

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

July 7, 2021

The regular meeting of the Hidden Hills Architectural Committee for June, 2021 was held on Monday, June 7, 2021 Via video conferencing at 6:30 p.m..

CALL TO ORDER AND ROLL CALL

Robert Mahterian called the meeting to order at 6:30 p.m. Those members present via video conference were Robert Mahterian, committee chair, Tom Lewis, Stephen Phillips and Special Consultant Mike Kotal. Also present were Cary Brackett, HHCA General Manager, Ryan Levis, the Architectural Consultant, and John McGinnis, Board Liaison. Additionally, associated consultants, homeowners, and applicants present were: Ron Heston, George de la Nuez, Jeff Aviezer, Ted Waldron, Stephanie Davis, Ron Gonen, and Mr. & Mrs Cooney.

MINUTES

Stephen Phillips moved that the minutes from Wednesday, May 3, 2021 be approved. Tom Lewis seconded the motion.

GRADING REVIEW

CONSENT ITEMS

Kahn – 23842 Long Valley Road: The homeowner is proposing to repaint the home
Body – Sherwin Williams Dover White – SW6385
Gutters will remain as is (brown)

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

Variance

New Business

Boice/Sankey – 5525 Paradise Valley: The homeowner is proposing to construct additions to the existing single family residence in the form of first and second floor area to close together the currently separated main house and pool house. The additions include: 140 square foot exercise room and 510 square foot garage on the main level with a 452 square foot theater/studio with separate entrance and another 256 square foot bedroom on the second floor. 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.

Berkovits – 5471 Hoback Glen Rd.: The homeowner is proposing The following work:

- Remove and replace the old, cracked concrete in the backyard.
- Repair the cracked wall.

- Repaint the house with colors provided.
- Install 4' pedestrian gate between two pilasters and extend 3 rail fence.
- Replace the old cracked concrete walkway with DG.
- Plant 4 36" boxed olive trees
- Landscape front yard with lavender, boxwoods, myoporum and rosemary

Stephen Phillips moved for approval. Robert Mahterian seconded the motion.

Gillespie – 24351 Rolling View: The homeowner is proposing to replace the existing windows with Milgard retrofit windows. Some doors will also be replaced.

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.

Dor Homes – 25067 Jim Bridger: The property owner is proposing to demolish the existing residence which straddles both the 25067 and 25079 parcels and replace with two new residences. This proposal is for the new residence on the south side. The committee expressed generally liking the appearance, materials and massing of this home. The committee had concerns over the height of the rear yard pool and hardscape above grade, the setback distance from the home to the guest house and the light well extending into the side yard setback. The project was not motioned for approval pending design revisions to be submitted by the applicant.

Dor Homes – 25079 Jim Bridger: The property owner is proposing to demolish the existing residence which straddles both the 25067 and 25079 parcels and replace with two new residences. This proposal is for the new residence on the north side. The committee expressed disfavor with how this project looked to similar to it's neighbor. They also were concerned about the equestrian set aside area as not being functional. There were similar concerns regarding the heights of walls in the rear yard. The project was not motioned for approval pending design revisions to be submitted by the applicant.

Marvin – 5967 Annie Oakley: The homeowner is proposing to construct a new pavilion with outdoor kitchen and pergola. 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.

Kane – 6021 John Muir: The homeowner is proposing to renovate the pool to include:

- Replace the coping.
- Replace the pool tile.
- Replaster the shell
- Add a baja shelf inside existing shallow end.
- Install a split drain, per code.

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.

Malek – 5686 Round Meadow Road: The homeowner is proposing to construct a temporary canopy to shield his boats from weather and falling tree debris. The structure will be located at the end of the recently approved/constructed parking pad. The color of the shelter will be chosen to blend in with the surrounding screen planting and is expected to be removed by the end of the year in favor of a new residence to be constructed. Tom Lewis moved that the application be **denied**. Steve Phillips seconded the motion.

Malka – 5515 Paradise Valley Rd.: The homeowner is proposing to change out an existing window to a French door. 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.

Schaeffer – 24400 Little Valley: The new homeowner of the subject property would like to construct a sport court for his kids to have a play area. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

OLD BUSINESS

MG Investments – 23650 Long Valley Road - The homeowner is proposing to do the following changes:

- Relocate 3 AC units away from the house to avoid noise.
- (N) BBQ under (N) trellis.
- (N) Trellis w. decomposed granite.
- Relocate 2 AC units next to house (outside setback).
- Shift driveway closer to existing driveway to avoid damaging existing oak tree.
- Revise wood siding color to be night gray.

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.

HRI LLC – 24105 Hidden Ridge: The property owner is proposing to enlarge the basement of the previously approved project to incorporate a two lane bowling alley. This is an increase of grading volumes (per the Grading Plans) of 1500 cubic yards (3,855 – 2,355).

The proposal is therefore raising the first-floor finish floor (and pad) elevation by 12” from the previous approval to a new elevation of 1049.87’. For context, the neighbor to the west finish floor elevation is 1048.50’ and the neighbor to the east finish floor elevation is 1055.48’. The elevation on the street in front of the property is an average of 1043.5’.

The developer, Jeff Aviezer, appeared and advised the Committee that he had brought in a rock crusher and his request and approval to export dirt from the last hearing would no longer need to be utilized. As a result Jeff indicated there would be no need to export any dirt whatsoever. Based on this promise of no dirt to be exported, Tom Lewis motioned for approval and Robert Mahterian seconded the motion.

LVR Residence – 24314 Long Valley: The homeowner is proposing changes to the previously approved plan set for the addition of a guard house at the top of the driveway. 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

Perwin – 24509 Wingfield: The property owner is proposing a remodel and addition to the existing single-family residence. The current proposal was discussed by the committee to be extensive enough to qualify as a Major Remodel. As a Major, the proposal as presented would need to bring any present non-compliant features into compliance including the inclusion of an equestrian set aside area.

Dor Homes – 24255 Bridle Trail: The property owner is proposing to develop this currently vacant parcel with a new single-family residence with a net total internal enclosed area of 27,631 square feet. The proposal includes a two-story basement with two stories above ground including a pool, pool pavilion and stables and associated grading etc. The committee

expressed concern over the total grading volumes and the applicant indicated it may work to take some dirt off site to adjoining sites it also owns. The committee also expressed disfavor of the near 100% application of reclaimed wood siding and was looking for some further volumetric and material diversity on the project.

Eglash – 5580 Bill Cody: The property owner is proposing to renovate and expand the existing single-family residence. The property is currently a red clay tile Mediterranean that the applicant intends to streamline and modernize. The committee looked at this project and questioned whether it was qualifying as a minor remodel as presented. The committee was in favor of the general approach to modernizing the property but wholly rejected the look of the studio building as to modern and would like to see the main house not be entirely stucco clad.

Alon – 5510 Jed Smith: The property owner is proposing to build a new residence on the subject property. The committee expressed frustration that this proposal was too similar to every other home this architect has been presenting lately. The discussion turned to a debate over the restriction the Architectural Standards place on applicants when they have the desire to maximize the build-out of the property.

Aviezer – 5275 Round Meadow Road: The property owner is proposing to re-develop this parcel with a new single-family residence. Doing so requires the removal, relocation and mitigation of several protected oaks and specimen sycamores. The plan presented showed how the various trees are proposed to be relocated and/or mitigated. The owner requested Architectural Committee review and acceptance of the tree mitigation before moving forward with full architectural and civil engineering plans for submittal. The Committee expressed reluctance regarding the transplanting of mature oak and sycamore trees. However, the committee indicated it would be more favorably inclined if the developer were to agree to replace the tree(s) should they die within 18 months.

Cooney – 5742 Hilltop Road: The property owner is proposing to enclose the existing second story wrap around decks. The decks are currently roofed and colonnaded so the massing is technically existing but enclosure would make the second floor footprint greater than 50% of the first floor. The committee indicated that it would support a variance for the greater than 50% but that the applicant would need to proceed with the formal application for the variance.

ADJOURNMENT

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