was recorded and legally subdivided after November 25, 1975. Further, no finish slopes greater than 35% shall be created; no fill or cut shall occur on a slope exceeding fifty (50%) percent; and that exposed upslope and downslope retaining walls cannot exceed 8'-0" and 3'-6" high, respectively. Lastly, except for the excavation for a basement or cellar, a fill or cut shall not exceed a depth of 5-feet at any point except where the Planning Commission determines that unusual topography, soil conditions, previous grading or other circumstances make such grading reasonable and necessary.

Staff has reviewed the proposed Master Plan Revision and has found it to be consistent with the aforementioned criteria, with the exception that the depth of cut and height of fill will exceed 5-feet for construction of the mausoleum buildings. However, these are issues that were reviewed during the original Master Plan and the Revision includes making some of these buildings larger. Staff believes there continues to be circumstances that make such grading reasonable and necessary.

Development Code Section 17.76.040 states, "the purpose of the chapter is to provide reasonable development of land, ensure the maximum preservation of the scenic character of the area, ensure that the development of properties occurs in a manner harmonious to adjoining properties, and that the project complies with the goals and polices of the General Plan." Due to the operations and 121-acre size of the cemetery, the amount of grading and related cut and fill is necessary to accommodate the proposed built-out of the cemetery site, which Staff believes is not an excessive amount of grading; is consistent with the existing and continuous use of the property; the grading and related mausoleum building do not impair views; and the excavation does not significantly effect the current appearance of the slope from the public rights-of-way or from other residences. Lastly, the proposed grading activity will not be detrimental to the public safety or to the surrounding properties since appropriate measures and conditions are proposed to mitigate potential impacts to less than significant. For these reasons, Staff believes that the Master Plan Revision complies with this criterion.

As noted in the preceding discussion, staff believes that the Master Plan Revision complies with all Grading Permit criteria. As such, it is staff's opinion that the Grading Permit can be approved for the Master Plan Revision.

ADDITIONAL INFORMATION

During December 2006, the applicant conducted two neighborhood outreach meetings at Green Hills to present the proposed Master Plan Revision and to solicit input from adjacent neighborhoods. Invitations were sent to the homes located within a 500' radius, and the meetings were conducted at 7:00pm on the evenings of December 11 and 18, 2006.

Staff attended one of the meetings to hear the presentation and hear the issues raised by the public. Following these meetings, the applicant provided Staff with a list of items and issued raised by the neighbors, and a response to each. The issues are as follows (issues are italicized, followed by Green Hills' response in normal type:

1. The dirt movement throughout the cemetery was questioned with regards to the locations of the fill, the finish grades of the fill, and the dust that is created by the dirt movement.

The digging of graves and the subsequent surplus of dirt is inherent to the nature of cemetery operations, and so while the applicant acknowledges that there will continue to be dirt movement within its borders, Green Hills has formulated a plan to mitigate some of the adverse effects of the excavation and placement of grave dirt and top soil. Existing fill operations include all of the site along the south property line, as these areas require the greatest amount of fill to return them to their original grade elevations. Green Hills will consolidate this effort within a more confined area that will then be surrounded by a minimum 8-foot high chain link fence with green screen cloth. This will allow the cemetery to increase dust mitigation measures within a smaller area and will more easily screen the fill area from neighbors. As this smaller area is brought up to finish grade, the operations would move to the next area designated as fill and the same screen and dust mitigation measures would be placed at the new location. Green Hills has also worked with a local landscape company to formulate a new perimeter landscape screen that will further reduce the dust that is created by the fill operation. The cemetery will utilize its water truck to keep the dust to a minimum within the smaller fill area.

2. The condition of the perimeter landscaping along the north and south property lines was discussed by several residents.

As mentioned in the item above, Green Hills has consulted with a landscape architect to formulate a revised plan for the landscape buffers along these areas. A problem in the past has been a knee-jerk reaction to the various desires of the homeowners along these property lines. Some neighbors desire a full hedge to completely screen the cemetery from their view, while others prefer to have no landscape screen whatsoever, while still others desire something as a compromise. The new landscape plan will contain a variety of plants in a more random arrangement so that a softer feel is realized as well as creating the opportunity to provide more flexibility within the layout. In this way, more individual needs can be addressed without sacrificing the overall design intent.

3. Some residents expressed that the noise from boom boxes and mariachi bands was at times a nuisance.

Green Hills strives to keep noise within the property lines to a minimum for the sake of its own users and will ask people to turn down the volume of boom boxes if they are aware of the problem. The use of mariachi bands as a part of funeral services is quite common within Southern California cemeteries. They will play during funeral services, which are limited to daytime services, generally in the middle of the day. The master plan calls for an internal perimeter road along the south property line to help keep the sound further away from the neighbor's homes. The perimeter landscaping will also help to soften any noise impact. Green Hills would also like to examine the possibility of constructing a uniform, perimeter wall along the property lines where they abut the residential areas. This would go a long way in reducing sound and dust transmission.

4. There was some discussion about the trash that accumulates in the drainage swale along the north property line.

Green Hills has indicated a willingness to utilize its maintenance crew to keep trash from this swale. If there is an accumulation of trash in the swale, neighbors were encouraged to contact the administrative office of Green Hills Memorial Park. It should be noted that the cemetery is not responsible for all of the trash in the swale.

5. There was some discussion about rodents that have appeared in the area.

Green Hills Memorial Park endeavors to maintain a safe operation, and as such, maintains an on-going effort to control unwanted rodents within the cemetery boundaries. The natural setting around the reservoir along the south corner as well as the horse trail that runs along the west property line create environments that provide areas for rodents to nest and there is little that Green Hills can do to prevent rodents within the surrounding neighborhood. On-going construction in the surrounding areas plays a large part in flushing rodents from their homes.

6. There was some discussion regarding security within the cemetery.

Green Hills already has a very comprehensive security program in place. There are grounds personnel at the cemetery from 6:00am to 4:00pm seven days a week, an armed security guard is on duty from 4:00pm to 10:00pm (or until closing, if earlier), and a security guard is present on weekends and holidays from 9:00am to 10:00pm. Burials occur within the hours of 7:00am to 6:00pm, and the park is open for visitation 6:00am to dusk.

7. One neighbor questioned the garden walls located within Area 4 along the north property line.

The master plan calls for the entire area along the north property line to consist of in ground lawn crypts and family estates. The family estates are surrounded by a 30" maximum height garden wall constructed on decorative masonry or stone. The original CUP indicated an 8-foot landscape buffer along this property line and an eighty-foot setback for structures. It is Green Hill's interpretation that these 30" decorative garden walls are not "structures", and therefore, the garden is in conformance with the original CUP. Additionally, over half of the garden walls along the landscape buffer would serve as a retaining wall, and the top of wall would actually be at grade or just a few inches above grade.

Although it is the applicant's interpretation that the 30-inch high decorative garden walls are not structures, Staff considers these walls to be above-ground structures as discussed in Finding No. 1 of the Conditional Use Permit section above. Further, Staff believes that the intent of the condition was to ensure that only ground burials with no built-up structures (including walls) were located within these setback areas.

As of the writing of this Report, Staff received three letters in response to the Notice. The letters express concern primarily with the behaviors of some visitors that frequent the cemetery site and the length of time in which music is played. Further, the letters express concern with dust and noise that is produced from the cemetery site. With regards to noise, Staff has included conditions that limit both live and amplified music during visits or funerals to no longer than 30-minutes. Lastly, with regards to dust and noise, Staff believes that appropriate mitigation measures have been incorporated to address these issues, which would be reviewed annually by the Planning Commission.

As indicated above in this Report, the prior Master Plan was approved through Resolution No. 91-7 (attached), and the conditions contained therein will remain in full force and effect unless specifically modified by this Master Plan Revision. However, to ensure that all conditions are clear and applicable, Staff has reviewed the previous conditions contained in Resolution No. 91-7, and believes that combining the applicable conditions into one document is more efficient. Thus, Staff has deleted some of the previous conditions that are unnecessary, obsolete or no longer applicable, and the attached Draft Conditions contain the new conditions, mitigation measures, and previous conditions that are still relevant and necessary.

CONCLUSION

Based on the analysis above, Staff believes that the conditional use permit findings can be made for the Master Plan Revision; that the Revision complies with the Grading Permit criteria; and that the Mitigated Negative Declaration can be certified. As indicated in the "Background" section above, Staff is of the belief that due to the size of this project, the Planning Commission may take two meetings to hear from the public and discuss the project. Thus, Staff is recommending that the Planning Commission open the public hearing, take testimony, discuss the merits of the project, and continue the public hearing to April 24, 2007 to take final action on the application.

ALTERNATIVES

In addition to Staff's recommendation, the following alternatives are available for consideration by the Planning Commission:

1. Identify any issues of concern with the proposed project, provide Staff and/or the applicant with direction in modifying the project, and continue the public hearing to a date certain for discussion of these issues; or
2. Deny Case No. ZON2003-00086 and direct Staff to prepare and return to the next Planning Commission meeting with the appropriate Resolution.

Please note that in the event that this item is continued beyond the May 21, 2007 action deadline, the applicant must agree to a one-time 180-day extension of that deadline, and extend the time limits of the Permit Streamlining Act.

ATTACHMENTS

- Resolution No. 91-7, adopted by the City Council on February 19, 1991
- Excerpt Minutes of October 16, 1990 and February 19, 1991 City Council meetings
- Existing Master Plan
- Initial Study for Environmental Assessment
- Draft Mitigation Monitoring Program
- Draft Conditions of Approval
- Letters/Comments in Response to Notice
- Master Plan Revision, booklet by J. Stuart Todd Inc.

Chapter 17.28 - CEMETERY (C) DISTRICT

Sections:

17.28.010 - Purpose.

The cemetery district provides for the permanent interment of human remains.

(Ord. 320 § 7 (part), 1997; Ord. 187 § 8 (part), 1984)

17.28.020 - Uses and development permitted.

Only the following uses may be conducted or constructed in cemetery districts:

- A. Temporary special uses and developments, if a special use permit is first obtained, pursuant to Chapter 17.62 (Special Use Permits);
- B. Commercial filming or photography, if a city film permit is first obtained, pursuant to Chapter 9.16 (Still Photography, Motion Picture and Television Productions) of this Municipal Code;
- C. Temporary vendors, if a temporary vendor permit is first obtained, pursuant to Chapter 17.62 (Special Use Permits); and
- D. Other uses as provided in any applicable overlay or special districts.

(Ord. 320 § 7 (part), 1997)

17.28.030 - Uses and development permitted by conditional use permit.

The following uses may be permitted in the cemetery district, pursuant to a conditional use permit, as per Chapter 17.60 (Conditional Use Permits):

- A. Burial park for earth interments, mausoleums for vault or crypt interments and/or columbarium for cinerary interments;
- B. Mortuary;
- C. Associated sales and office uses directly related to the operation of the cemetery, including flower sales;
- D. Churches;
- E. Developments of natural resources, except in the coastal specific plan district;
- F. Public utility structures;
- G. Small wind energy systems, pursuant to Section 17.83.060 (Small wind energy systems); and
- H. Such other uses as the director deems to be similar and no more intensive. Such a determination may be appealed to the planning commission and the planning commission's decision may be appealed to the city council pursuant to Chapter 17.80 (Hearing Notice and Appeal Procedures). If a proposed use or development is located in the coastal specific plan district, the city's final decision regarding such other use may be appealed to the California Coastal Commission for a determination that the uses are similar and compatible with the local coastal program.

(Ord. 481 § 22, 2008; Ord. 377 § 10, 2002; Ord. 320 § 7 (part), 1997; Ord. 187 § 8 (part), 1984)

17.28.040 - General development standards.

The following standards shall apply to cemetery districts:

- A. Setbacks. The following setback provisions apply to all structures and below grade interments:
 - 1. Front and Street Side. The front and street side setbacks shall be twenty-five feet.
 - 2. Interior Side and Rear. If abutting a residential zoning district, the interior side and rear setbacks shall be forty feet. If abutting a nonresidential zoning district, the interior side and rear setbacks shall be twenty-five feet.
- B. Building Height. The maximum height of any building shall be sixteen feet, except with the approval of a conditional use permit by the planning commission, pursuant to Chapter 17.60 (Conditional Use Permit.)
- C. Roof Equipment. All roof equipment shall conform to the height limits specified in Section 17.48.050 (Lots, Setbacks, Open Space Area and Building Height) and shall be adequately screened from private properties and the public right-of-way.
- D. Signs. The provisions of Section 17.76.050 (Sign permit) shall apply.
- E. Parking, Loading and Access. The provisions of Chapter 17.50 (Nonresidential Parking and Loading Standards) of this title shall apply. Where a cemetery district abuts a residential district, additional parking requirements may be imposed by the director or planning commission if warranted by a proposed project or use.
- F. Storage. Except for those outdoor uses permitted by a conditional use permit or special use permit, all maintenance and groundskeeping equipment shall be housed in permanent, entirely enclosed structures.
- G. Lighting. All exterior lighting in cemetery zoning districts shall conform to the performance standards of Section 17.56.040 (Environmental Protection). Before any development is approved, a plan showing the locations and specifications of all exterior lighting shall be submitted for review and approval by the director.
- H. Transportation Demand Management Development Standards. All development shall be subject to the applicable transportation demand and trip reduction measures specified in Section 10.28.030 (Transportation demand management and trip reduction measures) of this Municipal Code. Any transportation demand or trip reduction measures required pursuant to Section 10.28.030 (Transportation demand management and trip reduction measures), shall be implemented in accordance with all applicable standards and specifications of this title.
- I. Deliveries and Mechanical Equipment. Where a cemetery district abuts a residential zoning district, all deliveries of goods and supplies; trash pick-up, including the use of parking lot trash sweepers; and the operation of machinery or mechanical equipment which emits noise levels in excess of sixty-five dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of seven a.m. and seven p.m., Monday through Sunday, unless otherwise specified in an approved conditional use permit or other discretionary approval.
- J. Where a cemetery district abuts a residential zoning district, buffering and screening techniques shall be utilized along the district boundary line, and additional setbacks for structures, parking and activity areas may be imposed by the director and/or planning commission.

(Ord. 320 § 7 (part), 1997; Ord. 187 § 8 (part), 1984)

August 8, 2016

NOTICE

NOTICE IS HEREBY GIVEN that the Community Development Director of the City of Rancho Palos Verdes will consider an application for the following project pursuant to Council-adopted Resolution No. 2015-102 Condition No. 1k:

A SITE PLAN REVIEW APPLICATION (CASE NO. ZON2016-00332) – A request to grade (778yd³ of cut and 15yd³ of fill – 793 yd³ of total earth movement) a portion of an existing slope located east of the Vista Del Ponte area and south of Inspiration Slope as identified on the Green Hills Memorial Park Master Plan. The graded area will accommodate new burial plots at street level (Long View Drive) that will be supported by a new retaining wall ranging in height from a few inches at the southeast corner and gradually increasing to 11.4' at the northeast corner of Vista Del Ponte. A 3.5' tall guardrail will be placed on top of the retaining wall resulting in a combined wall height of 14.9' at the top of the Vista Del Ponte slope. As part of this request, a water feature is also proposed to cascade down from the north end of the wall to the excavated area below. Adjacent to the water feature area is a proposed stairway that will provide access from the street level to the existing burial plots at Vista Del Ponte. This stairway will also serve as an additional access to the upper area of Inspiration Slope from the southeast corner.

LOCATION: 27501 Western Avenue

APPLICANT: Nick Resich

LANDOWNER: Green Hills Memorial Park

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Ms. So Kim, Senior Planner, by Tuesday, August 23, 2016. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Additionally, copies of any comments received will be given to the applicant who shall have 7 days to respond in writing. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. A Notice of Decision will be issued to owners of property within 500' radius of the site and the applicant, who shall have 15 days to appeal the decision in writing to the Planning Commission

If you would like the opportunity to review the proposed 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, these plans 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.

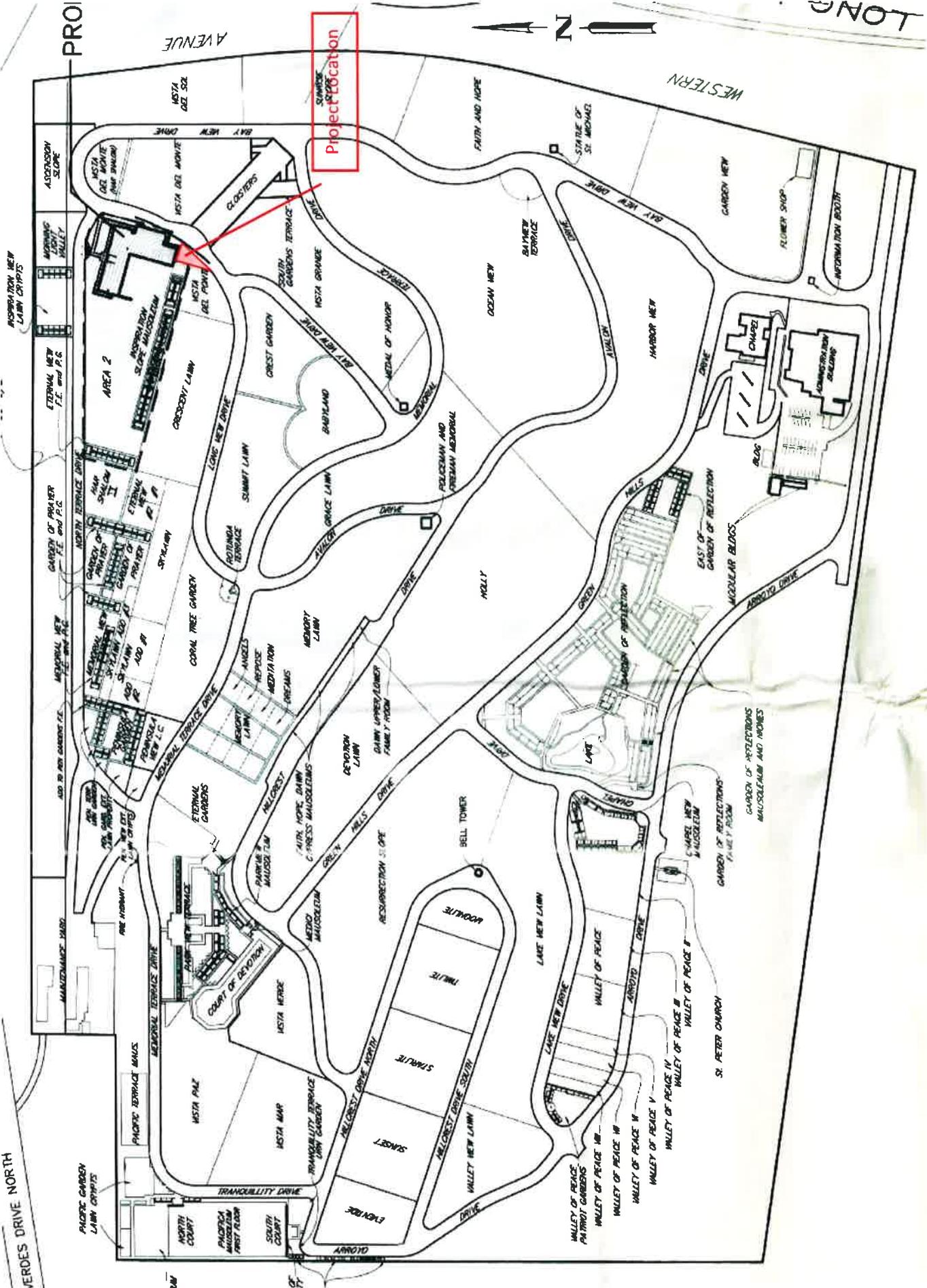
LONG



PROVIDE

AVENUE

Project location



VERDES DRIVE NORTH

ASPIRATION NEW LAMB CRIPPS

ETERNAL NEW F.E. and P.C.

MEMORIAL NEW F.E. and P.C.

MANAGEMENT BLDG.

PACIFIC TERRACE MAUS.

PACIFIC GARDEN LAMB CRIPPS

ACCORDY SLOPE

MORNING LIGHT VALLEY

AREA 2

CHURCH OF ANGELS

CHURCH OF ANGELS

ETERNAL GARDENS

COURT OF DEVOTION

NORTH COURT

SOUTH COURT

META DEL MONTE (PAIN BRIDGE)

META DEL MONTE

ASPIRATION SLOPE MAUSOLEUM

CHURCH OF ANGELS

CHURCH OF ANGELS

ETERNAL GARDENS

COURT OF DEVOTION

NORTH COURT

SOUTH COURT

META DEL MONTE

META DEL MONTE

ASPIRATION SLOPE MAUSOLEUM

CHURCH OF ANGELS

CHURCH OF ANGELS

ETERNAL GARDENS

COURT OF DEVOTION

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CREST GARDEN

ROSEMARY TERRACE

ANGELS

ETERNAL GARDENS

COURT OF DEVOTION

NORTH COURT

SOUTH COURT

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ETERNAL GARDENS

COURT OF DEVOTION

NORTH COURT

SOUTH COURT

MASTER PLAN AMENDMENT
SUBMITTAL PACKAGE

RECEIVED

FEB 20 2007

PLANNING, BUILDING &
CODE ENFORCEMENT

GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA
JANUARY 29, 2007

Project No. ZON 2003-00086
APPROVED BY THE PLANNING DIVISION
OF THE CITY OF RANCHO PALOS VERDES
 With Conditions* As Submitted
Date: 4.24.2007
By: [Signature]

It is unlawful to make any change or alterations
on this set of plans without written permission
from the Planning Division. Approval is VOID
after 180 days, unless otherwise specified in the
conditions of approval.
*Not valid unless accompanied by a completed
clearance form.

REFER TO PC RESO 2007-32
FOR MMP REQUIREMENTS
AND PC RESO 2007-33 FOR COAs



J. STUART TODD INC.
ARCHITECTURE
INTERIORS
PLANNING
LANDSCAPE

ZON 2003-00086

**GREEN HILLS MEMORIAL PARK
Master Plan Amendment
Rancho Palos Verdes, California**

January 29, 2007

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GENERAL DEVELOPMENT PARAMETERS

The latest Master Plan was reviewed and approved by the City of Rancho Palos Verdes in 1991. Prudent cemetery development acknowledges the necessity to periodically update a master plan to adapt to changing market conditions, resources, and restrictions. Although every effort has been made to maintain the original acreages set forth in the approved master plan dated 1991, many areas of the original master plan have been refined in scope and size. In all cases where the revised plan differs from the original, design of the structures has been revised to mitigate the impact on the cemetery and surrounding environment. The new design parameters for Green Hills Memorial Park call for a unified design palate for both materials and scale, creating a campus effect throughout the remaining undeveloped areas.

Green Hills Memorial Park performs approximately 1500 burials per year, with the majority of burials consisting of ground burials in pre-cast concrete burial vaults. Mausoleum interments comprise approximately twenty percent of the burial activity at Green Hills. Utilizing these average numbers and assuming a consistent death rate, the Master Development Plan as submitted includes adequate ground burials for twenty-six years of development and includes adequate mausoleum spaces for fifty years beyond that time. Further, it is Green Hills' strategy to emphasize long-term development toward mausoleum development as a way to reduce the amount of land used each year as the cemetery exhausts available land resources. Inurnment numbers (cremations that are memorialized within the memorial park) are difficult to predict and therefore the plan assumes that current cremation percentages will remain constant. If percentages increase, the square footage impact is relatively small, and the Master Plan provides ample ability to retrofit most mausoleum buildings and garden areas with additional niche and niche vault inventory. Additionally, visitation associated with inurnments is less intensive and assumed to be a minor impact on the overall development plan. The Master Plan will be implemented in multiple phases over many years and "area numbers" indicated on the plan are for reference only and do not denote a hierarchy or priority of development.

Building heights are calculated based on building frontage being the elevation of the individual mausoleums that faces the internal cemetery road system. Heights listed on the color elevations conform to the requirements listed in Condition No. 34 in resolution No. 91-7. The dimensions are shown for the overall height of each mausoleum as measured from the average adjacent grade (not to exceed 20'-0") and the overall height of each mausoleum as measured from the lowest adjacent grade (not to exceed 25'-0").

The excavation for a typical double depth lawn crypt has been calculated as 5.3 cubic yards of cut, which would be transferred within cemetery boundaries (ideally to Areas Five and Six on the Master Plan). Excavations for mausoleum developments have been calculated including over-excavations and assumes a

forty-five degree cut where physically possible. Where this forty-five degree cut is not possible, shoring will be utilized to achieve the necessary cuts.

The quantity of fill required to develop Areas Five and Six necessitates a phased approach, including excavated dirt from ground burials (approximately 80 cubic yards per week) and the remainder from imported fill. The fill would be imported at the time of construction of each of the phases of the mausoleum and would be located at the time of development, and fill and haul routes would be in accordance with applicable local and state codes and ordinances. It is not the intent of Green Hills Memorial Park to maintain an on-going importation of fill material unless it is directly related to the construction of a mausoleum or the development of a garden. Based on calculations performed for this submittal, the original 1991 estimate for ground interments was obviously flawed and possibly may not have taken into consideration multiple dirt movements within the cemetery. For example, this report calculates the dirt movement for ground burials as the sum of dirt removed from the excavation for the vault, that same dirt moved and placed as fill in another area of the cemetery, and that same dirt again moved when excavated as required for mausoleum development. The proposed overall density and development of Green Hills Memorial Park is consistent with the 1991 Master Plan and consistent with local trends and competition with the Rancho Palos Verdes area.

Prepared By: **J. STUART TODD, INC.**
Architects and Planners
2919 Welborn, Suite 101
Dallas, Texas 75219
214.522.4033
214.522.7988 fax

AREA DESCRIPTIONS

AREA 1 *PACIFICA DEVELOPMENT*

.27 Acres Total Development

One story addition to existing Pacifica Mausoleum
768 crypt spaces / 260 niches
(Pad – 6096 sq. ft.)
Maximum Building Height not t exceed high point of
existing Pacifica Mausoleum (18'-0")

Ground Burials with feature fountain
136 Double Depth Burials
Sidewalks and landscaping (.02 acres)

AREA 2 *INSPIRATION SLOPE*

2.05 Acres Total Development

One Story Mausoleum
2800 crypt spaces / niches to be determined
Building height per Resolution No. 91-7
Ground Burials
388 Single Depth lawn Crypts
1720 Double Depth Lawn Crypts
Family Estates
48 Family Estates (8 – 12 capacity)

AREA 3 *GARDEN OF REFLECTION*

2.45 Acres Total Development

Combination One / Two story Mausoleum extension of
existing Garden of Reflection Mausoleum
7633 crypt spaces / niches to be determined
Building height per Resolution No. 91-7
Ground Burials
1047 Double Depth Lawn Crypts
Family Estates
38 Family Estates (8 – 12 capacity)

AREA 4 *NORTH TERRACE GARDEN*

3.2 Acres Total Development

Ground Burials
2921 Double Depth Lawn Crypts
Family Estates
200 Family Estates (8 – 12 capacity)

AREA 5 *LAKE VIEW GARDEN*

5.0 Acres total Development

Ground Burials
3440 Double Depth Lawn Crypts
Family Estates
58 Family Estates (8 – 12 capacity)

AREA 6 *LAKE VIEW TERRACE*

6.95 Acres Total Development

Three level Mausoleum Development (One level at grade,
two levels below grade) / 2.75 acres total building footprint
Five separate buildings
7812 crypts / 4680 niches total interment count
Building height per Resolution No. 91-7
Ground Burials
3120 Double Depth Lawn Crypts

AREA 7 *SOUTH WEST TERRACE*

1.63 Acres Total Development

Two level mausoleum (One level at grade, one level below
grade)

Mausoleum to be constructed as five separate phases
1248 crypts in each phase / 6240 total crypt count
Building height per Resolution 91-7
Ground Burials
510 Double Depth Lawn Crypts

AREA 8 VALLEY OF PEACE REFLECTIONS GARDEN

.32 Acres Total Development

Cremation Garden
86 Cremation Estates
1160 Cremation Niches
456 Column Inurnments

AREA 9 VALLEY OF PEACE ESTATES GARDEN

.30 Acres Total Development

Cremation Garden / Ground Development
56 Family Estates (8 – 12 capacity)
95 Double Depth Lawn Crypts
8 Garden Estates (10 – 20 capacity)
6 Cremation Estates
560 Cremation Niches
560 Cenotaph Plaques

AREA 10 ENTRANCE GARDEN

.73 Acres Total Development

Cremation Garden
800 Ground Inurnments (Natural Rock Memorials)
600 Wall niches

AREA 11 MEMORIAL TERRACE

1.39 Acres total Development

One level Mausoleum at grade
6870 crypts / 1500 niches
Building heights per resolution 91-7
Ground Burials (located on top of mausoleum)
360 Double Depth Lawn Crypts

AREA 12 *COURT OF DEVOTION ADDITION*

.31 Acres total Development

One level mausoleum at grade
(1464 crypts / 860 niches)
Addition to existing Court of Devotion Mausoleum
Building height per Resolution 91-7
Ground Burials (located on top of mausoleum)
240 Double Depth Lawn Crypts

P:\2004 PROJECTS\04739 Greenhills Inspiration Slope\Administration (Nora only)\Master Plan Amendment 9-11-06.doc

THIS SHEET HAS BEEN SUPERSEDED BY AN UPDATED SHEET (SEE NEXT PAGE),
 REQUIRED PER PLANNING COMMISSION ADOPTED RESOLUTION NO. 2015-09,
 CONDITION OF APPROVAL 1.2(m) -

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.



J. STUART TODD INC.
 ARCHITECTURE
 INTERIORS
 PLANNING
 LANDSCAPE

MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA

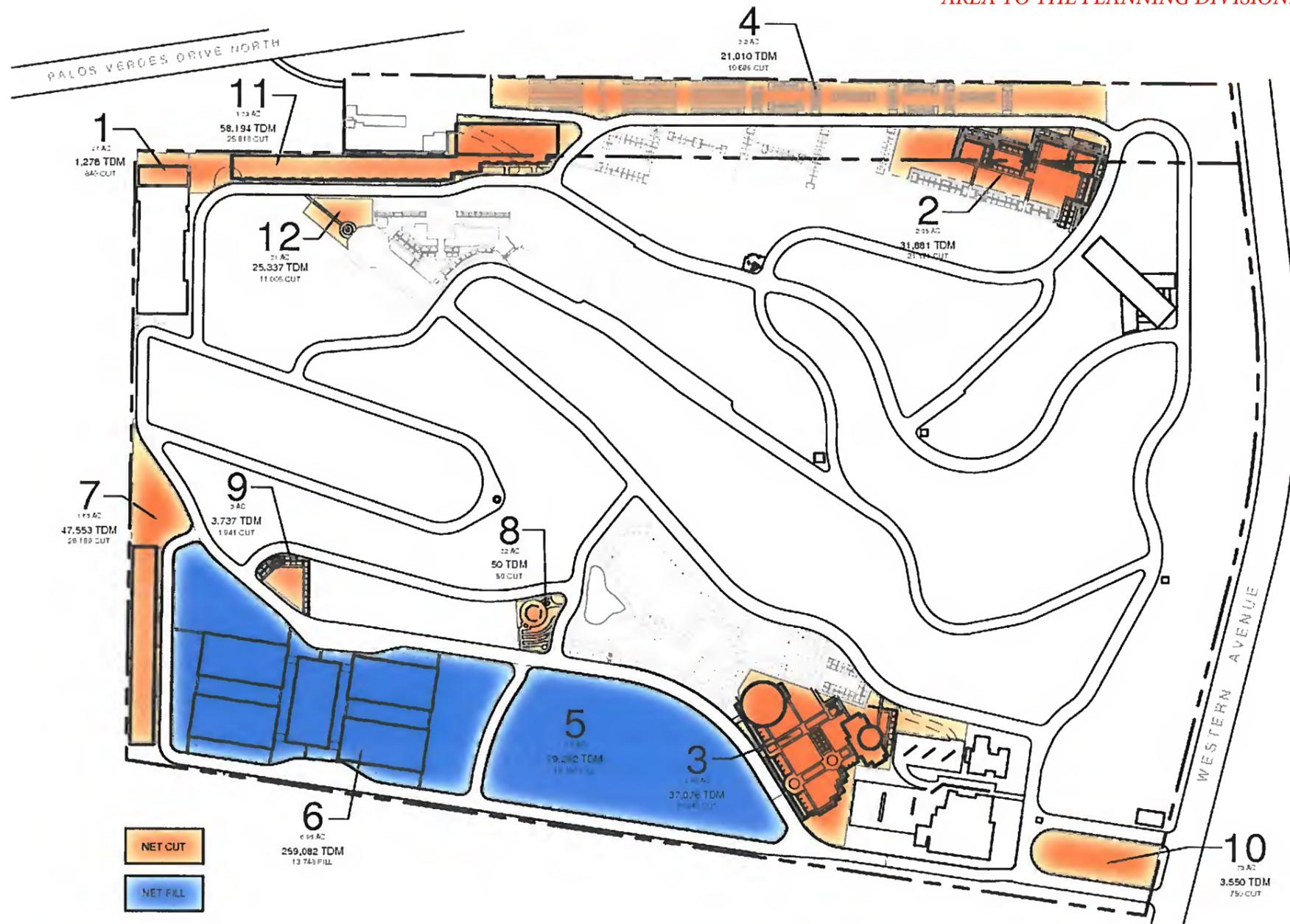
JANUARY 29, 2007
 04739

MASTER PLAN

M-A

THIS SHEET HAS BEEN SUPERSEDED BY AN UPDATED SHEET (SEE NEXT PAGE),
REQUIRED PER PLANNING COMMISSION ADOPTED RESOLUTION NO. 2015-09,
CONDITION OF APPROVAL 1.2(m) -

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.



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MASTER DEVELOPMENT PLAN
GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
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CUT AND FILL PLAN

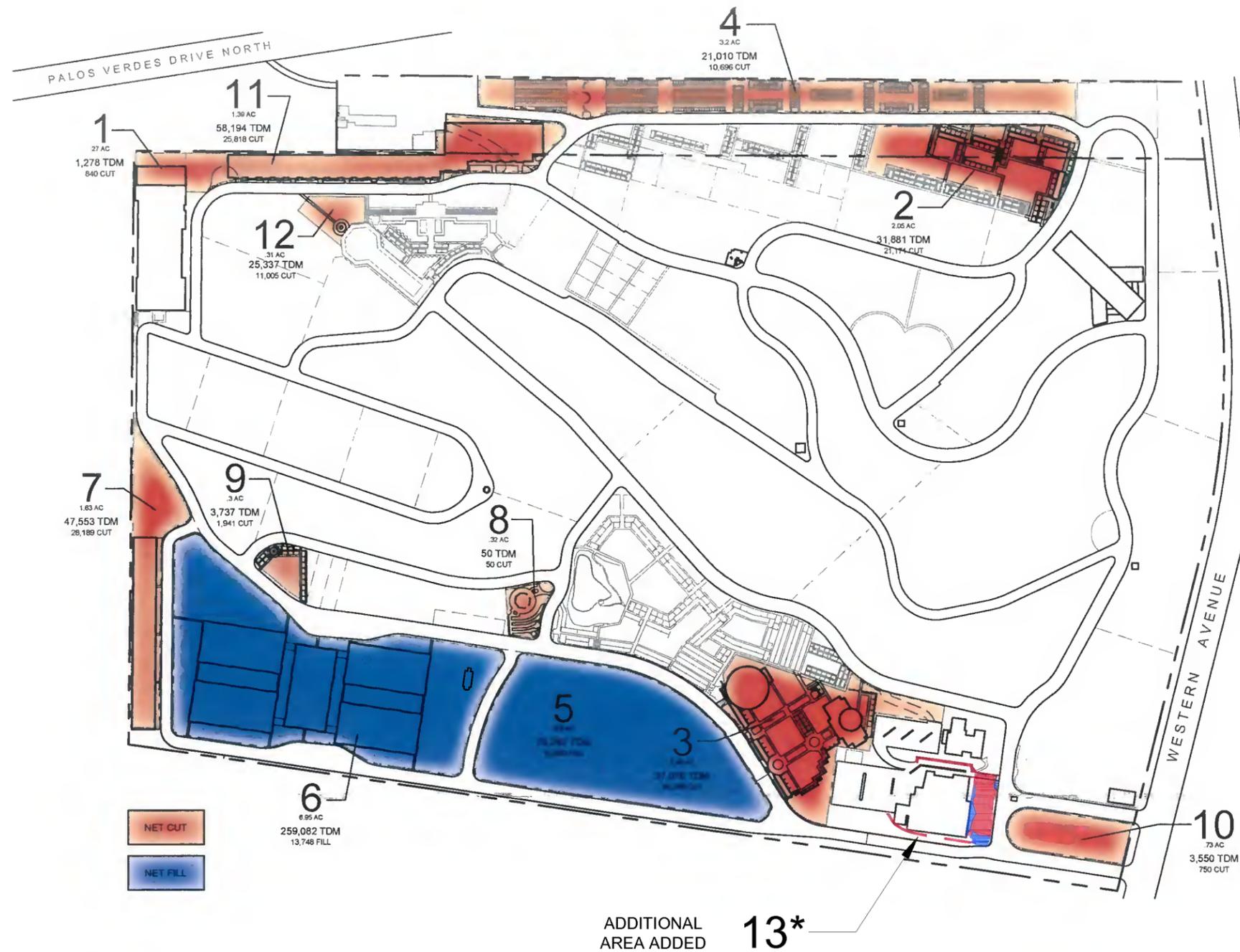
M-B

*** REVISIONS**

SEPT 1, 2014 ADDITION TO ADMINISTRATION/
MORTUARY/CREMATORY
BUILDING

**THIS SHEET HAS BEEN UPDATED PER
PLANNING COMMISSION ADOPTED
RESOLUTION NO. 2015-09, CONDITION OF
APPROVAL 1.2(m) -**

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BUILDING & SAFETY DIVISION, THE APPLICANT
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PARKING AREA TO THE PLANNING DIVISION.*



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APRIL 20, 2015

CUT AND FILL PLAN

M-B

DAILY CEMETERY OPERATION

(IN GROUND BURIALS)			
	COLUMN A	COLUMN B	COLUMN C
	EXCAVATION / CUT	BACKFILL / FILL	NET DIRT MOVEMENT FILL / (CUT) (COL. A) + COL. B
AREA 1	(564)	184	(380)
AREA 2	(11,214)	3,504	(7,710)
AREA 3	N/A	N/A	N/A
AREA 4	(15,853)	5,157	(10,696)
AREA 5	(32,121)	10,449	(21,672)
AREA 6	(25,867)	8,414	(17,453)
AREA 7	(4,233)	1,377	(2,856)
AREA 8	(50)	0	(50)
AREA 9	(2,764)	898	(1866)
AREA 10	(2,100)	1,400	(700)
AREA 11	(1,162)	378	(784)
AREA 12	(1,992)	648	(1,344)
TOTALS (CU.YDS.)	(97,920)	32,369	(65,551) CUT *

* THIS NUMBER HAS BEEN CALCULATED ASSUMING GRAVE SPOILS ARE COUNTED TWICE (AS A CUT AT TIME OF EXCAVATION AND AS A FILL WHEN EXCESS DIRT IS BROUGHT TO ANOTHER LOCATION WITHIN THE CEMETERY) ACTUAL QUANTITY OF DIRT EXCAVATED IS 43,700 CUBIC YARDS.

PROJECT IMPACTS

(CONSTRUCTION / SITE GRADING)				
	COLUMN D	COLUMN E	COLUMN F	COLUMN G
	EXCAVATION / CUT	BACKFILL / FILL (ON-SITE + IMPORT)	NET DIRT MOVEMENT FILL / (CUT)	IMPORTED FILL (INCLUDED IN COL. E)
AREA 1	(0)	254	254	N/A
AREA 2	(15,312)	55,312	40,000	40,000
AREA 3	(53,661)	69,781	16,120	16,120
AREA 4	N/A	N/A	N/A	N/A
AREA 5	N/A	36,722	36,722	N/A
AREA 6	(50,907)	116,233	65,326	34,844
AREA 7	(33,638)	8,305	(25,333)	N/A
AREA 8	N/A	N/A	N/A	N/A
AREA 9	(75)	N/A	(75)	N/A
AREA 10	(50)	N/A	(50)	N/A
AREA 11	(20,844)	29,819	8,975	5,000
AREA 12	(16,179)	6,518	(9,661)	2,000
TOTALS (CU.YDS.)	(190,666) CUT	332,330 FILL	141,664 FILL **	97,964

** THIS NUMBER INCLUDES FILL MATERIAL THAT IS GENERATED FROM GRAVE SPOILS - 43,700 CUBIC YARDS (SEE ASTERISK FOR COLUMN C. TOTAL) AND IMPORTED FILL - 97,964 CUBIC YARDS.

SUMMARY

	COLUMN H
	GROSS DIRT MOVEMENT (COLS A+B+D+E)
AREA 1	1,002
AREA 2	85,342
AREA 3	123,442
AREA 4	21,010
AREA 5	79,292
AREA 6	201,421
AREA 7	47,553
AREA 8	50
AREA 9	3,737
AREA 10	3550
AREA 11	62,203
AREA 12	25,337
TOTALS (CU.YDS.)	643,939



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JANUARY 29, 2007
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DIRT MOVEMENT CHART

M-C

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CONDITION OF APPROVAL 1.2(m) -

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AREA 13 GRADING QUANTITIES

CUT: 250 CY

FILL: 75 CY

EXPORT TO AREA 6 ONSITE: 175 CY



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MASTER PLAN AREA 13

M-C-1

APPROVED GRADING	APPROVED CUT	APPROVED FILL	TOTAL DIRT MOVEMENT
MASTER GRADING PLAN (1991)	97,170	97,170	194,340
GRADING PERMIT 2050	0	4,999	4,999
TOTAL APPROVED AMOUNTS	97,170	102,169	199,339

ACTUAL GRADING *	ACTUAL CUT	ACTUAL FILL	TOTAL DIRT MOVEMENT
DAILY BURIAL OPERATIONS (1991- 2004) (500 SINGLE DEPTH BURIALS/1000 DOUBLE DEPTH BURIALS/YR)	86,125	86,125	172,250
CONSTRUCTION GRADING OPERATIONS THRU (4-1998)	50,513	46,820	97,333
CONSTRUCTION GRADING OPERATIONS THRU (9-2006)	714	300	1014
IMPORTED SAND FOR LAWN CRYPT INSTALLATION THUR (9-2006)	0	300	300
IMPORTED FILL @ SOUTHERN PORTION OF SITE	-	19,231	19,231
TOTAL DIRT MOVEMENT (1991-2004)	137,352	152,776	290,128

* INCLUDES ALL GRADING FROM PERMIT 2050 AND (IMPORTED FILL NOT PREVIOUSLY APPROVED)

NOTE: ALL AMOUNTS SHOWN AS CUBIC YARDS



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GRADING CHART

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AREA 13 GRADING QUANTITIES

CUT: 250 CY

FILL: 75 CY

EXPORT TO AREA 6 ONSITE: 175 CY



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MASTER PLAN AREA 13

M-D-1

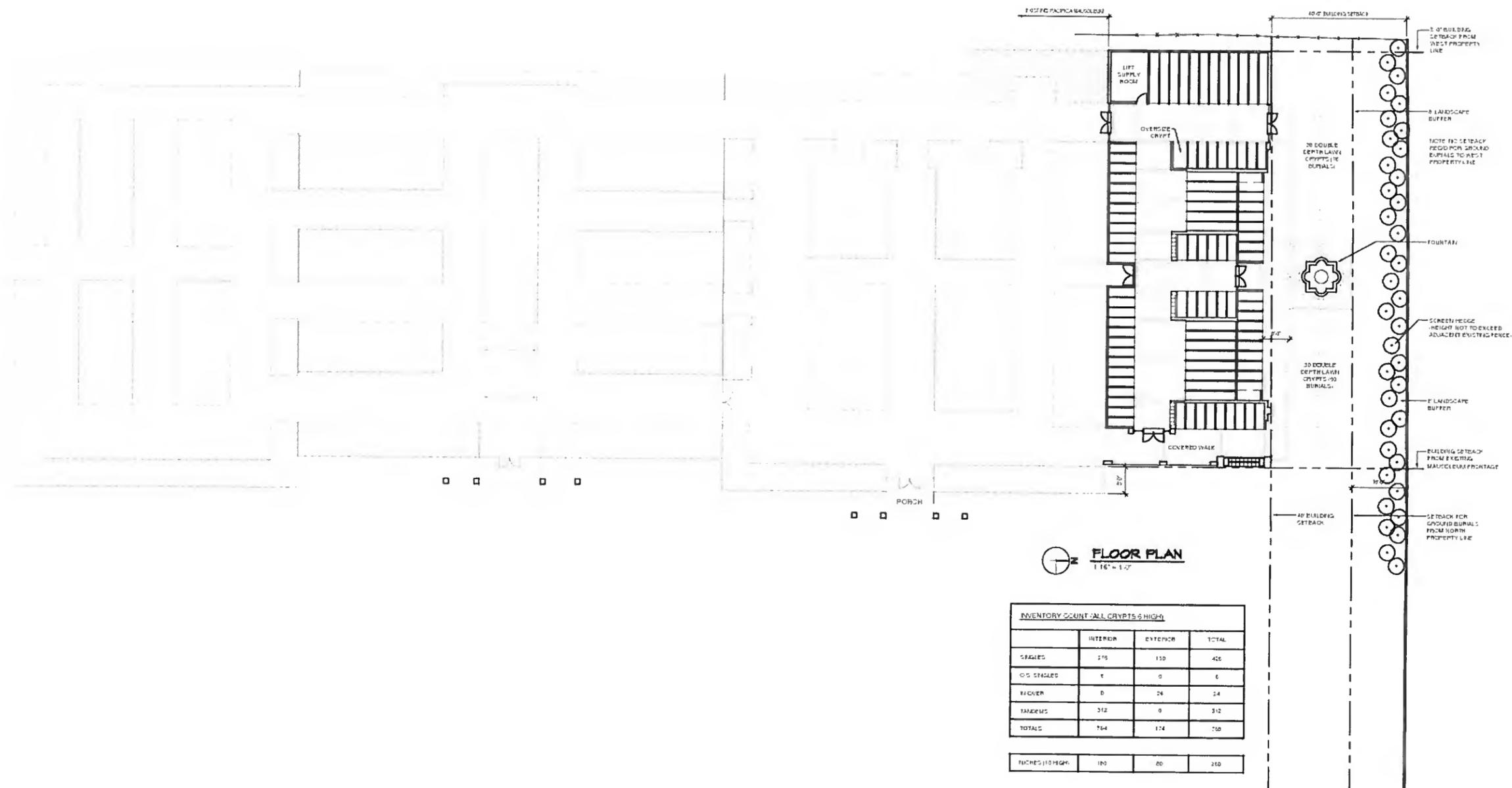


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MASTER PLAN AREA 1
 PACIFICA MAUSOLEUM

1-A



FLOOR PLAN
1/16" = 1'-0"

INVENTORY COUNT - ALL CRYPTS 6 HIGH

	INTERIOR	EXTERIOR	TOTAL
CRAPLES	216	120	406
OS STABLES	6	0	6
RACKER	0	24	24
TANKETS	312	0	312
TOTALS	764	144	700

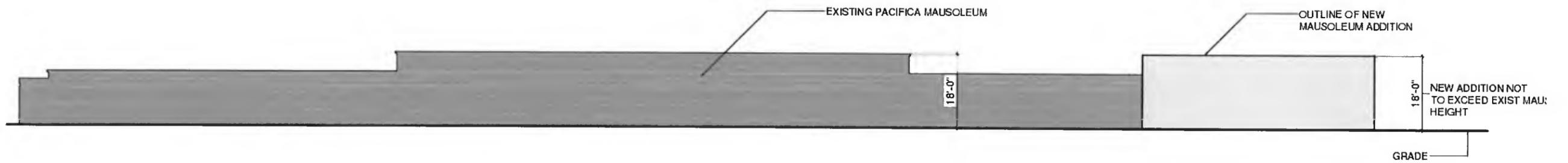
EXTERIOR HIGH	100	80	200
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MASTER PLAN AREA 1
PACIFICA MAUSOLEUM



SCHEMATIC SITE SECTION



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MASTER PLAN AREA 1
 PACIFICA MAUSOLEUM

1-C



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MASTER PLAN AREA 1
PACIFICA MAUSOLEUM

1-D

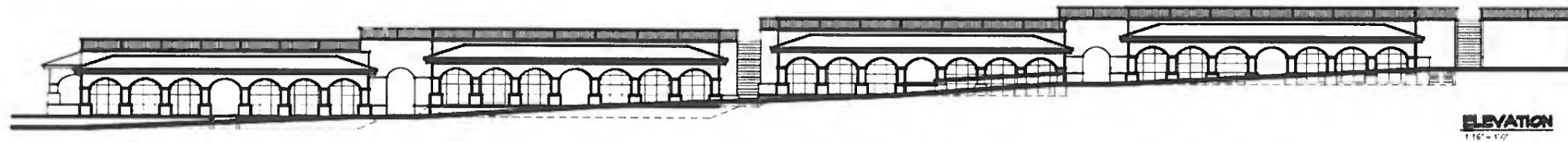


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MASTER PLAN AREA 2
 INSPIRATION SLOPE

2-A

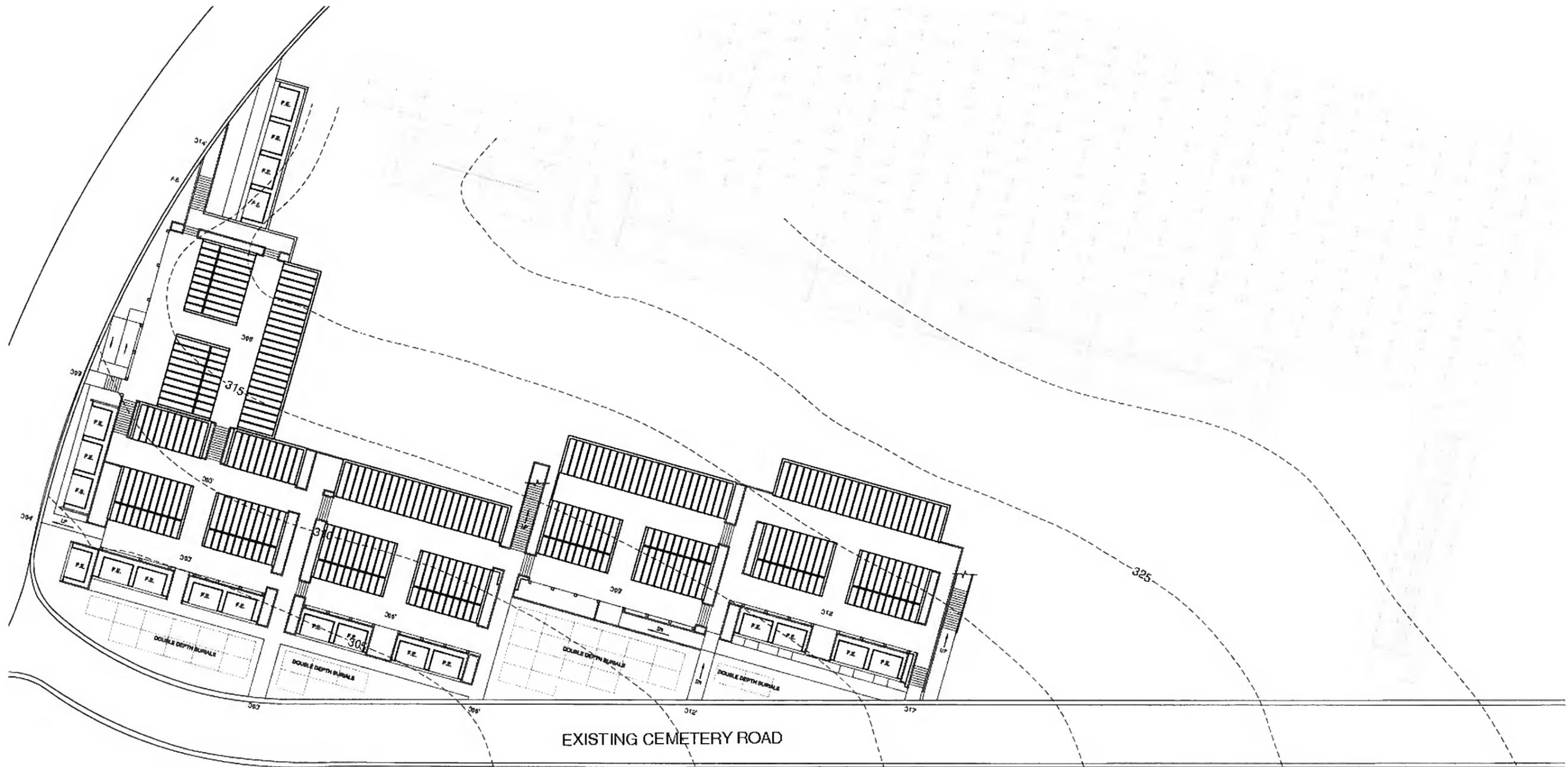


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MASTER PLAN AREA 2
INSPIRATION SLOPE

2-B



INVENTORY COUNT - LOWER LEVEL	
	TOTAL
GROUND BURIALS (DOUBLE DEPTH)	141
GROUND BURIALS (SINGLE DEPTH)	0
MAUSOLEUM CRYPT SPACES	2,662
TOTAL	2,803
FAMILY STATES (2018 CAPACITY STATES)	150



SITE PLAN - STREET LEVEL



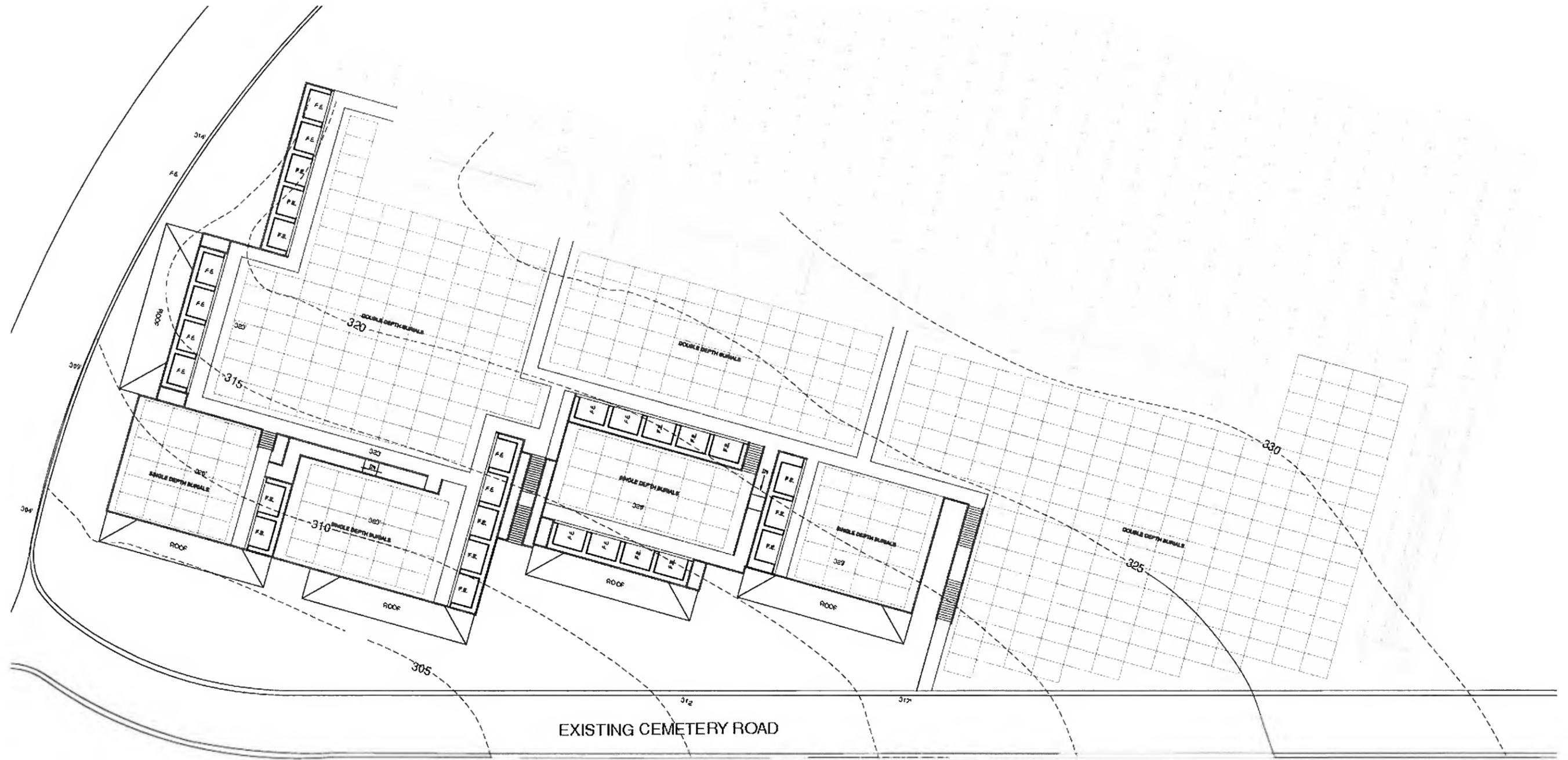
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MASTER PLAN AREA 2
 INSPIRATION SLOPE

2-C



INVENTORY COUNT - LOWER LEVEL	
	TOTAL
GROUND BURIALS (DOUBLE DEPTH)	1,520
GROUND BURIALS (SINGLE DEPTH)	395
MAUSOLEUM CRYPT SPACES	0
TOTAL	1,915
FAMILY ESTATES (100% CAPACITY ESTATES)	224

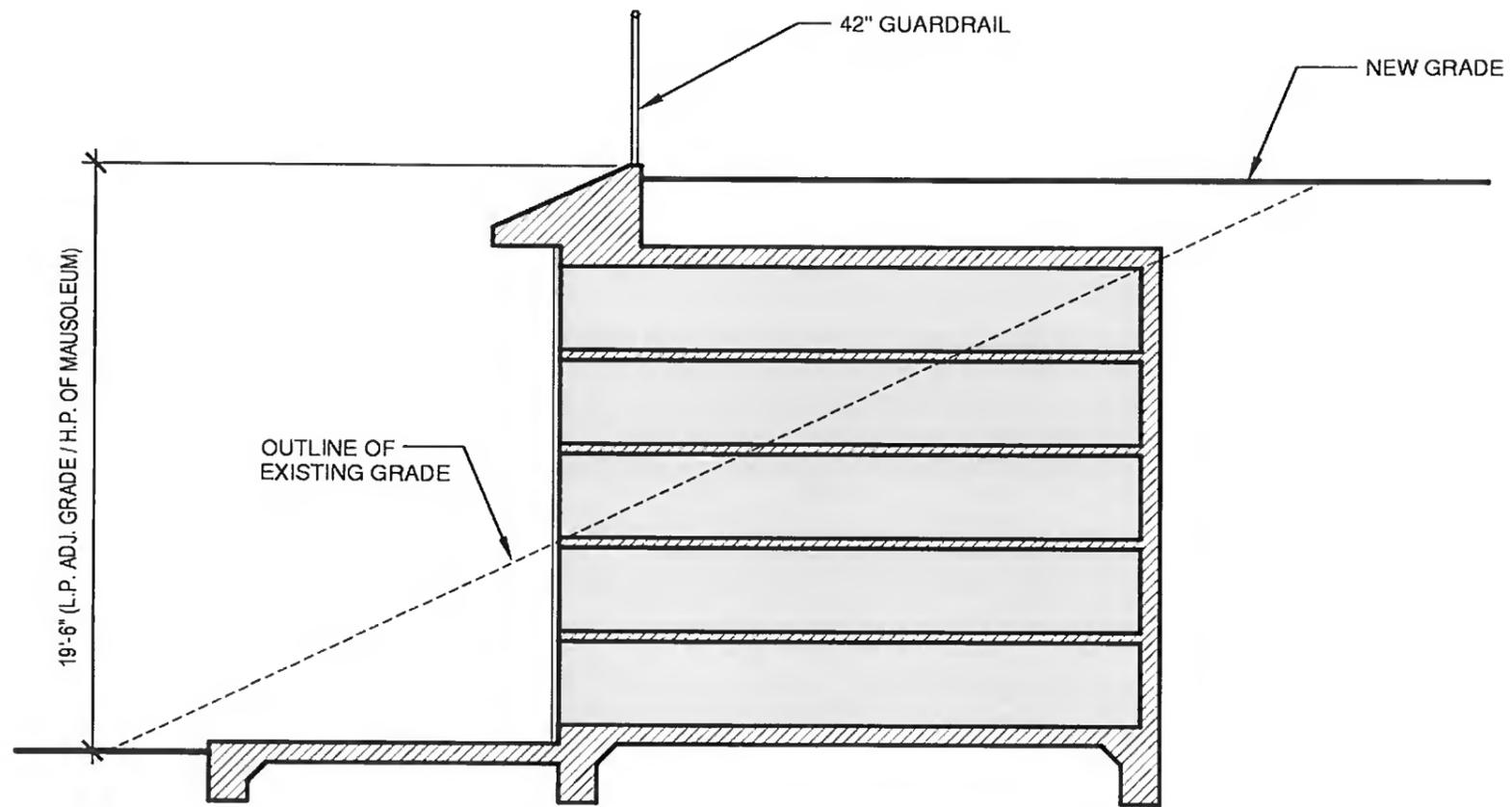


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MASTER PLAN AREA 2
 INSPIRATION SLOPE

2-D



SCHEMATIC SITE SECTION



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MASTER PLAN AREA 2
 INSPIRATION SLOPE

2-E



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MASTER PLAN AREA 2
INSPIRATION SLOPE

2-G

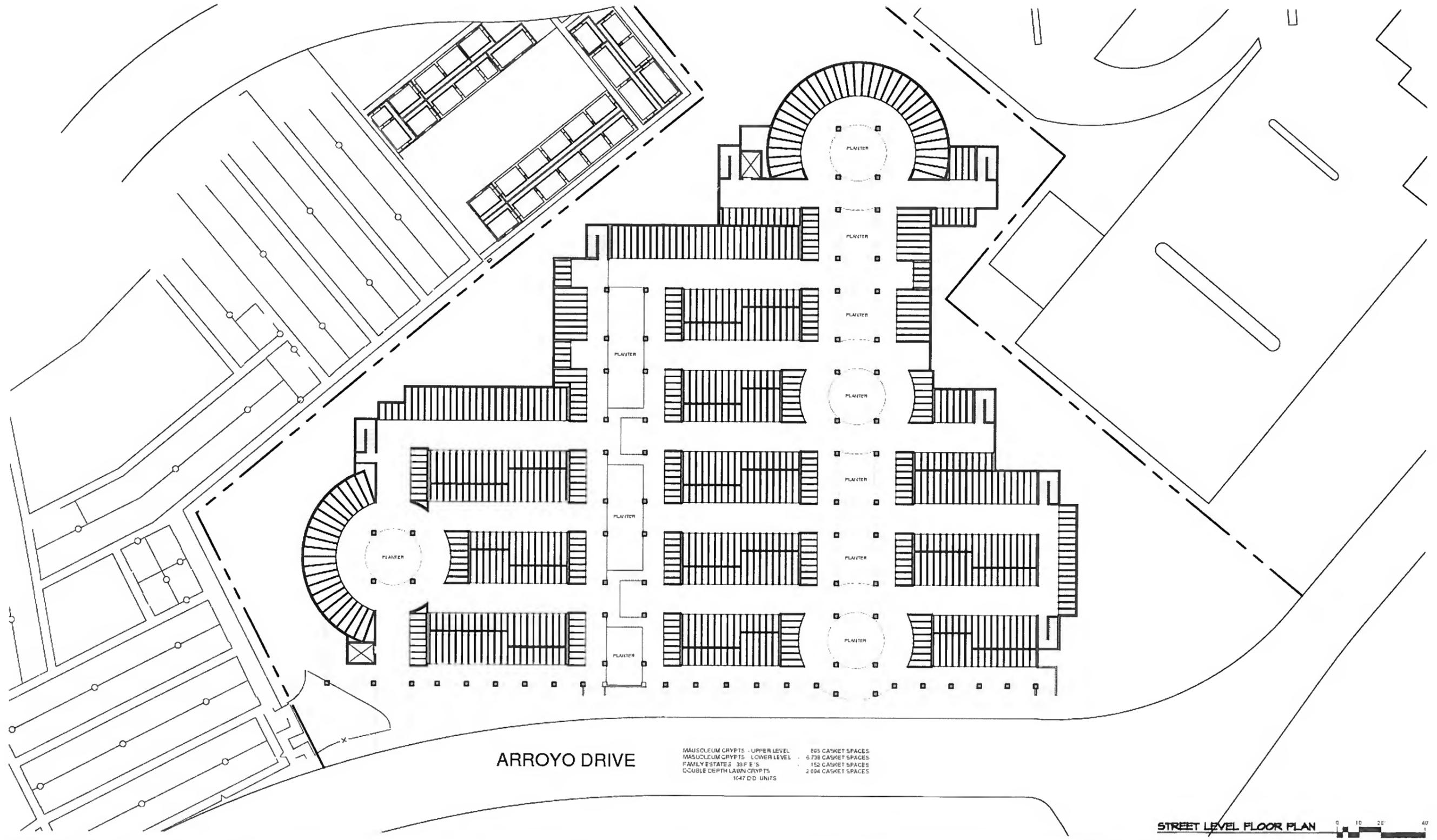


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MASTER PLAN AREA 3
 REFLECTION MAUSOLEUM

3-A



ARROYO DRIVE

MAUSOLEUM CRYPTS - UPPER LEVEL 265 CASKET SPACES
 MAUSOLEUM CRYPTS - LOWER LEVEL 678 CASKET SPACES
 FAMILY ESTATES 39' E'S 152 CASKET SPACES
 DOUBLE DEPTH LAWN CRYPTS 1047 DD UNITS 2094 CASKET SPACES

STREET LEVEL FLOOR PLAN 0 10 20 40'



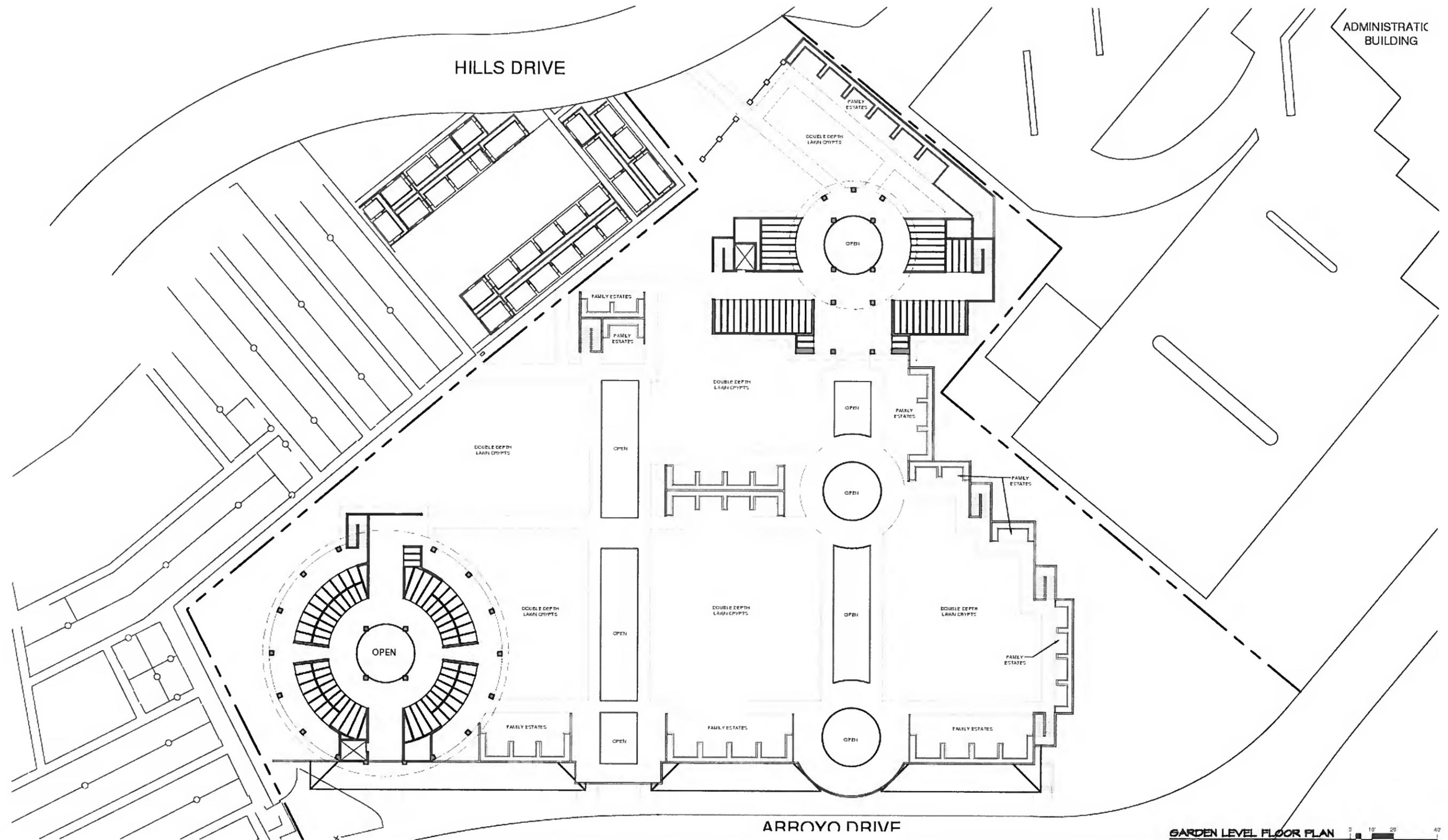
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MASTER PLAN AREA 3
 REFLECTION MAUSOLEUM

3-B

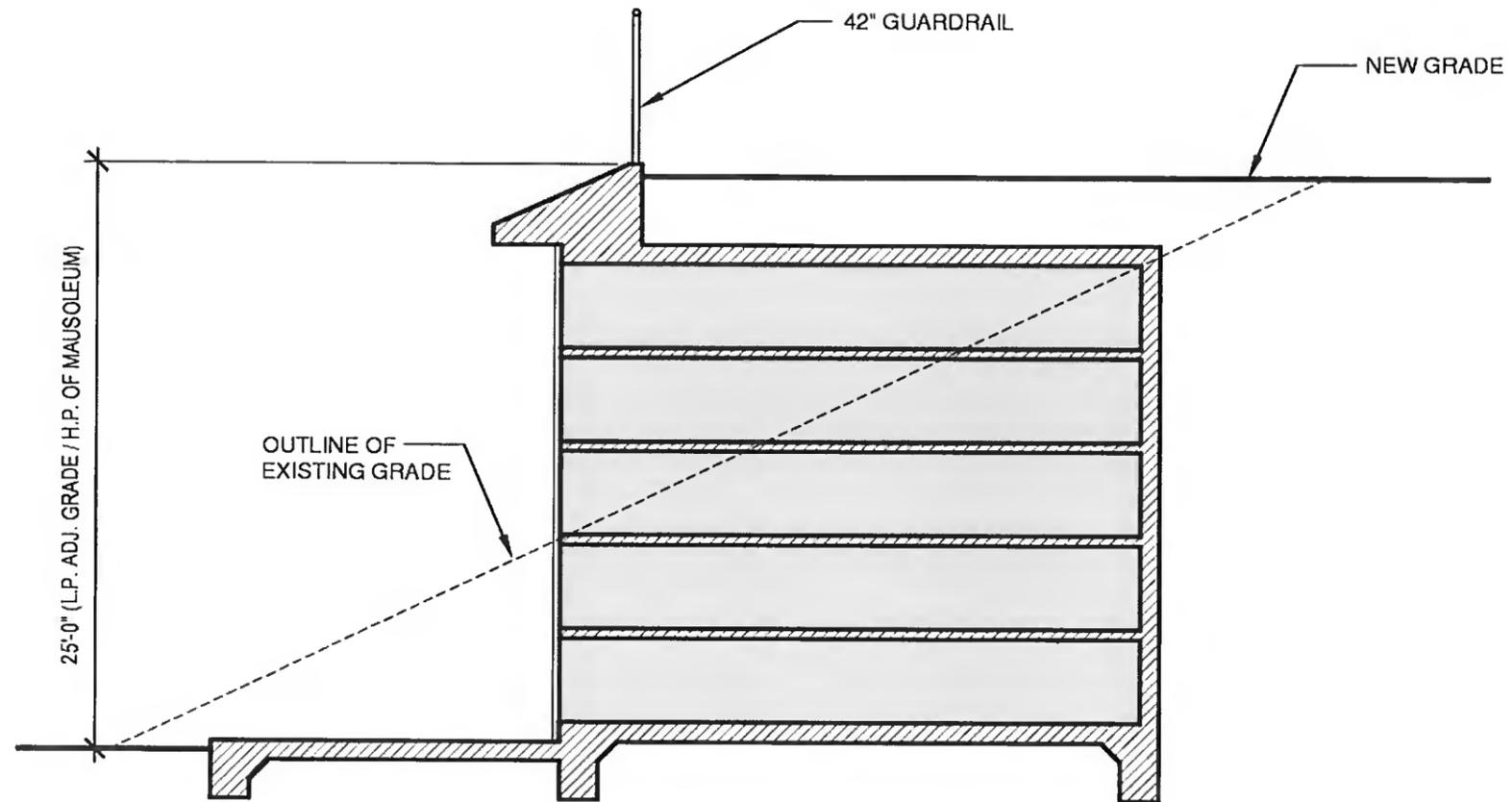


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MASTER PLAN AREA 3
 REFLECTION MAUSOLEUM

3-C



SCHEMATIC SITE SECTION



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MASTER PLAN AREA 3
 GARDEN OF REFLECTIONS

3-D



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MASTER PLAN AREA 3
 REFLECTION MAUSOLEUM

3-E

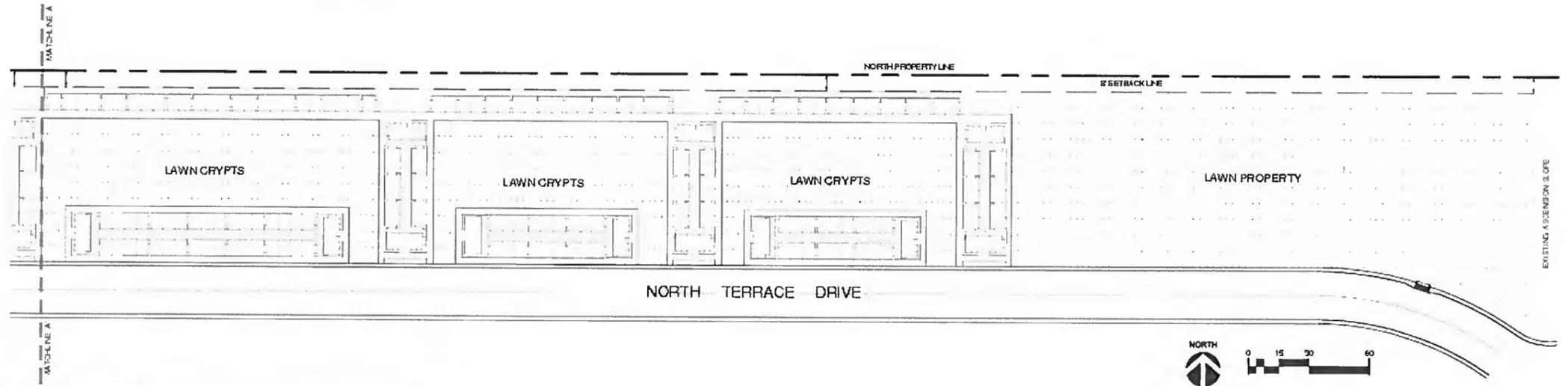
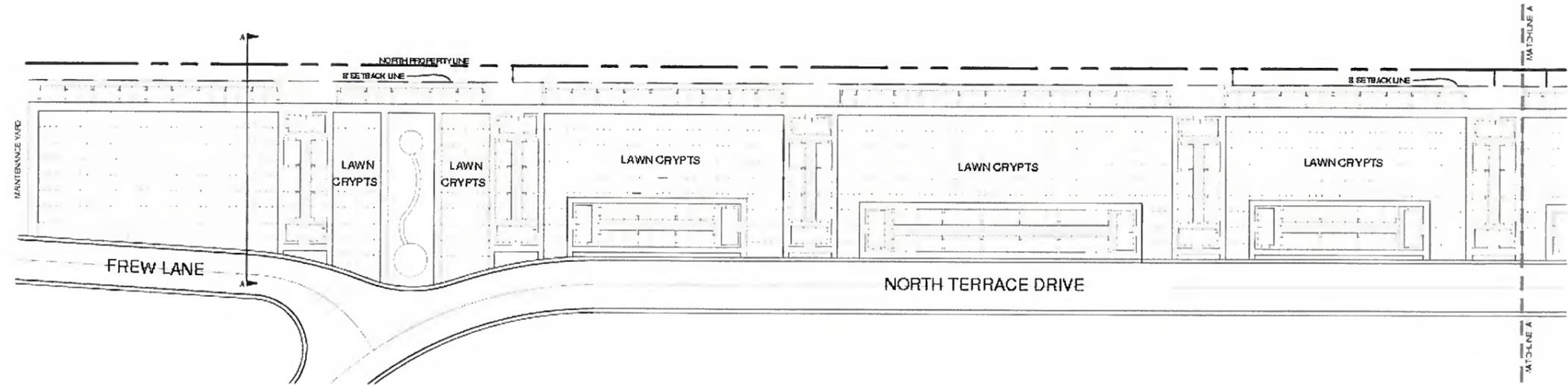
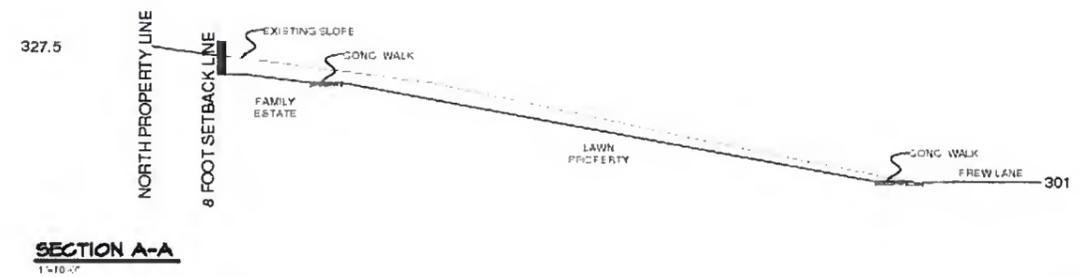


PHOTO OF EXISTING GARDEN WALLS IN GARDEN OF REFLECTION



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MASTER PLAN AREA 4

4-A



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MASTER PLAN AREA 4

4-B



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MASTER PLAN AREA 5
GROUND BURIAL SECTION

5-A



ELEVATION



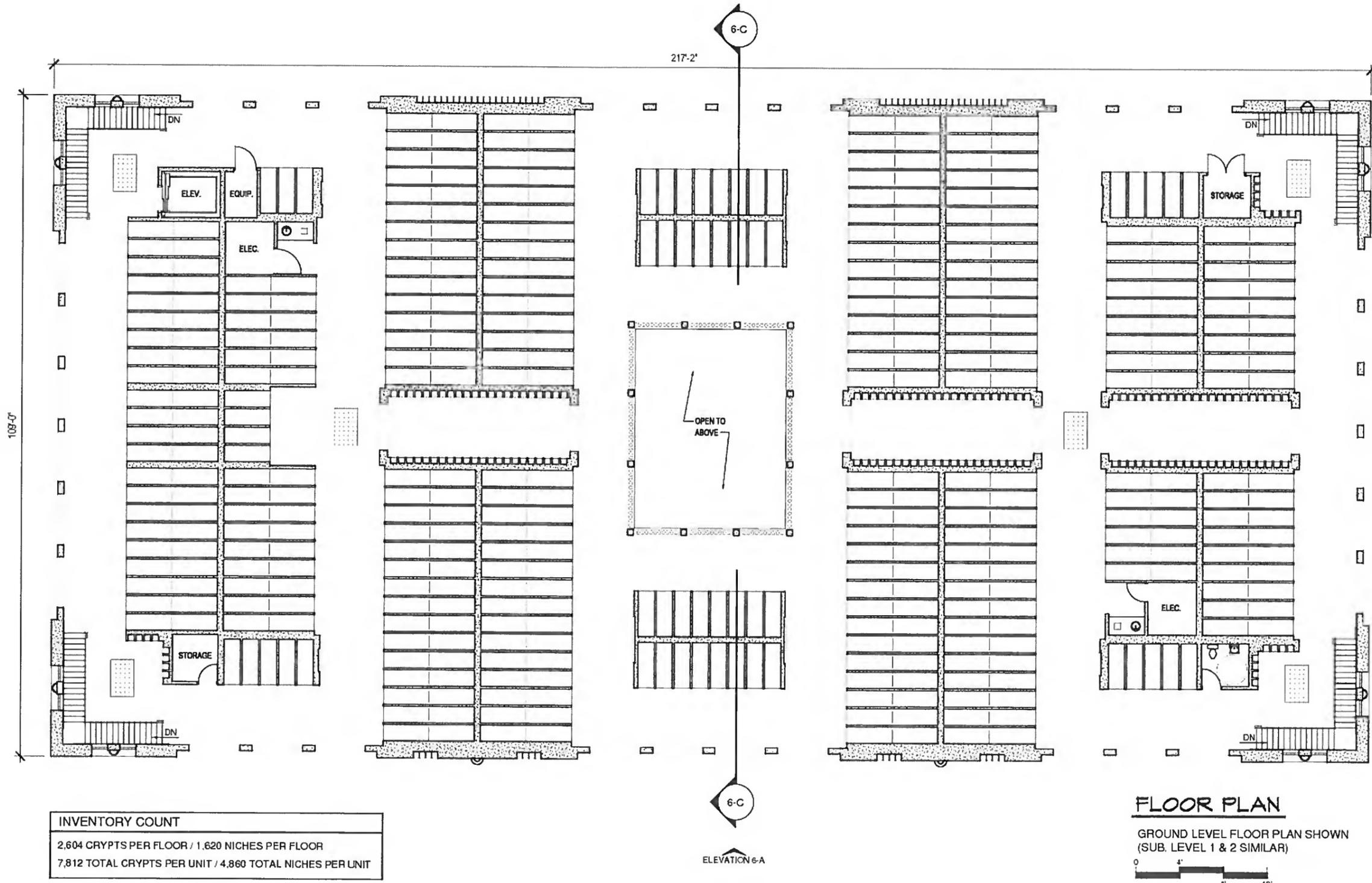
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MASTER PLAN AREA 6
 SOUTHWEST MAUSOLEUM
 BUILDINGS A, B, C, D, E

6-A



INVENTORY COUNT
2,604 CRYPTS PER FLOOR / 1,620 NICHES PER FLOOR
7,812 TOTAL CRYPTS PER UNIT / 4,860 TOTAL NICHES PER UNIT

FLOOR PLAN
 GROUND LEVEL FLOOR PLAN SHOWN
 (SUB. LEVEL 1 & 2 SIMILAR)



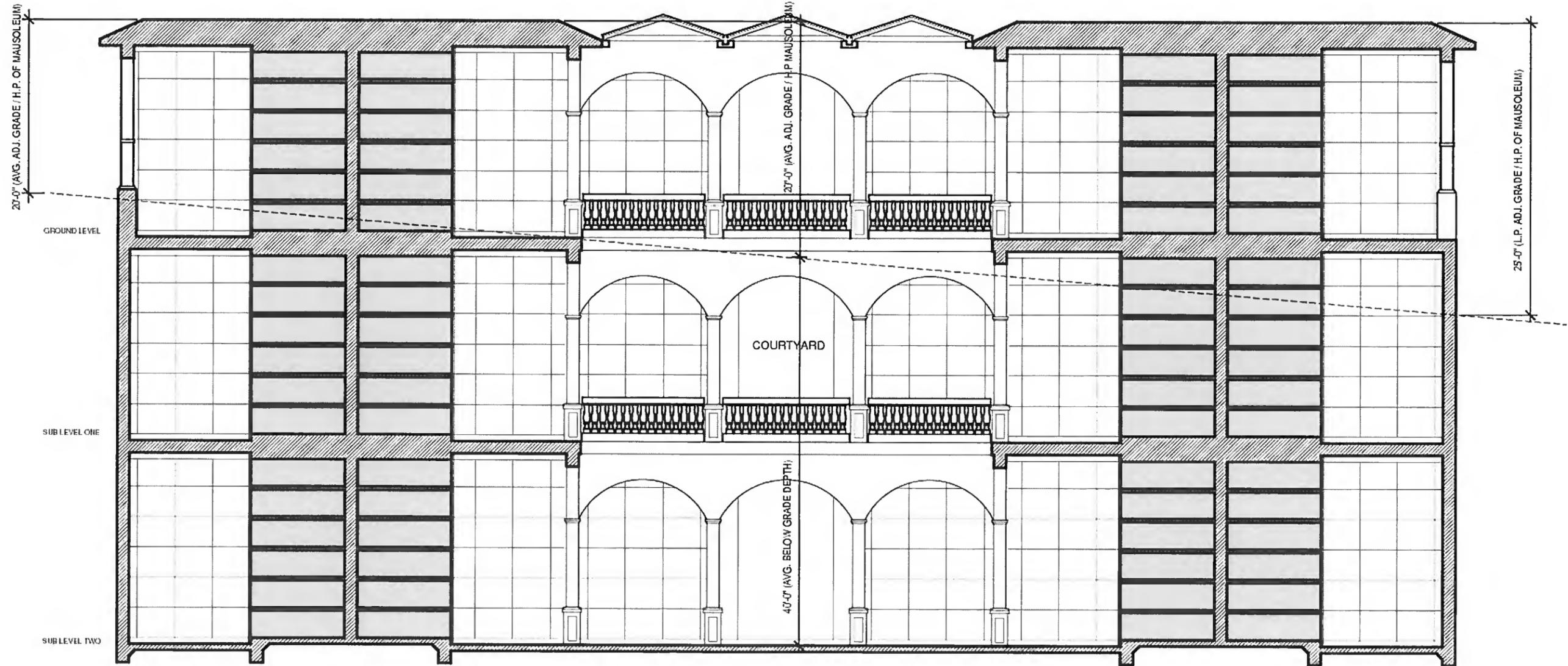
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MASTER PLAN AREA 6
 SOUTHWEST MAUSOLEUM
 (BUILDINGS A, B, C, D, E)

6-B



SCHEMATIC SITE SECTION/BUILDINGS A,B,C,D,E



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MASTER PLAN AREA 6
 LAKEVIEW TERRACE

6-C



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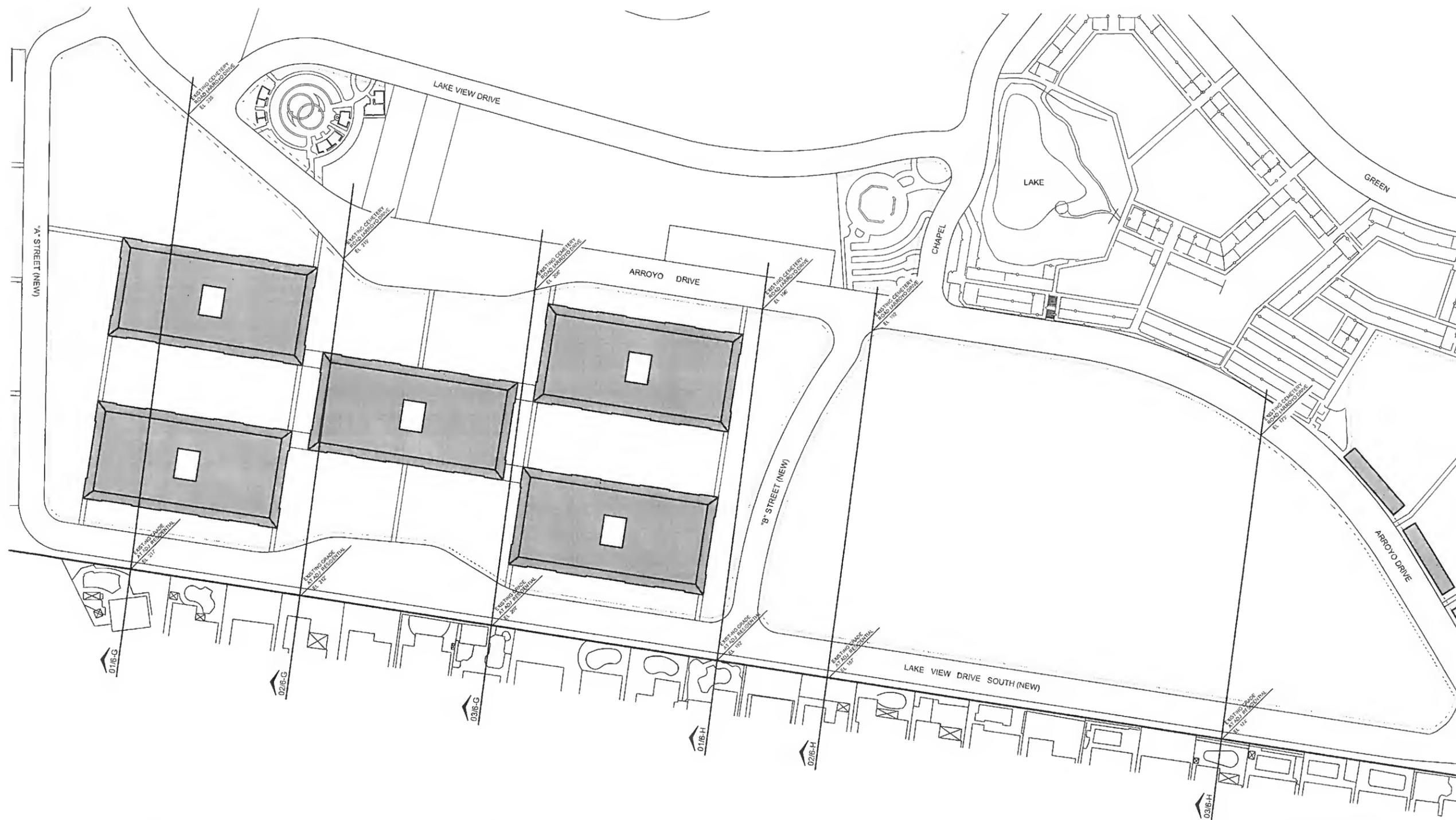
MASTER PLAN AREA 6
SOUTHWEST MAUSOLEUM
(BUILDINGS A, B, C, D, E)
6-D



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MASTER PLAN AREA 6
SOUTHWEST MAUSOLEUM
(BUILDINGS A, B, C, D, E)
6-E



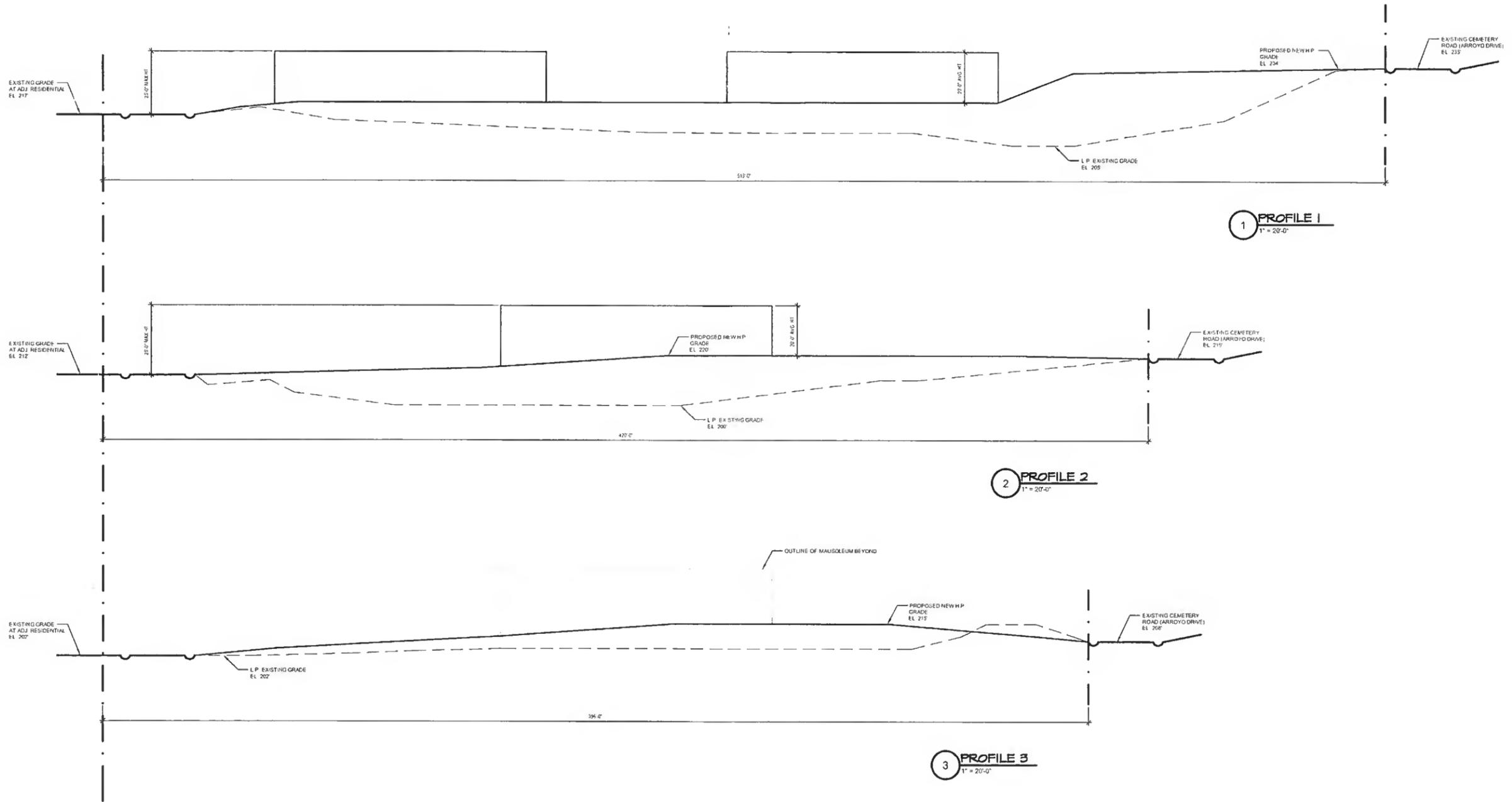
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MASTER PLAN AREA 6
 AREA PLAN
 LAKEVIEW TERRACE

6-F



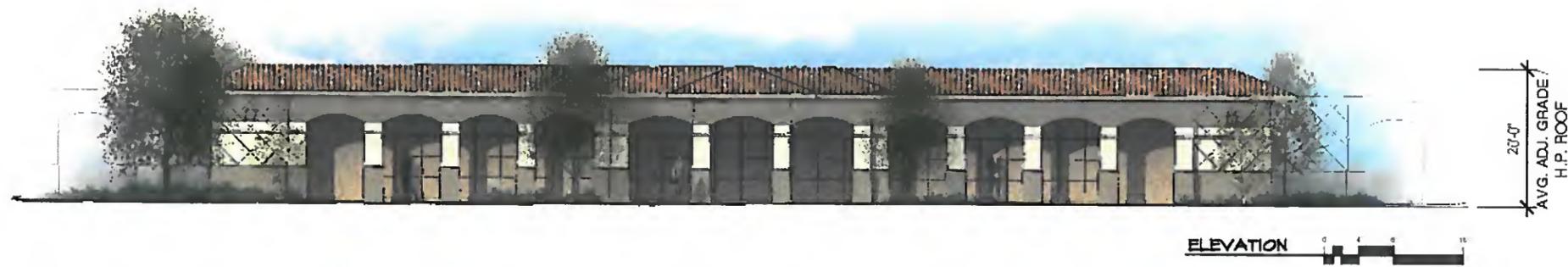
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MASTER PLAN AREA 6
 SITE SECTIONS
 LAKEVIEW TERRACE

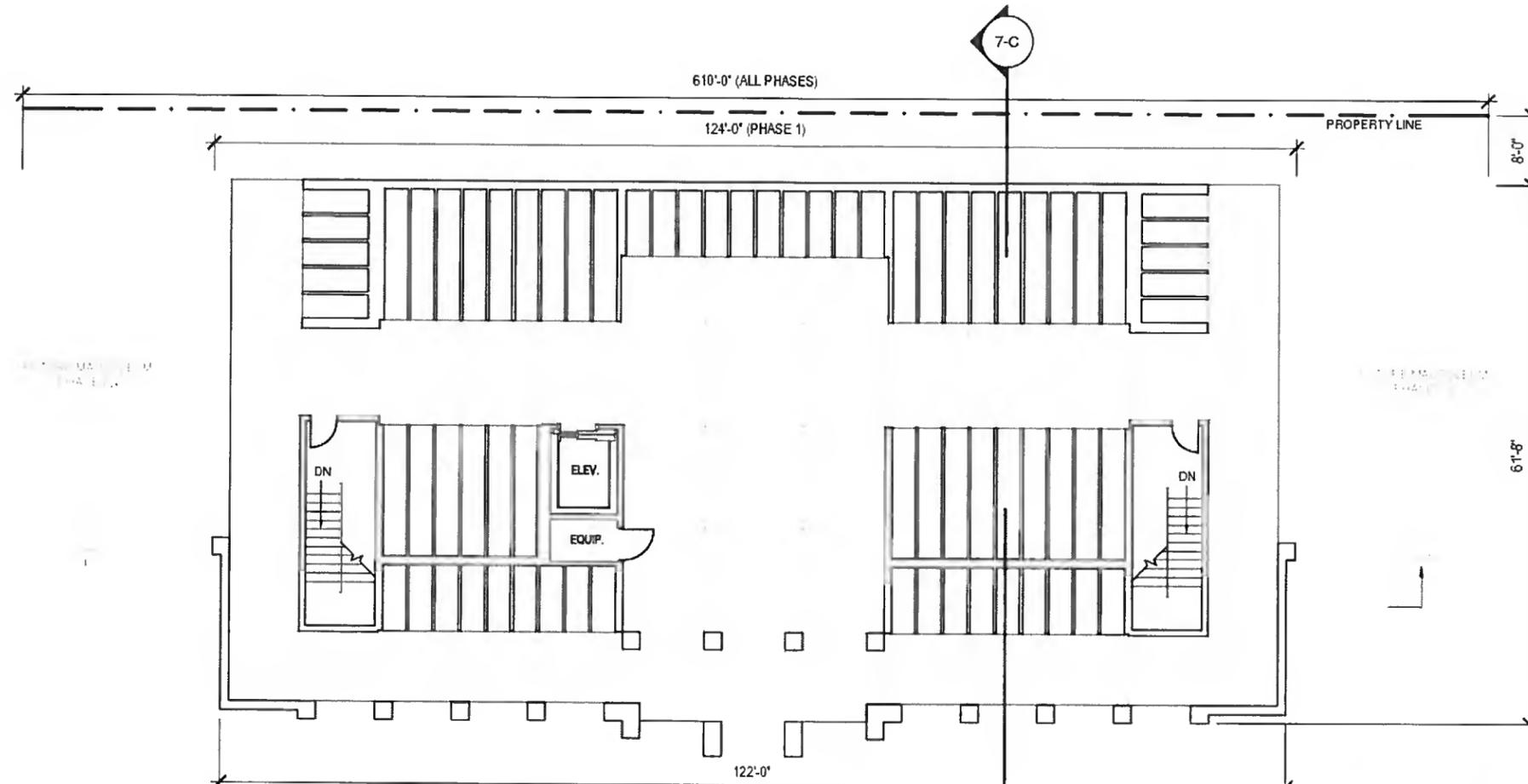
6-G



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MASTER PLAN AREA 7
SOUTHWEST TERRACE MAUSOLEUM
(PHASE 1 OF 5 PROPOSED)
7-A



INVENTORY COUNT	
	TOTAL
GROUND LEVEL	
SINGLES 1/2 HIGH	218
TANDEM'S 1/2 HIGH	326
TOTAL	544
LOWER LEVEL	
SINGLES 1/2 HIGH	218
TANDEM'S 1/2 HIGH	326
TOTAL	544
TOTAL (1 PHASE)	1,088
TOTAL (ALL PHASES)	5,440

FLOOR PLAN - PHASE ONE OF FIVE

GROUND LEVEL FLOOR PLAN SHOWN
SUB LEVEL 5/8" LAR
0 1 2 4 8



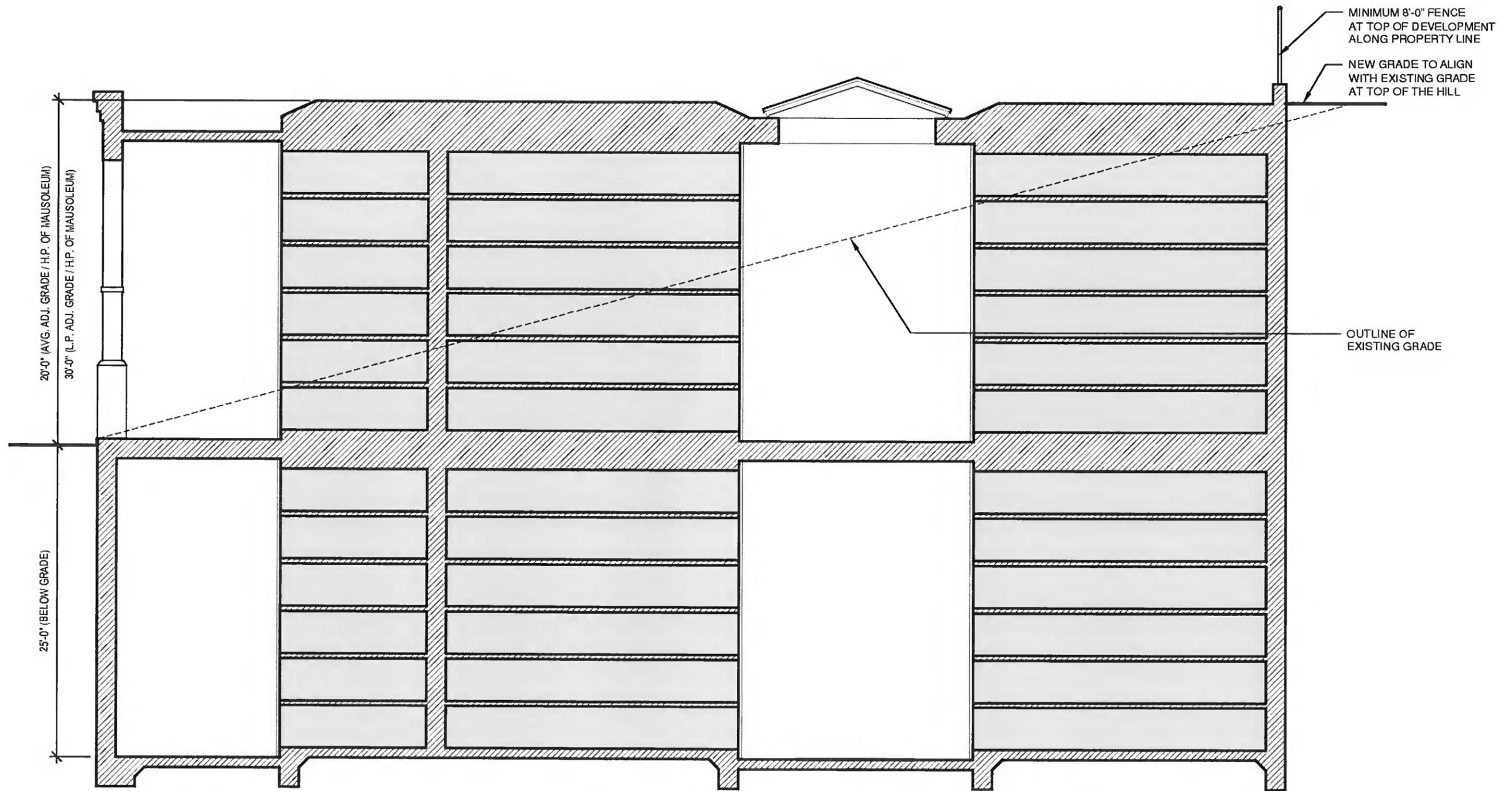
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MASTER PLAN AREA 7
SOUTHWEST TERRACE MAUSOLEUM
(5 PHASES PROPOSED)

7-B



SCHEMATIC SITE SECTION



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MASTER PLAN AREA 7
 SOUTHWEST TERRACE

7-C



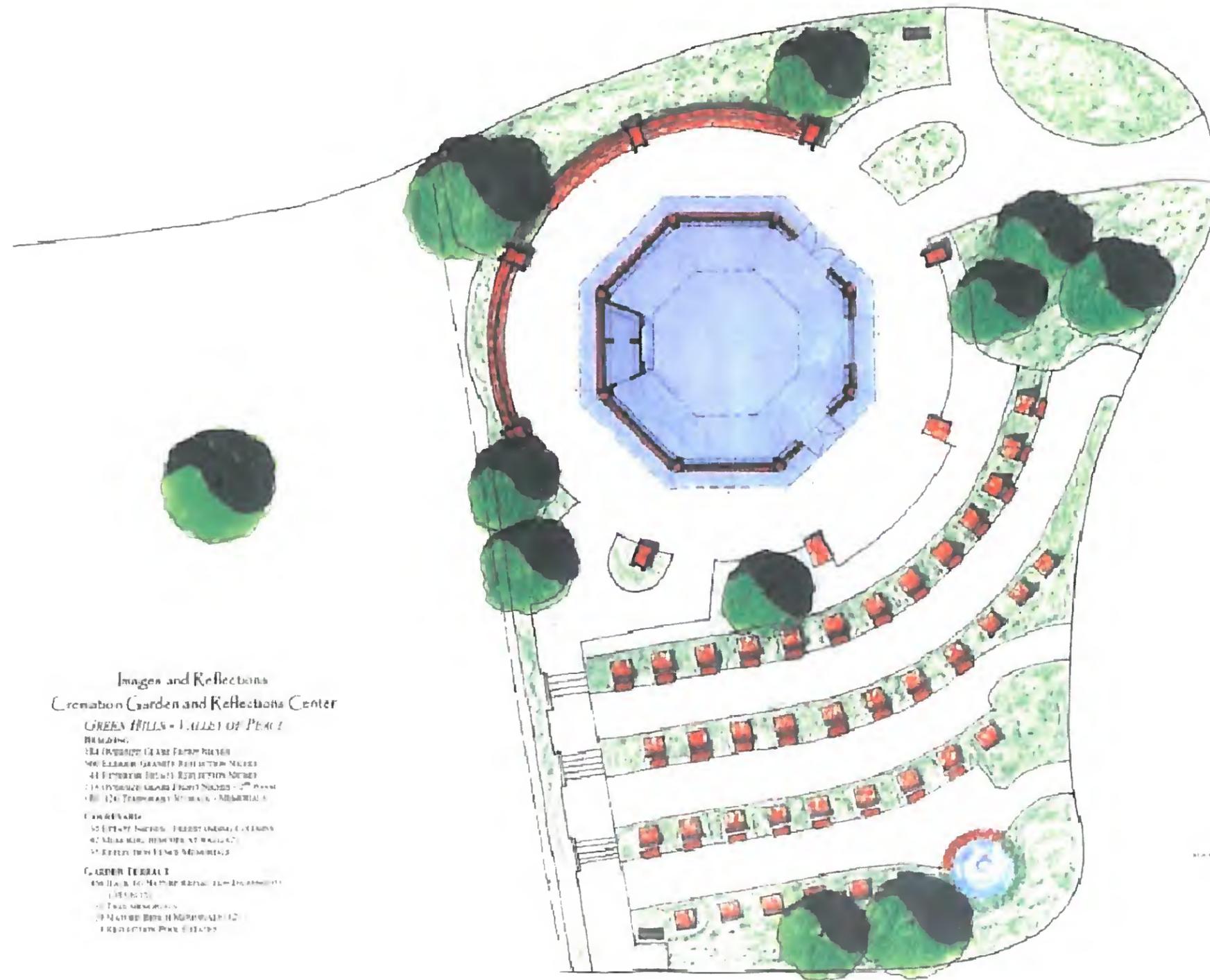
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MASTER DEVELOPMENT PLAN
GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
04739

MASTER PLAN AREA 7
SOUTHWEST TERRACE MAUSOLEUM
(5 PHASES PROPOSED)

7-D



Images and Reflections
Cremation Garden and Reflections Center

GREEN HILLS - VALLEY OF PEACE

Buildings
 104 CREMATION CHAIRS (FORMERLY 100)
 106 ELEGANT GRANITE REFLECTIONS NICHES
 44 FURNITURE (FORMERLY) REFLECTIONS NICHES
 114 (FORMERLY) NICHES (FORMERLY) NICHES - 2nd FLOOR
 108 (FORMERLY) NICHES - MEMORIALS

LANDSCAPE
 50 (FORMERLY) NICHES - (FORMERLY) NICHES
 47 (FORMERLY) NICHES - (FORMERLY) NICHES
 55 (FORMERLY) NICHES - MEMORIALS

LANDSCAPE TERRACE
 100 (FORMERLY) NICHES - (FORMERLY) NICHES
 102 (FORMERLY) NICHES - (FORMERLY) NICHES
 104 (FORMERLY) NICHES - (FORMERLY) NICHES
 106 (FORMERLY) NICHES - (FORMERLY) NICHES



MEMORIAL PARTNER INC. ORIGINATED
 CREATING PLACES TO REMEMBER TO REMAIN



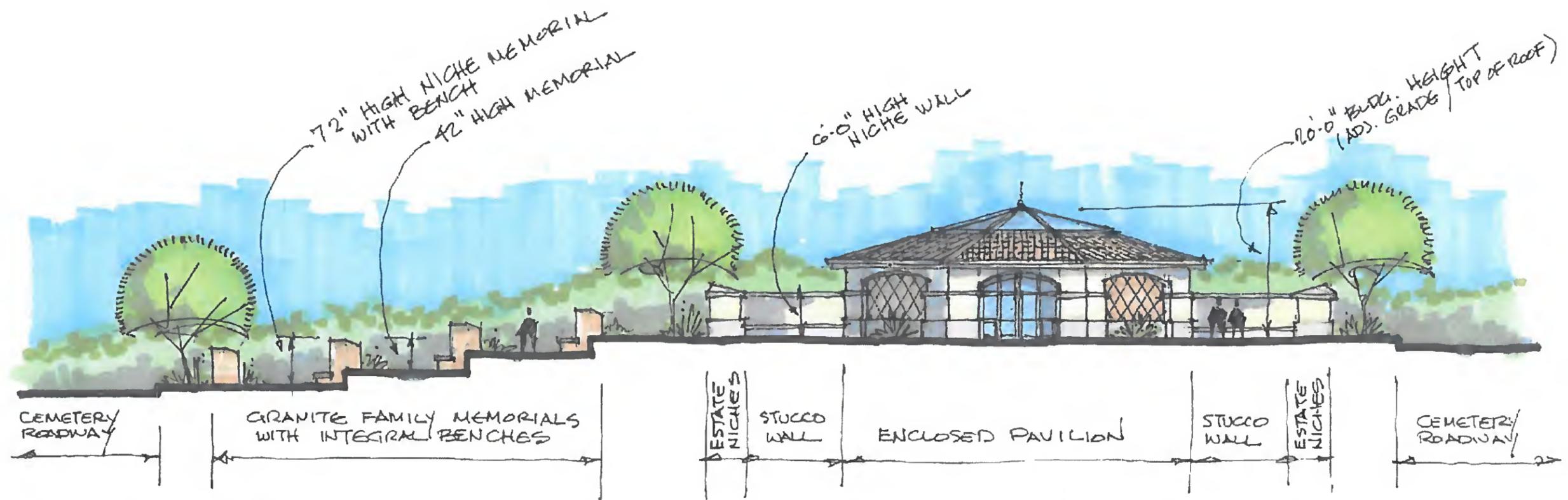
J. STUART TODD INC.
 ARCHITECTURE
 INTERIORS
 PLANNING
 LANDSCAPE

MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA

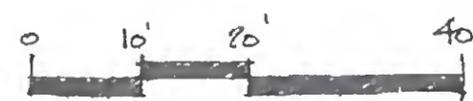
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MASTER PLAN AREA 8

8-A



SCHEMATIC SITE SECTION



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MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
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MASTER PLAN AREA 8

8-B



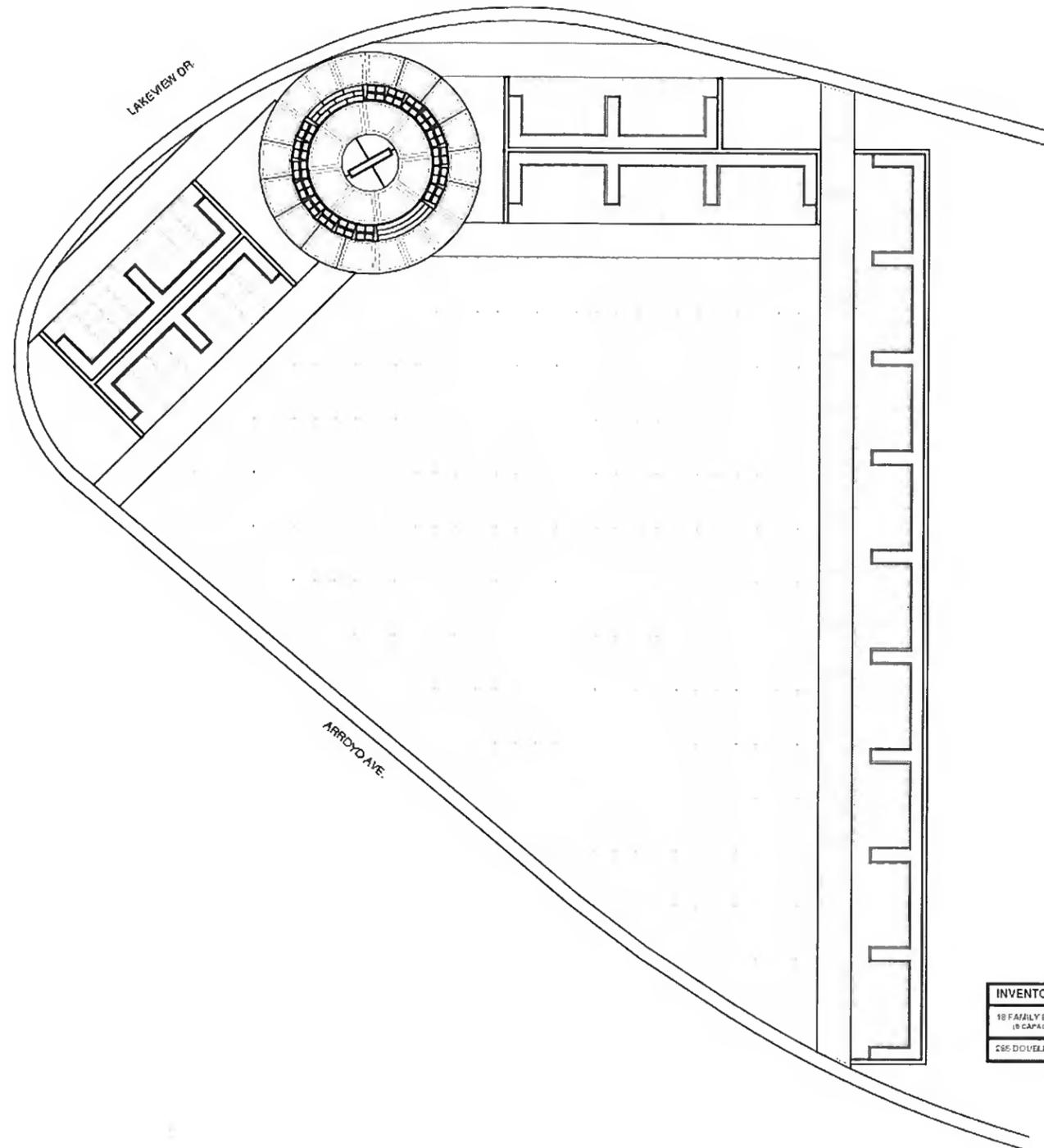
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MASTER DEVELOPMENT PLAN
GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA

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MASTER PLAN AREA 8

8-C



INVENTORY
18 FAMILY ESTATES (8 CAPACITY EACH)
455 DOUBLE DEPTH CRPTS

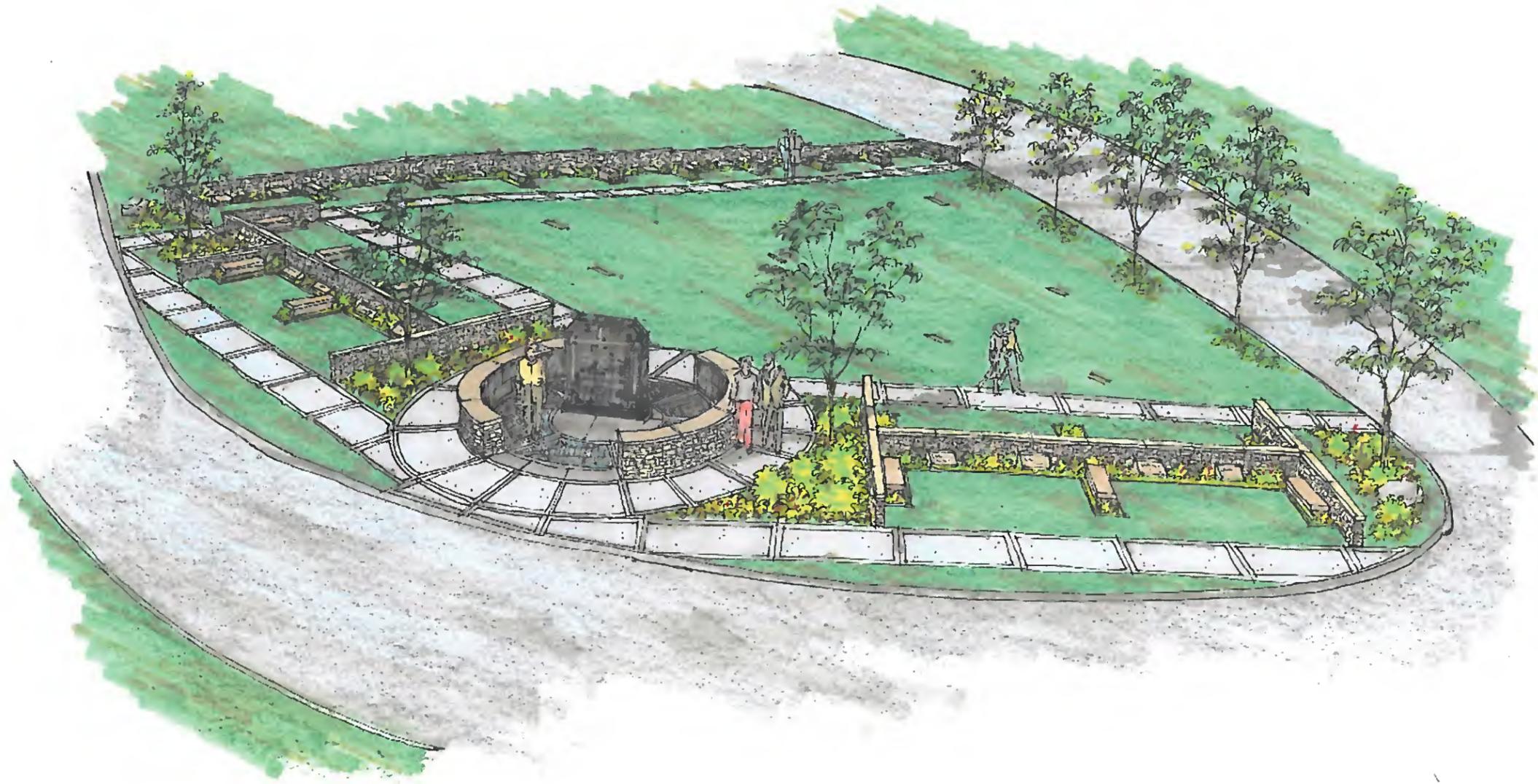


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MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA
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MASTER PLAN AREA 9

9-A



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MASTER DEVELOPMENT PLAN
GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
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MASTER PLAN AREA 9

9-B



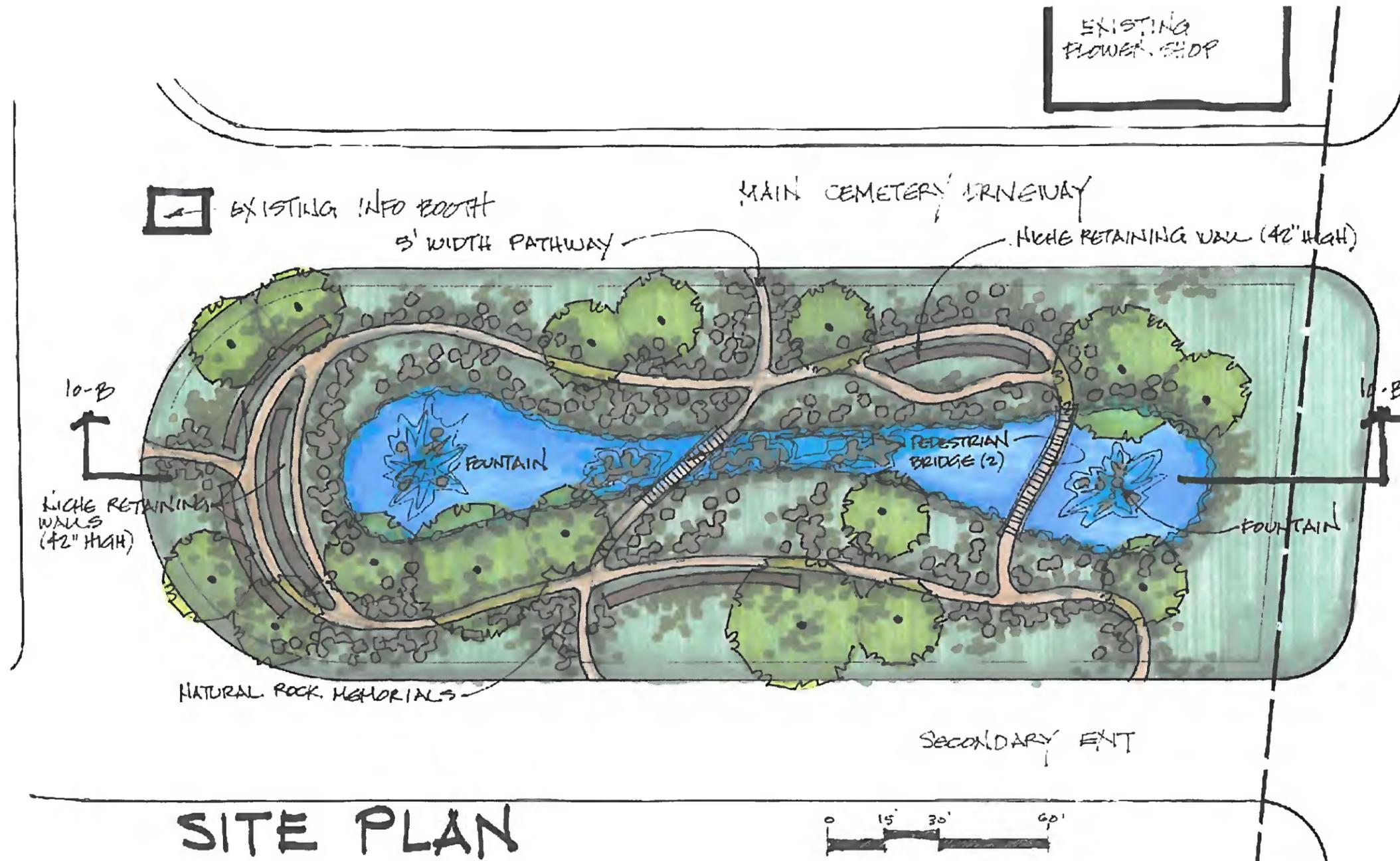
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GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
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MASTER PLAN AREA 9

9-C



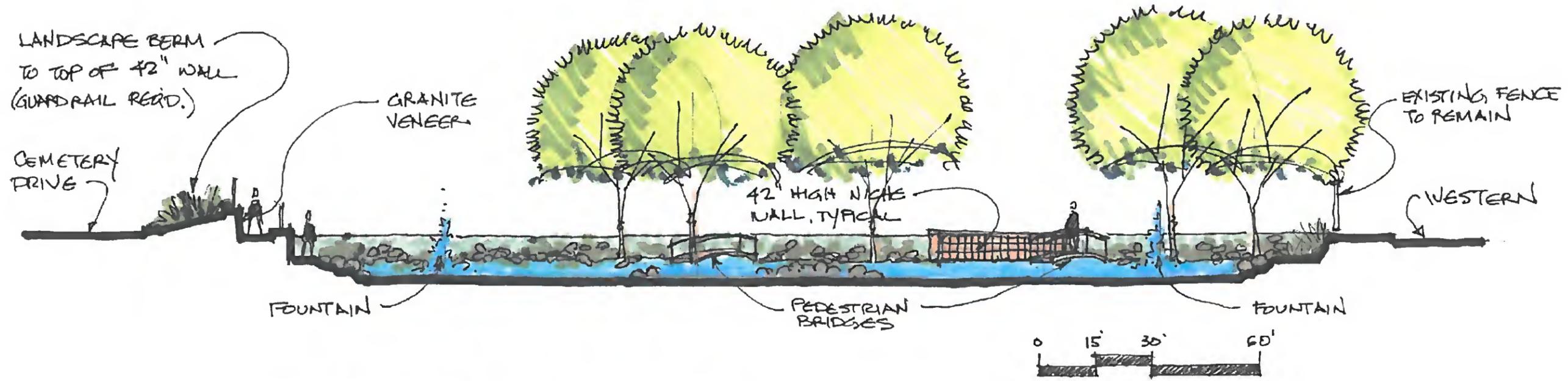
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MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
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MASTER PLAN AREA 10
 CREMATION GARDEN

10-A



SCHEMATIC SITE SECTION



J. STUART TODD INC.
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MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
 04739

MASTER PLAN AREA 10
 CREMATION GARDEN

10-B



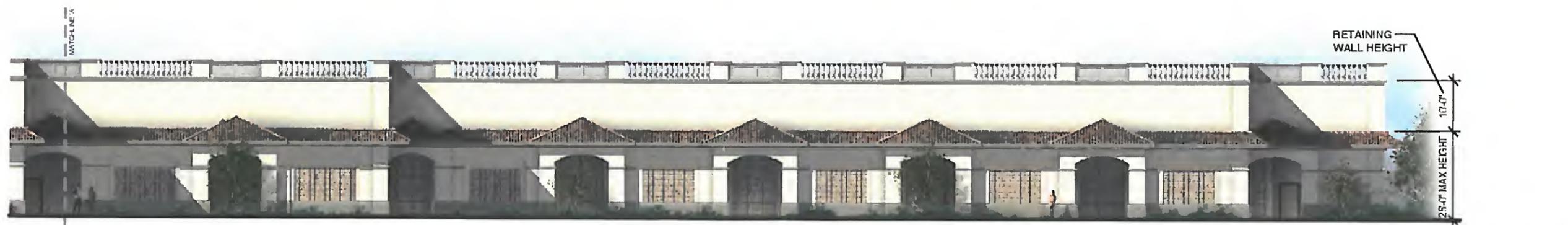
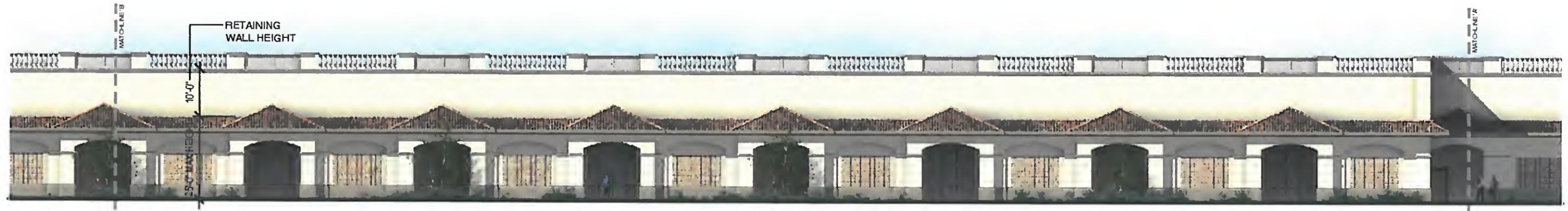
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PLANNING
LANDSCAPE

MASTER DEVELOPMENT PLAN
GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
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MASTER PLAN AREA 10
CREMATION GARDEN

10-C

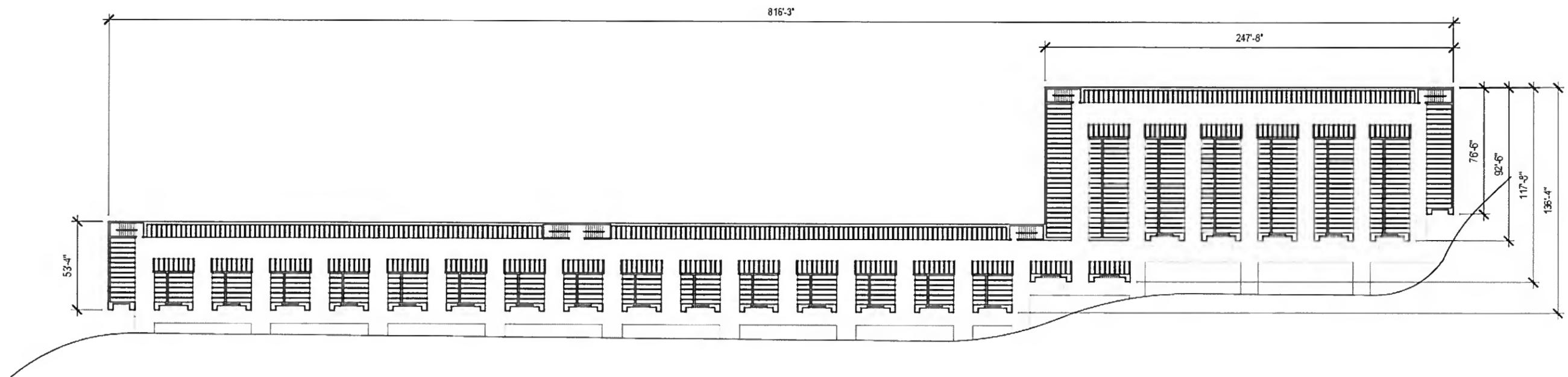


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MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA
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MASTER PLAN AREA 10
 MEMORIAL TERRACE MAUSOLEUM

11-A



INVENTORY COUNT	
	TOTAL
SINGLES (6 NICHES)	3 600
TANDEMS (6 NICHES)	3 180
	TOTAL
NICHES	1 500
PLANT TOTAL	8 270

FLOOR PLAN 0 15' 30' 60'



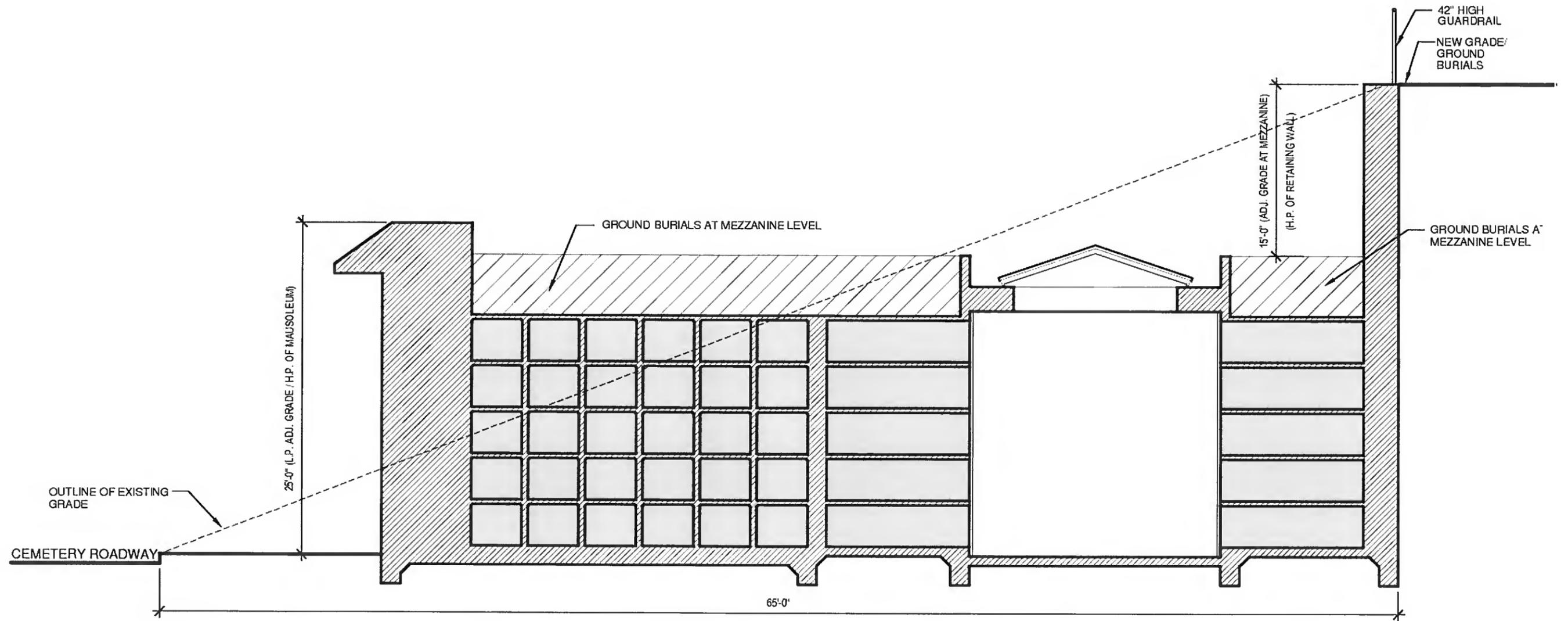
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MASTER PLAN AREA 10
 MEMORIAL TERRACE MAUSOLEUM

11-B



SCHEMATIC SITE SECTION / CENTRAL MAUSOLEUM



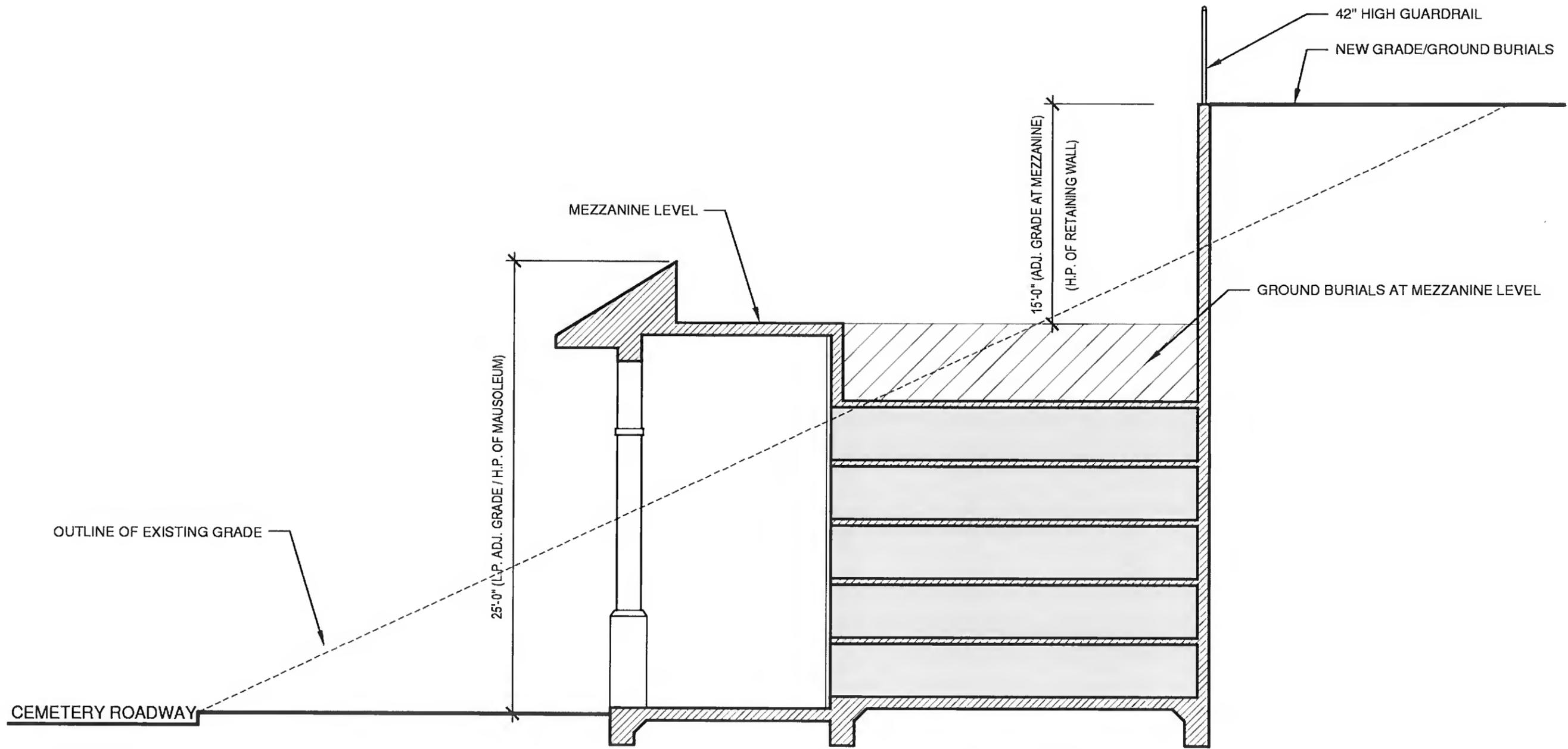
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MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
 04739

MASTER PLAN AREA 11
 MEMORIAL TERRACE MAIN BUILDING

11-C



SCHEMATIC SITE SECTION / WEST WING

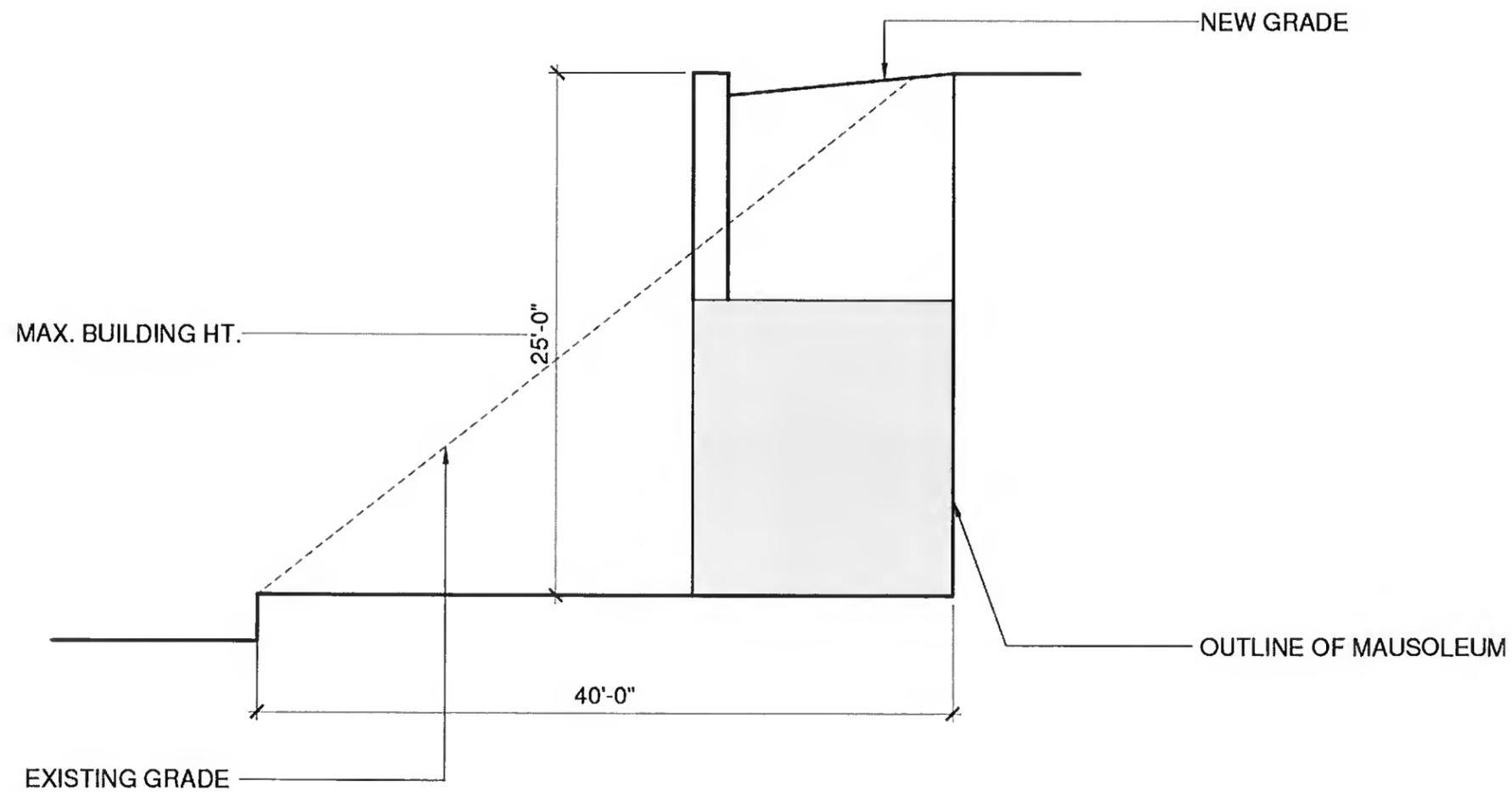


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 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA
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MASTER PLAN AREA 11
 MEMORIAL TERRACE WEST WING

11-D



SCHEMATIC SITE SECTION



J. STUART TODD INC.
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 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA

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MASTER PLAN AREA 11
 MEMORIAL TERRACE EAST WING

11-E



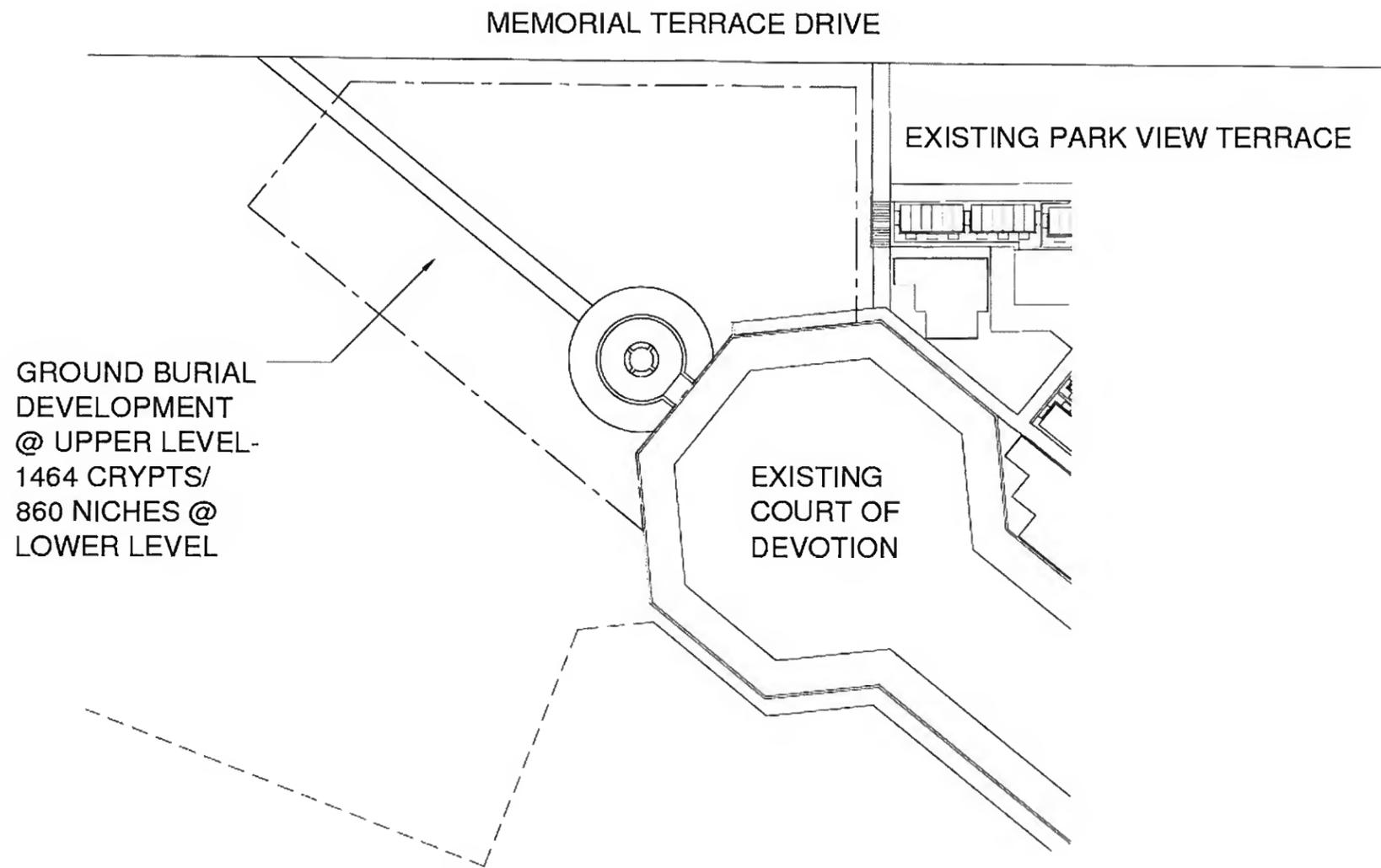
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RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
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MASTER PLAN AREA 10
MEMORIAL TERRACE MAUSOLEUM

11-F



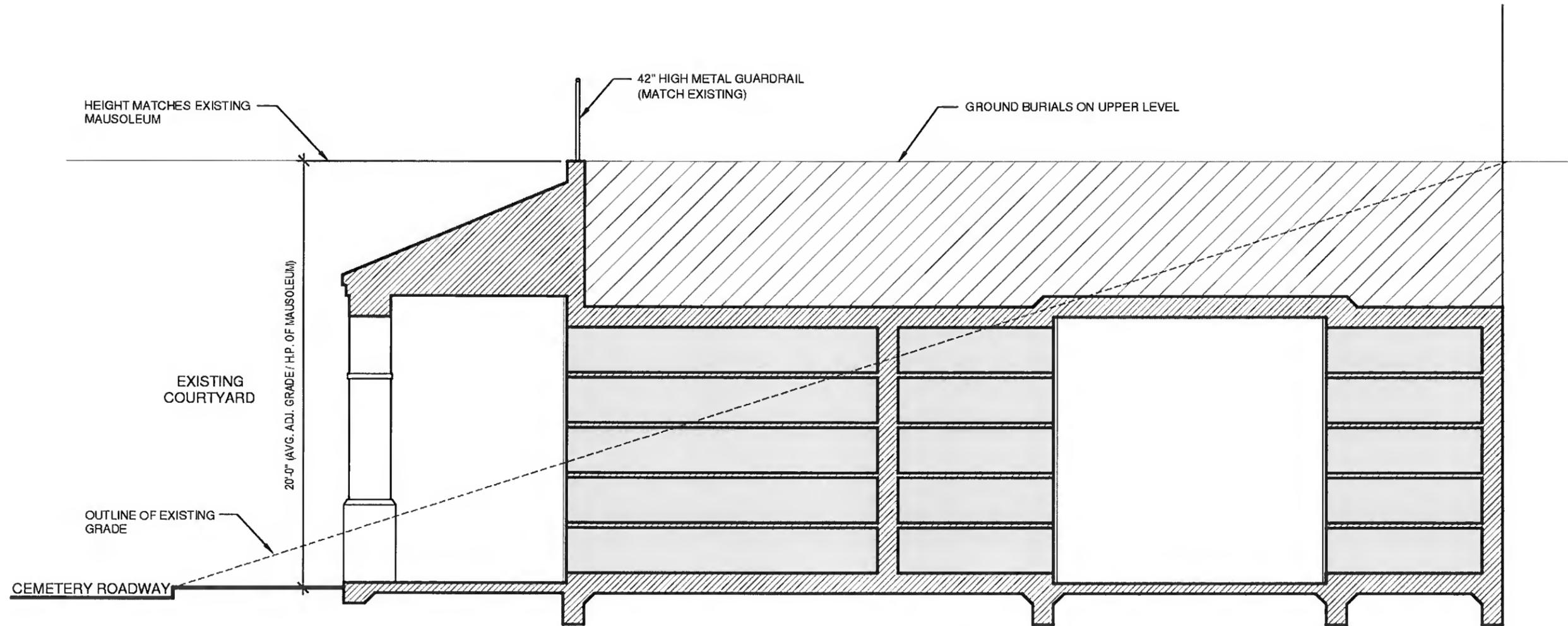
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MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA

JANUARY 29, 2007
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MASTER PLAN AREA 12

12-A



SCHEMATIC SITE SECTION / COURT OF DEVOTION ADDITION



J. STUART TODD INC.
 ARCHITECTURE
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MASTER DEVELOPMENT PLAN
 GREEN HILLS MEMORIAL PARK
 RANCHO PALOS VERDES, CALIFORNIA
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MASTER PLAN AREA 12
 COURT OF DEVOTION

12-B



J. STUART TODD INC.
ARCHITECTURE
INTERIORS
PLANNING
LANDSCAPE

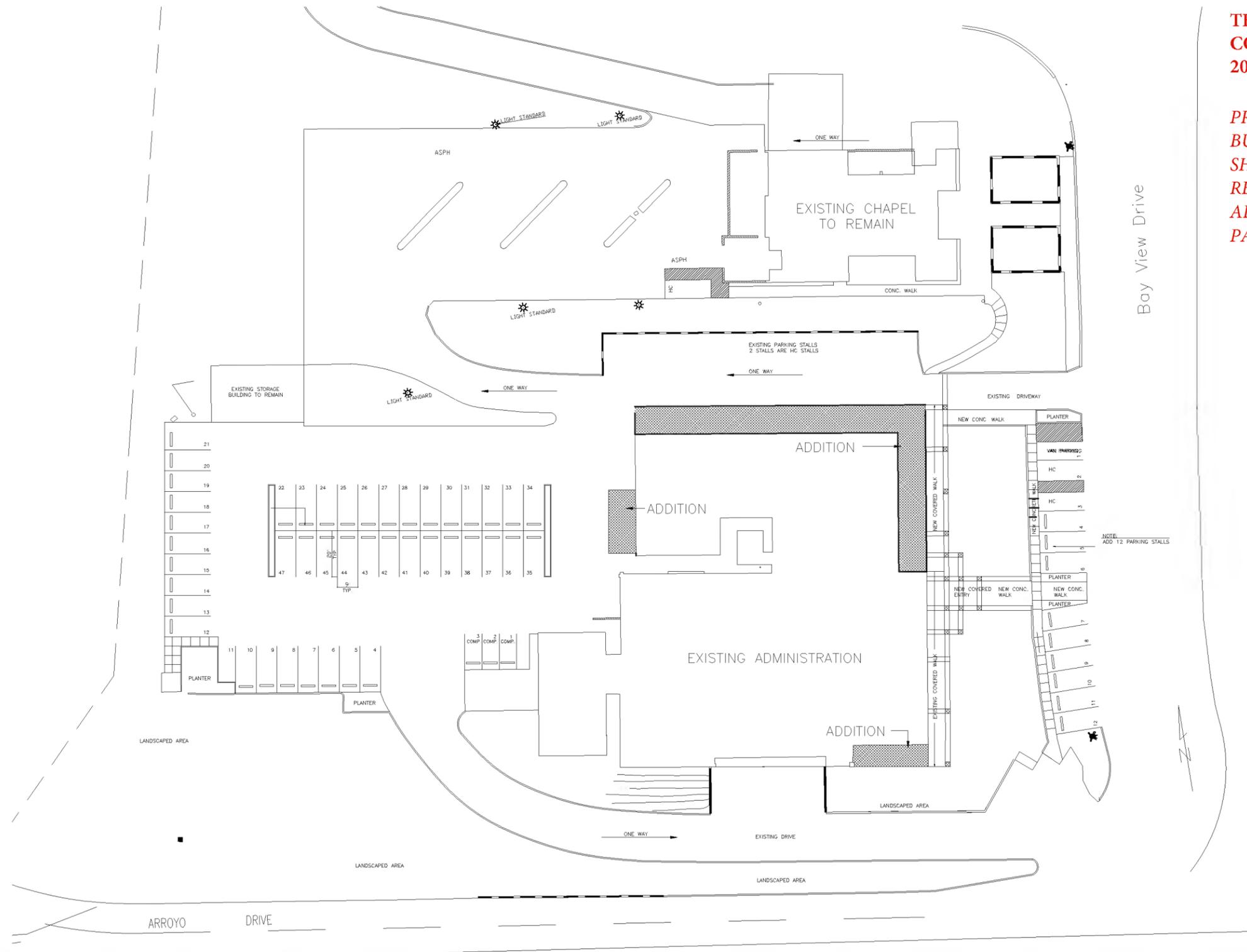
MASTER DEVELOPMENT PLAN
GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA
JANUARY 29, 2007
04739

MASTER PLAN AREA 12

12-C

THIS SHEET HAS BEEN ADDED PER PLANNING COMMISSION ADOPTED RESOLUTION NO. 2015-09, CONDITION OF APPROVAL 1.2(m) -

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.



Bay View Drive

SCALE: 1" = 50'

PLAN PREPARED BY TONY INFERRERA, A1A

BUILDING DATA	
NUMBER OF STORIES	2
CONSTRUCTION TYPE	5A
SPRINKLERS	YES
OCCUPANCY	
1. OFFICES	B/S2 & A3
2. MORTUARY	B/S2 & A3
AREA. OFFICE	6296 S.F.
MORTUARY	
MAIN LEVEL	13,308 S.F.
LOWER LEVEL	2,450 S.F.
TOTAL EXISTING BUILDING	22,054 S.F.
PROPOSED ADDITION	3,323 S.F.
TOTAL PROPOSED BUILDING	25,377 S.F.
TOTAL EXISTING COVERED WALK	798 S.F.
TOTAL EXISTING COVERED ENTRY	331 S.F.
PROPOSED COVERED WALK	693.5 S.F.
PARKING REQUIRED	
B-OCCUPANCY 1 SPACE FOR 275 S.F.	
3323/275 = 12 STALLS	
PROVIDE 12+23=35 STALLS	
1-VAN PARKING STALL	
2-HANDICAPPED STALLS	
32 STANDARD STALLS	



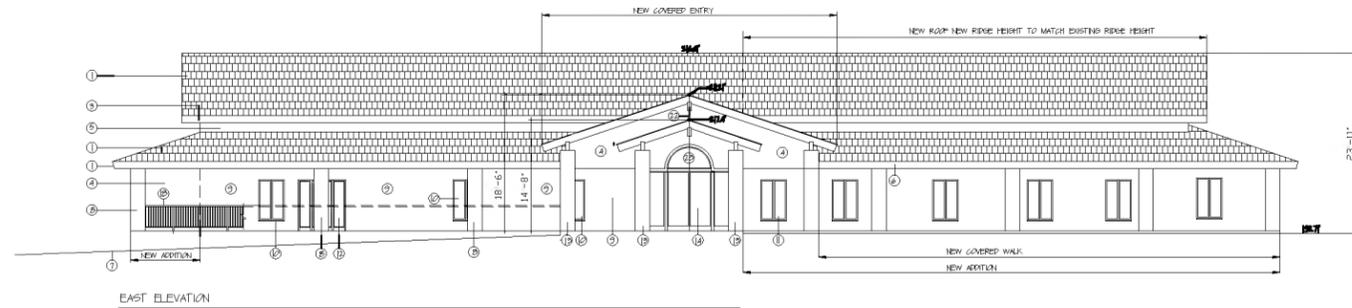
BOLTON ENGINEERING CORP.
Civil Engineering
Surveying
Planning
(310) 325-5580

2014 REVISION TO MASTER DEVELOPMENT PLAN
GREEN HILLS MEMORIAL PARK
RANCHO PALOS VERDES, CALIFORNIA

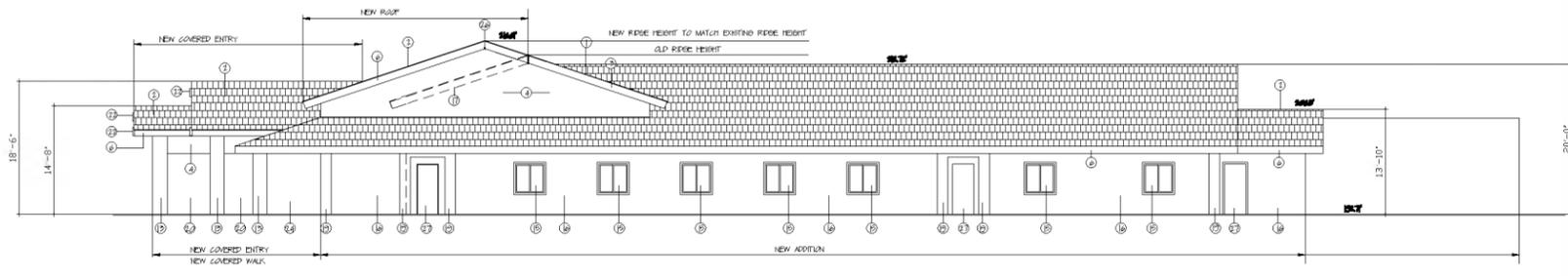
AUGUST 25, 2014

MASTER PLAN AREA 13

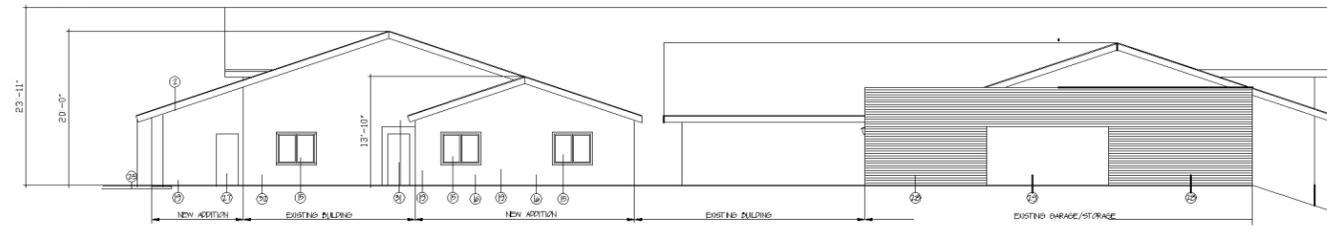
13-A



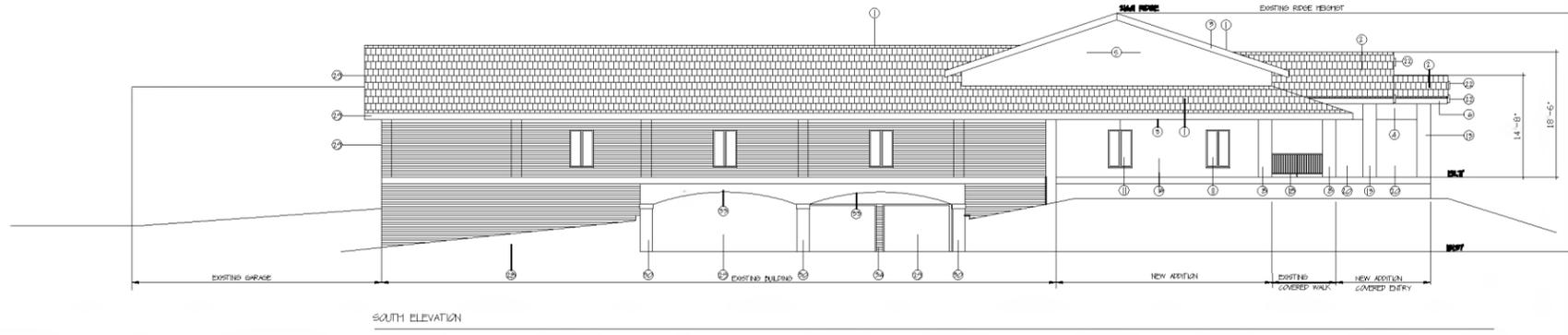
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

- 1 EXISTING GLASS 'X' COMPOSITION SHINGLE ROOF
- 2 NEW CLASS 'X' COMPOSITION SHINGLE ROOF TO MATCH EXISTING EAVE AND RAKE DETAILS. SPLIT DETAILS AREA TO MATCH EXISTING
- 3 EXISTING ROOF PASCIA
- 4 NEW STUCCO COLOR AND TEXTURE TO MATCH EXISTING
- 5 EXISTING STUCCO WALL FINISH PATCH AND REPAIR AS REQUIRED
- 6 NEW WOOD PASCIA TO MATCH EXISTING
- 7 EXISTING FINISH GRADE SEE CIVIL DRAWINGS
- 8 STUCCO OVER EXISTING MASONRY COLUMNS STUCCO TO MATCH EXISTING COLOR AND TEXTURE
- 9 STUCCO OVER EXISTING MASONRY WALL STUCCO TO MATCH EXISTING COLOR AND TEXTURE
- 10 EXISTING CASHEMENT WINDOW
- 11 NEW CASHEMENT WINDOW TO MATCH EXISTING HEAD, JAMB AND SILL DETAILS ARE TO MATCH EXISTING
- 12 EXISTING WOOD AND GLASS DOOR WITH MATCHING SIDE-LITES
- 13 NEW BUILT-UP (WOOD STUDS) COLUMNS WITH STUCCO OVER STUCCO COLOR AND TEXTURE ARE TO MATCH EXISTING
- 14 NEW ALUM FRAME GLASS DOORS WITH MATCHING SIDE-LITES SEE SCHEDULE
- 15 NEW GLASS ALUM WINDOW TO MATCH EXISTING HEAD, JAMB AND SILL DETAILS ARE TO MATCH EXISTING
- 16 NEW 2x6 WOOD STUD WALL WITH BATT INSULATION EXTERIOR WALL FINISH TO BE STUCCO COLOR AND TEXTURE TO MATCH EXISTING AND INTERIOR FINISH TO BE 5/8" TYPE 'X' GYP BOARD
- 17 PORTION OF EXISTING ROOF TO BE REMOVED PATCH AND REPAIR AS REQUIRED
- 18 EXISTING 4" WIREMESH IRON RAILING TO REMAIN
- 19 4"x8" PURRED STUCCO COLUMN
- 20 OPEN AREA
- 21 COVERED WALK
- 22 ASB EXPOSED OUTLETERS
- 23 FINED GLASS SET IN ALUM FRAME
- 24 NEW CONCRETE WALK TO MATCH EXISTING
- 25 EXISTING DRIVEWAY PATCH AND REPAIR AS REQUIRED
- 26 MATCH EXISTING RISE HEIGHT
- 27 NEW 5x7 WOOD DOOR
- 28 EXISTING MASONRY WALL
- 29 EXISTING OVERHEAD GARAGE DOOR
- 30 EXISTING STONE COLUMN
- 31 MATCH EXISTING RISE HEIGHT
- 32 EXISTING WOOD DOOR
- 33 EXISTING MASONRY WALL
- 34 EXISTING ARCH
- 35 EXISTING STONE COLUMN

THIS SHEET HAS BEEN ADDED PER PLANNING COMMISSION ADOPTED RESOLUTION NO. 2015-09, CONDITION OF APPROVAL 1.2(m) -

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SCALE: 1" = 25'
 PLAN PREPARED BY TONY INFERRERA, A1A