

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

December 9, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, November 4th, 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. Stephen Phillips was present by teleconference. Also present were Ron Heston, the Architectural Consultant and Alexander Werner, Board Liaison.

MINUTES

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

GRADING REVIEW

CONSENT ITEMS

Friedlander – 25033 Jim Bridger Road - The resident is seeking approval to re-roof the residence and guest house.

Boral Cedar Lite
Tahoe Blend

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.

Hever – 5857 Fitzpatrick Road – The owner is proposing to re-roof the house.

Materials: Boral Saxony Slate in Charcoal

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.

Kotal- 24355 Long Valley Road - The owner is proposing to remove and replace the existing driveways for the home:

Driveway material:

Pattern: Angeles Block Courtyard with a header course border

Color: Charcoal gray and pewter

There is no change to the hardscape percentage for the home. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Stephen Phillips seconded the motion.

Rothman – 5488 Round Meadow Road -

TREE REMOVAL

Bergstrom – 5566 Bonneville Road- The owner is proposing to remove a large eucalyptus tree that is leaning over the house and beginning to drop branches. 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

Firestone – 6055 Spring Valley Road - The owner is seeking approval for a minor remodel. The scope of work is as follows:

- Kitchen remodel
- Minor revisions to the exterior of the home (only visible from the rear).

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.

Heubush – 24317 Bridle Trail Road - The owner is seeking approval to remodel the rear yard. The scope of work includes:

- Remove and replace the pool
- Construct new outdoor living area
- Remove and replace the retaining wall at the rear of the existing pool and cook center
- Construct new firepit and built in seating
- New concrete patio

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.

Wasserman – 5601 Jed Smith - The owner is seeking approval for the following work:

- Construct steps from the front parkway to the front door of the home .

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.

Back Meadow, LLC – 5376 Round Meadow Road - The owner is seeking approval for the following:

Grading:

The site grading will be balanced on site with the following grading quantities.

- Proposed cut 198 cubic yards.
- Proposed fill 285 cubic yards.
- Export/Import 0 cubic yards (onsite shrinkage)
- Remove and Recompact 1,981 cubic yards Recompact

Tree Removal: Oak Tree

The removal of one oak tree to be replaced with 4- 36" box oak trees or one 60" and three 36" trees
Demolish the existing improvements on the property including the residence and shed in the rear yard
Construct a new two-story home
Construct a new pool, spa, hardscape and landscape

The pool and pavilion shown on the site plan are not a part of this approval and will be considered at a future date. Tom Lewis moved for approval. Mike Kotal seconded the motion.

OLD BUSINESS

Werner-Resnick – 5890 Jed Smith Road – The owner has requested revisions to a previously approved tack room.

- The exterior siding and paint color will match the home
- The roof will be approx. a 5:12 pitched standing seam metal (slate gray)

The height is approx. 9'-1". 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

TDR Hidden Hills LLC – 5545 Paradise Valley Road - The owner is seeking committee input for a new home to be construct at this site. The committee was satisfied with the basic design concept for the house and orientation of the house on the property as well as the landscaping concept. The committee expressed some concerns as to the various styles being proposed for the exterior finishes. The styles vary from traditional to rustic to contemporary. The committee wants to see a cohesive plan with a central consistent style. The committee also requested some softening of the large central glass element and roof on the front elevation.

MG Investments – 23650 Long Valley Road –

ADJOURNMENT

There being no further business the meeting was adjourned.