

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

March 1, 2021

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, March 1, 2021  
Via video conferencing at 6:30 p.m..

**CALL TO ORDER AND ROLL CALL**

Special Consultant 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 Ryan Levis, the Architectural Consultant, and John McGinnis, Board Liaison, Mitch Jacobs, Board President.

**MINUTES**

The Minutes from Monday, Wednesday, February 1, 2021 were approved. With a minor correction.

**GRADING REVIEW**

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**CONSENT ITEMS**

**Sheffield– 24976 Kit Carson Road** - The owner is proposing to replace their existing roof with Tesla solar tiles and a “Power Wall” backup system. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

**Tree Removal**

**Sheffield – 24976 Kit Carson Road** - The owner is requesting permission to severely prune an oak tree in her backyard. The tree is a protected species.

Attached is a copy of the arborists report and recommendations.

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

**Variance**

**New Business**

**Sheffield– 24976 Kit Carson Road** The owner is proposing to replace their existing roof with Tesla solar tiles and a “Power Wall” backup system. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

**Roth – 23744 Oakfield Road** - The owner is requesting permission to temporarily install a small security camera on her three rail fence to view her mailbox and entrance to her property. The camera was installed (actually just set) on one of the rails of her three rail fence in response to a recent string of criminal activity, including trespassing and package/mail theft. The applicant has several police reports as well as a restraining order against the suspect.. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

**Mahterian 24962 Jim Bridger:** The owner of this property is proposing a new attached additional single car garage with a breezeway attachment together with a new driveway paver material installation. The

plan reflects both a roofed and trellised breezeway connection as options. The applicant is unsure of which option he prefers and would like the Committee to approve both. The specification for the driveway is a 4-part paver by Angelus paving in the dark grey-pewter-charcoal blend. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

**Epstein 5449 Paradise Valley** - The owner of this property is proposing the removal of 2 volunteer trees in the front yard and 1 in the parkway in favor of 2 olives in the front yard with the addition of myoporum ground cover on the front yard slope. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

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## **OLD BUSINESS**

**Gonen - 5350 Lasher Rd** - The owner of this property is proposing the installation of two new sets of 3-rail hinging driveway gates at the driveway entrances to their home. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

**Miles – 24655 Wingfield Rd.** - The owner of this property is proposing a reduction in the size of the barn previously approved last November. The wings of the 'U' shape were reduced by a horse stall each respectively. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval, subject to a proper grading plan to be reviewed and approved by Ryan Levis. Tom Lewis seconded the motion.

**JNB Trust – 5739 Penland** - The owner is requesting permission to install solar panels on the roof of their home. They made an initial application on January 7th. They were asked them to revisit to see if they could reduce the visual impact to the street. As you can see by the appended email, They tested different layouts which resulted in a greater than 20% reduction in efficacy which, in order to make up, would have resulted in an expenditure greater than the client was willing to make. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

**Hidden Hills Project, LLC – 5621 Hoback Glen Rd.** The owner of this property currently under construction is proposing a relocation of the pool equipment area. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

## **Discussion**

**Partamian – 5596 Bonneville** - The owner of this property is proposing the construction of an addition to the existing home. The design has undergone several revisions to bring it into compliance with the Architectural Standards. The owner and applicant would like the proposal to be reviewed by the committee prior to proceeding with full drawings for approval.

**24900 Eldorado – 24900 Eldorado Meadow Rd.** - The owner of this property is proposing the construction of a new home with subterranean parking, an attached subterranean 'wellness center' and a detached guard house. The project is proposing significant grading that extends across to the neighboring property (under similar ownership). This project has been reviewed as a discussion item previously.

### *Findings:*

The proposal does not necessarily meet with the Architectural Standards. The Committee will have to authorize offsite grading and the equestrian set aside does not appear to meet with slope limitations. The various site plans (architectural, civil and landscape) are incongruent. The lot coverage calculations appear to not factor the footprint of the wellness center and there are no grading volumes indicated. The

top of slope setback above the entrance to the subterranean parking is questionably inadequate. These concerns were discussed with the applicant

**Malek – 5686 Round Meadow Rd.** - The owner is proposing a removal of existing and new residence on the subject property. The Committee was appreciative of the siting and massing of the home.

**Dixon Trail Trust – 5515 Dixon Trail Rd.** - The applicant wishes to “freshen up” the building exterior by simplifying the architectural styling of the building. They are looking to take the home from a detailed Tuscan architectural style to a cleaner Spanish style. Photos of the existing style of the home along with photos for the concept direction of the project were submitted. The applicant is seeking to get a preliminary head nod from the Committee that going down this path can be successful. In essence, they want to remove the heavy stone, and precast, and replace the doors and window package with more of a traditional, thin lines of a steel window look. They would like to lighten the stucco to go more towards the traditional Spanish stucco palate. Much of the bones would remain along with the clay roofing tile, but the owner does want to get away from a large number of the arched elements as well as the turret.

**Bhatta – 6007 Clear Valley Rd.** - The applicant wishes to renovate and (minor) expand the existing residence and relocate the pool. The applicant also wishes to provide a new guest house with detached garage, access drive and associated grading.

#### **ADJOURNMENT**

There being no further business, Stephen Phillips moved to adjourn. Tom Lewis seconded the motion..