

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

March 2, 2020

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, March 2, 2020 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, Stephen Phillips and Mike Kotal. Also present were Ron Heston, the Architectural Consultant.

MINUTES

The Minutes from Monday, February 3 were approved.

GRADING REVIEW

CONSENT ITEMS

Frye – 25010 Jim Bridger Road - The owner is proposing to repaint the residence from its current dark brown to Pure White. Additionally, they wish to replace the existing, deteriorating wood trim with barn wood trim. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

24055 LLC – 24055 Hidden Ridge - The owner is proposing to change the color scheme from its current Cream color.
Proposed color: White
Stephen Phillips moved for approval. Tom Lewis seconded the motion.

TREE REMOVAL

VARIANCE

NEW BUSINESS

Malinovitz – 24350 Long Valley Road - The owner is seeking approval to construct a detached garage behind the home. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

Nassab – 5871 Clear Valley Road The owner is seeking approval to remodel and add to the existing home on the property. The owner is seeking approval to refresh the landscaping in the front yard and install a fountain. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

EGC - 5350 Lasher Road - The applicant is proposing to add solar panels to the roof of the home. This matter was reviewed at previous meetings and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

Lipman – 5950 Spring Valley Road - The owner is seeking approval construct two horse shelters. This matter was reviewed at previous meetings and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

Finn – 24422 Little Valley Road - The resident is proposing to plant additional grape vines to expand the existing vineyard. This matter was reviewed at previous meetings and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

OLD BUSINESS

Bacon – 24935 John Fremont - The owner is seeking a minor change to the landscape/hardscape plans. This matter was reviewed at previous meetings and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

25085 West – 25085 Ashley Ridge Road - The owner is requesting approval to rotate the orientation for the pool by 90 degrees.

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

DISCUSSION ITEM

Isa Residence 24205 Hidden Ridge – Brian Lehrman, the architect, appeared for the project. The plan presented to the committee was an ornate French country style home. The committee felt that the design did not fit with the ranch/country feeling that the Architectural Standards and asked that some of the ornamentation be removed from the front elevation.

Saitman – 5949 Spring Valley Road – Don Zavatto, the architect appeared for the project. Also in attendance were some of the nearby residents including, Mr. & Mrs. Kulick, Sara Key, Lillian Holt, Mr. & Mrs. Lipman, Mrs. Shut. The attending neighbors expressed concerns regarding the safety of grading in the vicinity of the high-pressure natural gas lines that run through the property. Mr. Zavatto stated that the owner shares this concern and is working closely with the Gas Company. He added that the project will meet/exceed all grading requirements that the Gas Company requires. Ron Heston added that the HOA provides an aesthetic review and insures compliance with the Architectural Standards. The safety concerns that the neighbors have are probably best dealt with at the City. With regard to the proposed home the committee expressed concern that the tower elements proposed will make the home appear too tall as viewed from Spring Valley (they would like the home to step back from the roadway). The committee also suggested that contour grading and heavy landscaping be incorporated into the design to provide a natural appearance to the site once completed.

ADJOURNMENT

There being no further business the meeting was adjourned.