

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

July 12, 2021

The regular meeting of the Hidden Hills Architectural Committee for July, 2021 was held on Monday, July 12, 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 Brackettt, HHCA General Manager, Ryan Levis, the Architectural Consultant, and John McGinnis, Board Liaison. Additionally, associated consultants, homeowners, and applicants present were (and not necessarily limited to): Ron Heston, George de la Nuez, Jeff Aviezer, Dr. Partamian, Aram Alajajian, Jim Hyatt, Gisela Colon, Raul Canada, Lillian Holt, and Stephanie Davis.

MINUTES

Stephen Phillips moved that the minutes from Wednesday, June 7, 2021 be approved. Tom Lewis seconded the motion.

GRADING REVIEW

CONSENT ITEMS

None.

Tree Removal

Nuques/Dor Homes- 5241 Twin Oaks: The resident is seeking approval to remove four eucalyptus trees in the back yard. 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

None.

New Business

Nuques/Dor Homes- 5241 Twin Oaks: The resident is seeking approval to install a small solar array to comply with Title 24. The builder thought this was on the approved plan, but the Title 24 engineer pointed out that it was not even though it has already been installed (verified). The Association sign off is required for a final from the City. (This property has been sold and new residents moved in.) 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.

Purwin 24509 Wingfield: The property owner is proposing to remodel and add to the existing residence. Stephen Phillips moved for approval. Robert Mahterian seconded the motion.

Hoback Glen Trust - 5757 Hoback Glen Rd: The property owner is proposing to add gates on the existing driveway. The gates will be 63' up the driveway from the property line.

This matter was reviewed and approved by email and is on the agenda for ratification. Robert Mahterian. moved for approval. Tom Lewis seconded the motion. Stephen Phillips voted no.

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 a new residence on the south side. There continues to be concern with the scope and retained heights of the pool structures proposed for the rear of the property. The applicant elected to submit plans with said pool area removed from the scope of the approval being sought. There was no motion for approval. The committee were also concerned about the equestrian set aside area as not being functional. Due to the large amount of grading proposed, a discussion was had regarding the need to see a comprehensive two lot grading plan. It was stated that the design of the home was generally approvable, and the applicant could choose to pursue advancing the engineering but that full project approval would not be granted until such time as a complete submittal was received for review at a future Architectural Committee hearing.

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 a new residence on the north side. The committee expressed general favor with how this project has now been redesigned to not be similar to it's neighbor. There continues to be concern however with the scope and retained heights of the pool structures proposed for the rear of the property. The applicant elected to submit plans with said pool area removed from the scope of the approval being sought. The committee were also concerned about the equestrian set aside area as not being functional. Due to the large amount of grading proposed, a discussion was had regarding the need to see a comprehensive two lot grading plan. There was no motion for approval. It was stated that the design of the home was generally approvable and the applicant could choose to pursue advancing the engineering but that full project approval would not be granted until such time as a complete submittal was received for review at a future Architectural Committee hearing.

Aviezer 5275 Round Meadow: The property owner is proposing to re-develop this property with a new single-family residence, swimming pool and associated development. The project has been before the Committee several times as a Discussion Item. The committee expressed general disfavor with the design of the home and there was no motion for approval. The applicant and owner were encouraged to re-design the project to improve it's appearance and to not be overly similar to designs previously put forth by the same architect.

Bergstrom – 5566 Bonneville: The property owner is proposing to install an emergency generator. 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.

Stewart – 5190 Round Meadow Road: The property owner is proposing to remove a non-conforming low slope roof over their east facing patio and replace with a trellis. 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.

Partamian – 5596 Bonneville: The property owner is proposing add on to their existing residence with a 632 square foot entertainment and meditation space. The project was previously reviewed as a Discussion Item in March and was deemed approvable in concept at

the time. 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.

Schenk – 24745 Robert Guy: The property owner is proposing to install a new timber trellis. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

Thomas – 24901 Jim Bridger Road: The property owner is proposing to replace 2 existing doors and 3 windows with 3 doors and one window. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Old Business

AR Haven LLC – 25085 Ashley Ridge: The Owner has hired a new landscape designer and is proposing revisions.

The committee indicated that this application was received too late for review and approval and that the project will be considered in the interim and/or reviewed at the next hearing.

Bhatta – 6007 Clear Valley: The property owner is proposing a redesign of the previously approved pool to include an infinity edge. The previous design had the pool behind the existing retaining wall. This is proposing to shift the pool slightly to remove a portion of the existing retaining wall in favor of an infinity edge and trough. 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.

AR True Love LLC – 25067 Ashley Ridge: The Owner has hired a new landscape designer and is proposing revisions.

The Committee indicated that this application was received too late for review and approval and that the project will be considered in the interim and/or reviewed at the next hearing.

Discussion

Kharbouch - 25120 Jim Bridger: The property owner is proposing to renovate the existing home and is requesting Committee feedback on the proposed concept, materials & colors. The committee expressed general disfavor with the color & material choices being presented.

Cooney – 5742 Hilltop: The property owner is proposing to remodel and expand the existing residence. The nature of the existing structure and capture of second floor balconies as interior space creates a greater than 50% second floor footprint compared to the first. The Committee indicated this is something that will require a variance application but is supportable. The Committee expressed concern over the short roof being shown on the edge of the garage wall but otherwise generally liked the architectural design.

Bergstein - 5350 Round Meadow: The property owner is proposing a remodel and addition. The applicant has been informed that the project appears close to 50% and thus a Major Remodel. The applicant has also been requested to provide the Committee with updated hardscape calculations showing the property to be in compliance. This should be done with the benefit of a survey benefiting from review of a title report.

TDR 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 18,305 square feet. The proposal includes two stories above ground including a pool, pool pavilion and the provision for Equestrian Set Aside with associated grading etc.. The applicant

indicated their intent to involve a third lot (24247 Bridle Trail) in the transfer of grading volumes across properties. It was discussed to have the applicant submit a comprehensive grading plan for all three properties.

TDR Homes – 24251 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 applicant indicated their intent to involve a third lot (24247 Bridle Trail) in the transfer of grading volumes across properties. It was discussed to have the applicant submit a comprehensive grading plan for all three properties.

BB – 5491 Hoback Glen: The property owner is proposing to demolish the existing residence and construct a new residence. The Committee felt the design was poorly done and requested the applicant make revisions and resubmit.

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 they are intending to remove Mediterranean influences and modernize. During the last month Discussion on this project, the concern was whether the project met the criteria for a less than 50% (Minor) remodel and the overwhelming extent of stucco. The current submittal appears to meet the 50%. The Committee members expressed general favor with the design of the project as submitted.

ADJOURNMENT

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