

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

June 3, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, June 3, 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 Tom Lewis and Mike Kotal. Also present were Ron Heston, the Architectural Consultant and Alexander Werner, Board Liaison.

**MINUTES**

The Minutes from Monday, May 6, 2019 were approved.

**GRADING REVIEW**

**Nassab – 5464 Jed Smith Road** – See entry under “New Business”

**CONSENT ITEMS**

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**

**VARIANCE**

**NEW BUSINESS**

**Chang – 24975 Kit Carson Road** The owner is seeking approval to relocate the existing pool equipment. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion.

**Geysler – 5560 Bonneville Road** Applicant has requested approval to install a roof mounted solar panel system. Given the protections afforded solar systems under California law this project must be approved. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion.

**Landon – 5395 Jed Smith Road** - The owner is seeking approval to add a walk-in closet to the existing master suite. The proposal add 66 sq. ft. to the main residence, however the hardscape will be reduced by approximately 284 sq. ft.. Colors, textures and roof to match the existing. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion.

**Nahum – 24600 John Colter Road** - The new owner has proposed the following work:

1. Remodel existing carriage house to a guest house.
2. Construct new horse barn and access road
3. Construct new pool, hot tub, and pool deck area.
4. Construct new patio attached to existing main house, at courtyard.
5. Apply new exterior finishes and roofing at main residence. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion.

**Phillips - 5386 Jed Smith Road** - The owners are seeking approval to construct a 3' high retaining wall to control erosion onto the existing pool deck. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion.

**Rosenberg – 24162 Long Valley Road** - The owner has proposed the following work:

1. Remove and recompact soil from behind barn to remediate drainage problem.
2. Regrade “knoll” areas in front of house to create fall towards the street.
3. Repair sprinkler system.
4. Replace grass in front yard.
5. Remove grass and replace with DG pathway on side of tennis court.

Any excess soil will be used to berm on each side of tennis court.

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

**Sable - 25039 Lewis & Clark Road** – The homeowner is seeking approval for the following:

1. Gain approval to separate the spa from the pool
2. Relocate the outdoor BBQ and construct an exterior fireplace

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

**Satin – 24355 Little Valley Road - 23951 Long Valley Road** – The owner has proposed to remove and replace the existing driveway with the following concrete pavers:

Manufacturer: Olsen Pave Stone

Type: 6" x 12" field in a herringbone pattern. Border with 12 x 12.

Color: Gray charcoal

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

**Shakiban – 5781 Penland Road** - The owner has proposed to remodel the exterior look of this existing home from Spanish inspired architecture to a “Napa Ranch” look. The following is a list of the proposed changes:

1. Remove and replace the roof with a flat concrete tile by Boral (see color and material board)
2. Reconstruct the roofs over the main entry to create “nested” gable roofs.
3. Add reclaimed wood as shown on the front elevation
4. Add brick veneer as shown on the front elevation
5. Paint the exterior (see color and material board)
6. Remodel the existing pool

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

**Stibel – 23717 Long Valley Road** – The owner is requesting approval for a temporary extension to his rear fence to prevent coyotes from entering the yard. The fence is a black plastic mesh and, although about 7 feet high, is unobtrusive. This would be an “after the fact” approval. The Committee denied the application, indicating that it did not meet the Architectural Standards as such a fence is only permitted as a perimeter fence where the property abuts non-Hidden Hills property where there is no trail.

**Strull – 24847 Jim Bridger** - The owner is seeking approval to install an emergency generator. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion.

**Nassab – 5464 Jed Smith Road** - The resident is seeking approval for the following:

1. Demolish the existing home
2. Construct a new home
3. Construct a guest house
4. Construct a pool
5. Install new landscape, drainage and hardscape for the site

This project was the subject of a discussion item a few months ago and was also informally discussed at the previous meeting. The plan has been revised based on the committee's comments. Tom Lewis moved for approval. Steve Phillips seconded the motion.

### **OLD BUSINESS**

**EGC – 5350 Lasher Road** - The applicant is proposing the work to this previously approved home: Extend an approved retaining wall slightly farther on the main house pad This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion.

**Tershay – 5717 Round Meadow Road** - The owner has submitted revised plans as discussed at the May 6th Architectural Meeting.

The upper roofs that were curved have been revised to hip roofs.

The roof over the library remains curved. The revision seeks approval for the following:

- Proposed revisions to the floor plans
- Moving the entry back to Round Meadow
- Enlarging the kitchen by enclosing the existing covered patio toward the rear of the home.
- Numerous minor revisions throughout the home
- Proposed revisions to the exterior elevations
- The exterior colors and materials were not approved. The Committee requested a less manufactured and more natural look. Furthermore, the Committee felt the color was too dark and needed to be lightened up. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion.

### **DISCUSSION ITEM**

**Bertha Blue - 5739 Penland** – The owner and the project architect, George De La Nuez, appeared before the committee. The committee reviewed the proposed new home felt that the proposed home suited the site well. The project architect will move forward in the development of the plans.

**Oak Tree and Grading Standards** - Minor modifications were suggested by Steven Phillips and discussed with the balance of the committee. Ron Heston will update the proposed changes and circulate to the Committee.

### **ADJOURNMENT**

There being no further business the meeting was adjourned.