

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

February 4, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, February 4, 2019 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 Thomas Lewis, Stephen Phillips and Mike Kotal. Also present was Ron Heston, the Architectural Consultant and Alexander Werner, board liaison.

MINUTES

The Minutes from Monday, January 15, 2019 were approved.

GRADING REVIEW

Once upon a Property – 24344 Rolling View – See notes under “New Business”

CONSENT ITEMS

TREE REMOVAL

VARIANCE

NEW BUSINESS

Wyatt Family Trust- 24848 Long Valley Road – 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)

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Goff – 5900 High Ridge – The homeowner has proposed the following:

1. Install an artificial putting green
2. Low voltage lighting to up-light trees
3. Stone patio with fire pit at guest house
4. Add 12' wide bi-fold doors to the existing guest house.

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Johnson – 23939 Long Valley Road – The owners are seeking approval to re-roof the residence and accessory structures.

- Proposed material: “Old World Slate”
- Manufacturer: Brava
- Color: Charcoal

This synthetic product will have a class “A” rating. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Meissner – 6021 John Muir Road – The owners are seeking approval to install a generator in the side yard of the home. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion

Keyes – 25200 Jim Bridger Road – The homeowner has proposed the following:

1. Outdoor pavilion with central solid roof section flanked by open arbors with a Fireplace with adjacent counters
2. Patios with stone surface (match existing)
3. Concrete play area with basketball hoop
4. New wrought iron fencing and gate
5. Decomposed granite paths
6. Broken concrete stairway leading up slope
7. Updated planting

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Warshaw – 5840 Annie Oakley Road – The owners are seeking approval to install a generator in the side yard of the home. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion

Ross – 5845 Hilltop Road – The owner is seeking approval for the following:

1. Replace existing front entry walkway driveway with new belgard pavers.
2. Rejuvenate front landscaping as needed
3. Renovate side yard landscaping to include:
 - a. Removing grass and replacing with orchard and pollinator garden
 - b. New d.g. Paths with a re-circulating urn fountain
 - c. Seating area with simple wood arbor.
 - d. Existing fencing and gates to be retrofitted as needed to adhere to pool safety requirements.
4. Backyard landscape renovation to include:
 - a. New infinity edge pool with automatic cover,
 - b. Pool deck, and concrete patios,
 - c. Freestanding solid roof overhead with
 - d. Fireplace and bbq station,
 - e. Stepping stones
 - f. And new drought tolerant plantings.

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

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

1. Enclosure of existing porch (38 sf)
2. Conversion of interior space to garage storage (54 sf)
3. Removal of existing accessory structure
4. New covered entry porch with gable roof
5. Interior remodel
6. New siding
7. New windows (matte black finish)
8. New exterior doors (matte black finish)

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Austin – 24379 – The owner is seeking approval to make the following improvements:

To install pipe corral fencing to keep a pony from jumping over the existing three-rail fence. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Once Upon A Property – 24344 Rolling View Road – The owner is proposing to demolish the existing home and yard, construct a new home, pool and spa, guest house, hardscape and landscape.

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This home has been at previous meetings as a “discussion item”. The primary issue discussed was the design of the home. Initially, the committee felt that the home was “too boxy” and did not reflect a look that would be appropriate in Hidden Hills.

After numerous conversations and revisions to the plans and elevations, the committee felt the design met the intent of the Architectural Standards.

Grading Review: The proposed grading shall be balanced on site. The grading quantities are as follows:

Proposed cut	888 cubic yards.
Proposed fill	888 cubic yards.
Export	0 cubic yards

Stephen Phillips moved that the project be approved subject to:

Ron Heston rechecking the first floor to second floor ratio and the plan revised to show no siding on the chimney and calling out the equestrian area. Tom Lewis seconded the motion.

OLD BUSINESS

None

ADJOURNMENT

There being no further business the meeting was adjourned.