

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

April 1, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, April 1, 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, Tom Lewis and Mike Kotal. Also present were Ron Heston, the Architectural Consultant and Alexander Werner, Board Liaison.

**MINUTES**

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

**GRADING REVIEW**

**CONSENT ITEMS**

**Kuehn– 23908 Long Valley Road** - The applicant is requesting approval to reroof the home.

Proposed materials:

Boral Cedarlite 600  
Tahoe Blend 2CLCL3230

The barn, which is dilapidated is to be demolished. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

**TREE REMOVAL**

**Gibbs – 24544 Wingfield** - The applicant is requesting approval to remove a dead tree from his front yard. T This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.he tree has been examined by an arborist is has been determined to present a hazard should it fall.

**Glass – 5711 Hoback Glen Road** - The applicant is requesting approval to remove a jacaranda tree from the front yard. The tree is diseased and is interfering with the septic line. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

**VARIANCE**

**NEW BUSINESS**

**Baer - 24044 Long Valley Road** – The resident is seeking approval for the following

- An addition of 206 sf to main house by remodeling the existing kitchen and breakfast room covered patio
- Add 135 sq. ft. of patio by extending the existing patio roof
- Add 350 sf to the existing guest house

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

**Kasper - Levis – 5809 Hilltop Road** – The owner is seeking Committee approval to demolish the existing pool. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

## **OLD BUSINESS**

**Sankey – Boice – 5525 Paradise Valley Road** - The homeowner is seeking approval for the following:

1. To construct new pool with a detached spa
2. A deck adjacent to the pool for lounges

The existing pool, (which was encroaching into the side yard) had been emptied and popped out the ground about 4 feet during the recent rains (due to hydrostatic pressure from the high-water table in the area).

The proposed pool has been relocated and conforms with all setback requirements. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

## **DISCUSSION ITEM**

**Nassab – 5464 Jed Smith Road** The resident is seeking committee input on the following:

The owner would like to demolish and replace the existing home. The site is a corner property with an existing “Mediterranean” style home. The committee will need to consider the following:

1. The orientation of the front yard. Both the existing and the proposed home “front” Jed Smith Road however the actual front yard should be Robert Guy (reverse corner lot).
2. The massing of the home relative to the street.–

The committee reviewed the submitted plans and elevations for the proposed home and provided the following comments:

1. The front yard setback would be the Jed Smith Road frontage and the side yard would be from Robert Guy Road (this is consistent with the existing home to be demolished).
2. Second Floor Massing: The committee was not satisfied with the proposed second floor massing. They felt that far too much massing was toward the front of the home, and therefore the proposal did not meet the Architectural Standards.

**Oak Tree Standards** – The committee would like to see stronger language added to the Standards that specifically protects Oak Trees. Ron Heston will develop some proposed wording to address this issue.

## **ADJOURNMENT**

There being no further business the meeting was adjourned.