

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

March 4, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, March 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 Stephen Phillips and Mike Kotal. Also present was Ron Heston, the Architectural Consultant.

MINUTES

The Minutes from Monday, February 4, 2019 were approved.

GRADING REVIEW

CONSENT ITEMS

TREE REMOVAL

VARIANCE

Barnholtz – 5203 Saddle Creek Road – See comments under “New Business”. The owner is requesting a variance to allow an encroachment into the front yard.

NEW BUSINESS

Kay - 24898 Long Valley Road – The resident is proposing to install a backup generator for the home. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Mike Kotal seconded the motion.

Hawkins – 24710 Robert Guy Road – The applicant is proposing the following changes to the patios and hardscape in the rear yard:

1. Remove and replace the spa
2. Remove the dilapidated barn
3. Remove the faux rock boulders from around the pool
4. Construct a new BBQ patio with trellis
5. Remove the balconies on the rear of the home and replace with windows
6. Remove and replace the patios with limestone paving
7. Repair pool secure fencing
8. Plant a fruit orchard in the former barn location

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

Katz – 5247 Twin Oaks Road – The resident is proposing to install a backup generator for the home. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Mike Kotal seconded the motion.

24220 Long Valley LLC – 24220 Long Valley Road – The applicant is seeking approval for the following:

1. Convert the existing sound studio to a wellness spa
2. Add a water feature and patio adjoining the home spa
3. Add a trellis adjoining the sport court.
4. Minor revisions to the landscape (add trees and shrubs)

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

Kolanu – 5191 Round Meadow Road – The homeowner has proposed the following:

1. Add a second floor to the rear of the home.
2. Add a covered patio to the rear of the home (below the added second floor)

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

Barnholtz – 5203 Saddle Creek Road – T The owner is seeking approval to construct the following:

1. Construct a guest house
2. Construct a barn
3. Construct retaining walls
4. Construct a detached garage
5. Balanced grading on site per grading plan
6. Construct a pool. The pool will encroach into the required front yard setback and will require a variance for approval.

The existing home is sited on a large irregular flag lot. The property slopes to the north and has a small graded pad where the existing home is sited. It was noted that the existing home encroaches into the front yard approximately 20 feet. The owner has proposed to construct several accessory buildings, (a detached garage, stable, and guest house) all of which comply to the architectural standards. The proposed pool encroaches 20 feet into the required front yard setback.

The Committee felt that a variance would not be appropriate in this case. 1) The owner did not demonstrate that a hardship existed. There were alternate locations that the pool could be placed without requiring a variance.

2) Since the new dwelling is so far from the existing home, the committee requested a landscape plan that creates some cohesion between the two spaces on the property. Therefore, the request was denied.

Khodayeki – 5949 Clear Valley Road – The owner is seeking approval to demolish the existing structures on the property, construct a new home, hardscape, landscape and pool/spa.

PROJECT DESCRIPTION:

The proposed home is sited on an irregular, three-sided parcel with a building site that sits well below the street. This project has been before the committee several times.

Originally, the owner was seeking approval to maintain several existing non-conforming structures, a dilapidated barn and a pool, that encroach into the side/rear yard setbacks. Subsequently, the owner has agreed to demolish the nonconforming structures as part of the approval.

After it's review, the Committee felt that the proposed development was not in keeping with the mandate as outlined in the Architectural Standards as it did not ***“retain the open rustic country feeling”***, as required. The plan was submitted with entirely stucco siding. We previously told the owner this was unacceptable in addition to the overall style needing some changing in the direction, of open, rustic and country. Furthermore the plans submitted appeared to include a second floor that was greater than 50% of the area of the first floor footprint. Ron Heston will verify the footages and the owner will work on residence itself. The application was not approved at this time.

OLD BUSINESS

Johnson – 24939 Long Valley Road - The applicant was approved for a new synthetic type of faux late at the last meeting. Afterwards, he was advised that the product has not yet received it's "Cool Rating" as required by Title 24 of the state law.

He would like to change the roofing material to a Boral product

Product: Boral Inspire Classic Roof Tile

Color: Charcoal Black, Steel Grey or Grey/Black blend

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

ADJOURNMENT

There being no further business the meeting was adjourned.