

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

January 15, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, September 5, 2018 at 7:30 p.m. in the Community Center Board Room.

**CALL TO ORDER AND ROLL CALL**

Chairman Mike Kotal called the meeting to order at 7:30 p.m. Those members present were Shawn Antin, Ron Wolfe and Mike Kotal. Also present was Ron Heston, the Architectural Consultant.

**MINUTES**

The Minutes from Monday, November 5, 2018 were approved.

**GRADING REVIEW**

**CONSENT ITEMS**

**Cherniavsky- 24350 Bridle Trail Road - Resident** is proposing to change the previously approved roofing material from tile to Nu-lock slate. Proposed color is Vermont Clear Black. This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion

**Hawkins – 24710 Robert Guy Road** - The applicant is proposing to re-roof the guest house. (Main residence done earlier).

Cedarlite Shake

Ironwood – 2CLCL5773

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion

**Siegel – 24947 John Fremont Road** - The applicant is proposing to repaint the residence.

Body – Navajo

Trim – Custom Green

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**TREE REMOVAL**

**Bergstein – 5353 Round Meadow Road** - The homeowner has proposed to remove the dead oak tree in their front yard. Tree is dead and trunk is cracking. This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**VARIANCE**

**NEW BUSINESS**

**Sable – 25039 Lewis & Clark** - The homeowner is seeking approval for a minor remodel. The existing home has encroachments into the front yard setback. The proposed work reduces a small portion of the encroachment. That said the vast majority of the work is toward the rear of the property and not within setbacks.

The scope of work includes:

An interior remodel of the following rooms:

The kitchen

1. A new laundry room
2. A new powder room
3. A new home office
4. A new master bedroom suite
5. A new detached 3 car garage

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Noel Roberts Trust – 24878 Eldorado Meadow Road** - The resident is seeking approval to install an electric entry gate. This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Moas - 5800 Jed Smith Road** - The owners have proposed to construct an attached 12' x 20' patio trellis over existing hardscape. The trellis will be attached to the existing residence. This matter was considered and approved by email by the Committee and is on the agenda for ratification. Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Disick – 5570 Bill Cody Road** - The resident is seeking approval for the following:

Construct a gate at the entrance to the driveway.

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Dam LLC – 5202 Scott Robertson Road** - Resident is proposing to construct a deck adjacent to the existing pool This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Carmer - 23808 Long Valley Road** – Resident is proposing to remove an existing trellis, and construct a solid, sloped roof patio in its place. This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**24220 Long Valley Road LLC - 24220 Long Valley Road** - The applicant would like to replace the existing garage doors. This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**24220 Long Valley Road LLC - 24220 Long Valley Road** - The applicant would like approval for the following:

1. Make the retaining walls for the sport court a dark patterned tile
2. Paint the surface of the sport court red and tan (the court is behind the home and can't be seen from the street or trail)

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Geyser- 5560 Bonneville** - Applicant proposes the following addition and remodel to this existing home:

1. Kitchen remodel,
2. New doors and windows
3. New window box at the second floor "loft"
4. Addition to existing office
5. Addition to existing master bedroom,
6. Demo the existing pool

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Kasower – 25170 Jim Bridger Road** - The proposal seeks approval for the following:

1. Turf removal and replacement with new trees and low water planting
2. new pathways
3. An outdoor roofed cabana feature with gas fireplace and countertop

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4. A sunken fire pit
5. Updated planting

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Motamedi – 5525 Jed Smith Road** - The homeowner has proposed to add brick veneer to areas that are currently stucco. This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Evoniuk – 24970 Jim Bridger Road** - The resident is seeking approval for the following:

1. Construct a pool.
2. Construct an outdoor fireplace and patio
3. Construct a water feature attached to the pool

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Okamura/Chong – 5571 Hoback Glen Road** - The owner is proposing revisions to the front and rear landscaping. The work includes new patio hardscape and water efficient landscaping. This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Danese – 24884 Jim Bridger Road** - The homeowner has proposed the following:

1. Demo an old detached garage. It appears to be attached to a perimeter block wall and would thus be un-approvable.
2. Remove an ash tree and three smaller misc. trees.

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Levy – 24148 Long Valley Road** - The resident is seeking approval to do the following work:

1. Refresh the landscaping and reduce the water consumption for the front yard.
2. Construct a pedestrian gate with a rose trellis.

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Stible – 5545 Dixon Trail** - The owner is proposing to add a guest house to the approved project.

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Baker – 5550 Hoback Glen Road** - The owner is proposing the following revisions to the front and rear landscaping.

1. New walkways, pathways to small seating areas on the hillside.
2. Herb gardens.
3. Refreshed landscape shrubbery throughout.
4. A 10 x 14 trellis.
5. Remove existing driveway and replace with Belgard pavers.

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Younnesi – 25175 Jim Bridger** – The owner is proposing the following:

To change the color of the home as shown on the attached elevations. The color will be Benjamin Moore Brilliant White (off white with a hint of gray). This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Del Mar - 23557 Long Valley Road** – The resident is seeking approval to replace the windows and sliding doors throughout the house with Daylightmax by Simonton. This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

**Lou and Ethyl Wyatt Family Trust – 24848 Long Valley Road** – George de la Nuez, the architect was in attendance. The owner is seeking approval for the following:

1. A 1000 sq. ft. pool house
2. A 48 sq. ft. guardhouse (with a 50' min front yard setback)

The pool house proposed included a teak (wood) roof. Shawn Antin moved that the pool house be denied as the roof not a "Class A" roof as required by the Architectural Standards and is not compatible with the main residence, also a requirement of the Standards. Additionally, the teak-style siding was also not compatible with the main residence. Mike Kotal seconded the motion. The architect was advised that the applicant could appeal the decision to the Board. Ron Wolfe moved that the guardhouse be approved. Mike Kotal seconded the motion.

### **OLD BUSINESS**

Grogin – 25080 Ashley Ridge Road - The owner is seeking the following revision from the approved plans: The owner proposes to use Tex-Coat (cement plaster material) in place of what was originally approved to be brick (painted white). This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

Tendler – 24629 Long Valley Road - Applicant proposes the following revisions to the approved plans:

1. Remove posts at entry porch roof
2. Porch roof material to be standing seam roof
3. Solar panel to be added to the west facing roof of the guest structure.

This matter was considered and approved by email by the Committee and is on the agenda for ratification Shawn Antin moved for ratification. Ron Wolfe Seconded the motion.

### **Discussion Item**

None

### **ADJOURNMENT**

There being no further business the meeting was adjourned.