

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

June 8, 2020

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, June 8, 2020
Via video conferencing at 6:30 p.m..

CALL TO ORDER AND ROLL CALL

Chairman Mike Kotal called the meeting to order at 6:30 p.m. Those members present via video conference were Tom Lewis, Stephen Phillips and Mike Kotal. Also present were Ron Heston, the Architectural Consultant, Alex Werner Board Liaison.

MINUTES

The Minutes from Monday, April 6, 2020 were approved.

GRADING REVIEW

ISA – 24205 Hidden Ridge – See entry below under “New Business”.

CONSENT ITEMS

Lefton– 5530 Jed Smith Road - The owner is proposing to change the color scheme of their house.

Proposed colors are:	Dunn Edwards	Dunn Edwards
	Salem Black	Baby's Breath
	DE6343	DEW342
	For Trim/windows	For the body

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.

TREE REMOVAL

Wolf– 24630 John Colter Road - The owner is proposing to:

1. Remove a failing Quercus Agrifolia (species of oak)
2. Install 2 36” box Lagerstroemia (Natchez White)

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.

Calabrese – 5330 Jed Smith Road - The owner is proposing to remove a dead American Oak that has become a hazard. 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.

VARIANCE

NEW BUSINESS

Davies - 23760 Oakfield Road – The owner is seeking approval to install a photovoltaic system on her roof. 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.

Hurwitz – 24833 Jacob Hamblin Road -The owner is proposing to:

Replace the west facing (front) windows with Milgard Tuscan style windows. 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.

Kardashian-West Residence, 24895 Long Valley Road - The owner is seeking approval to construct shade structure adjacent to the existing pool. There is no change to hardscape. 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.

Ostrow– 24905 Eldorado Meadow Road - The owner is proposing to install a chicken coop. 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.

Phillips - 5386 Jed Smith Road - The owners are seeking approval for the following:

1. regrade the front yard to improve the arena
2. replace the driveway with Belgard Paver, Toscana, color is Catalina
3. minor revisions to landscaping as indicated on the plans.

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

Finn Residence – 24422 Little Valley Road- The resident is proposing to the following:

1. To create a covered vegetable garden. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

Imberman Residence – 5752 Hilltop Road - The resident is proposing to the following:

1. To create a covered vegetable garden. The proposed size would be 10' x 10' and 6'-6" tall. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

Kardashian-West - 24878 Eldorado Meadow Road - The owner are seeking approval to plant a fruit orchard and a vegetable garden in raised beds. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

Lewis – 5241 Round Meadow Road - The owner is seeking approval install a standby generator. This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for ratification. Stephen Phillips seconded the motion.

LSK (Klein) – 5385 Scott Robertson Road - The owner is proposing to remove the existing bark and stone/gravel from the front yard and replace it with artificial turf. Additionally, to replace the plants along Hoback Glen fence line. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

Melissa Wallace – 24355 Little Valley Road - The owner is seeking approval to construct a skateboard ramp in the rear yard. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

Nahum – 24600 John Colter Road - The applicant is requesting after the fact approval to grade the property and create a level play area. They are also proposing to construct a trellis structure that is attached to the home, a freestanding gazebo for a BBQ area, and a basketball court.

As stated above, the after the fact portion of the work is limited to the grading in the upper corner of the property (see sheet 4). The owner started to construct multiple low retaining walls to create the play area. This submittal will correct the violation. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

Wallace – 5885 Fitzpatrick Road - The owner is proposing to replace the existing asphalt driveway with Angelus Courtyard pavers in a blended Gray-Moss-Charcoal color scheme (pattern and color scheme shown in the attached image). The border will be a blend of the same GRAY-MOSS-CHARCOAL scheme and will use a 6"x9" uniformed paver. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

Pryor 24137 Long Valley Road - The owner is proposing the following:

Interior remodel that will include:

1. Shifting the hall bath to create a larger laundry room.
2. Removal of demising wall between kitchen and living room for new kitchen.
3. Remove linen closet to increase the size of the Jack'n'Jill bathroom.
4. Remove French doors in rear for a new large sliding door.
5. Remove fireplaces and chimney on both the first and second floor.
6. Add (2) skylights in the living room and one in the hallway.
7. The windows for the home will be replaced, however the colors will match the existing colors for the home.

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

Isa - 24205 Hidden Ridge Road - The owner is seeking approval to construct a new home, pool house, pool/spa, grading, hardscape, and landscaping committee on a vacant property.

Project Description:

This project has previously been before the committee as a discussion item. The committee had asked that the front elevation be simplified (remove ornamentation). The plan was modified and sent to the committee via email. The committee was satisfied with the revisions and the project is now ready or approval.

The proposed project is to construct a new home with a basement and attached garages, a pool/spa, and guest quarters.

Grading Review:

The proposed grading is balanced on site. The quantities of dirt to be moved on the site are as follows:

Proposed cut	2,330 cubic yards.
Proposed fill	2,330 cubic yards.
Export/Import	0 cubic yards
Remove and Recompact	2,510 cubic yards

The Committee was satisfied with the design but requested the architect clarify the landscape and grading plans to more clearly show how access to the equestrian set aside would be obtained without requiring major demolition of the existing landscape or to the structures. The architect will make the required revisions and submit them via email.

TDR Hidden Hills, LLC, 5546 Paradise Valley Road - The owner is seeking approval to demolish an existing home, construct a new home, pool house, pool/spa, hardscape, and landscaping on a vacant property.

Discussion:

This project has previously been before the committee as a discussion item. The committee had asked that the elevations and exterior materials be revised to create a more rustic look to the structure. The plan was modified and reviewed by the committee. The committee was satisfied with the revisions and the project is now ready or approval. Mike Kotal moved for approval. Tom Lewis seconded the motion.

OLD BUSINESS

Aslanian- 24961 Kit Carson Road – The applicant is proposing minor changes to the plan as follows:

- 1) First Floor: remove sliders and old family & breakfast to create great room w/new 16' sliders, covered loggia reduced by great room, remove wine room & butler's pantry.

- 2) First floor: remove bar at living room, move wall into living room to increase bar at game room.
- 3) Second floor: remove balcony at bedroom 2 and replace slider with window, extend deck at bedroom 3 to be uncovered, add skylight in master bath.
- 4) Exterior material changed to Hardie paneling that shall be verified by the owner on residence, guest house and barn as on sheets 2, 2a and 2b of plans.
- 5) Roof material changed to flat concrete by Boral. Adjust roof eaves as per sheet 6 of plans.

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

Bertha Blue – 5739 Penland - The owner is seeking approval for revisions to a previously approved guest house. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

Shut – 6006 Spring Valley Road - The owner is proposing to change the roof material to:

Boral
Saxony Slate
Charcoal Blend

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

DISCUSSION ITEM

ADJOURNMENT

There being no further business the meeting was adjourned.