

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

August 2, 2021

The regular meeting of the Hidden Hills Architectural Committee for August 2, 2021 was held on Monday, August 2, 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 (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, July 12, 2021 be approved. Tom Lewis seconded the motion.

GRADING REVIEW

CONSENT ITEMS

Key – 24835 Eldorado Meadow - The applicant is proposing to repair her existing roof. Currently, the roof is a Cementous material that is no longer available. The proposed new material is

Boral Saxony Shake
Tahoe Blend
2FBCJ3230

This product was selected as the most likely to match and blend with the existing roofing material. 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

Harris – 5481 Round Meadow- The applicant is proposing the removal of a number of very large pine trees. The property is not scheduled for re-development for 12-18 months. Currently, the water main is broken so the trees (and other plant materials), cannot be watered. As a result, the trees present an enhanced danger for fire or falling. Therefore the owner is requesting permission to mitigate the hazard. The Committee felt the applicant should repair the water main and maintain the trees pending redevelopment.

Olofson – 5403 Jed Smith - The applicant is proposing to trim and/or remove trees as outlined in the attached proposal. Additionally, they will be planting 6 olive trees in mitigation. The Committee requested the applicant provide a site plan indicating trees to be removed and placement of the new trees.

New Business

Alon – 5510 Jed Smith - The applicant is proposing demolish an existing residence and build a new residence. The committee was concerned about the exterior material choices. The committee was concerned about the overall massing. The applicant indicated that they were making revisions and would resubmit for the September meeting.

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 streamline and modernize. The project has been before the Committee twice as Discussion. The applicant is seeking approval for the residence remodel but does not have landscape nor grading and drainage plans prepared for the site and pool area.

Gagnier – 5395 Round Meadow - The applicant is proposing to replace the existing driveway surface with pavers and extend same up to and around the existing stables. 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.

Calabrese – 5330 Jed Smith - The applicant is proposing to replace the existing gravel driveway surface with pavers. 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.

Old Business

AR Haven – 25085 Ashley Ridge - The Owner has hired a new landscape designer and is proposing revisions.
Revisions are as follows (per Jim Hyatt):

Front Yard:

Added 2 *Olea europaea* (European Olive) trees at south property line along Ashley Ridge Road.
Added 1 *Olea europaea* (European Olive) tree at west property line along Jim Bridger Drive.
Added 3 *Arbutus unedo* (Strawberry Tree) in Future Equestrian and Hiking Path along east property line. Owner is aware that this would be done at Owner's Risk since they would be planting in easement. Changed grass lawn area in front of residence to low-water usage *Carex divulsa* ground cover.

Added *Olea europaea* 'Little Ollie' (Dwarf European Olive) shrubs between *Olea europaea* at street frontage along Ashley Ridge Road and Jim Bridger Drive and along a portion of west side of driveway Rear Yard:

Revised trees selection at north side of property to *Olea europaea* 'Swan Hill' from *Brachichiton populneus* (Bottle Tree).

Added 3 additional *Olea europaea* 'Swan Hill' trees to provide screening of house to the north.
Deleted pool equipment enclosure adjacent to generator enclosure. Pool equipment to be relocated to northwest corner of rear yard.

Reduced lawn area and replaced grass with low-water usage *Carex divulsa*.

Added gravel walk leading from rear terraces to property to the east Rearranged and reselected some groundcovers, perennials and shrub species to simplify planting design and create more visual impact while retaining low-water usage plants. All plants specified for Zone B (with the exception of the lawn) are low-water usage and compliant with the Los Angeles County Fire Department Fuel Modifications Guidelines.

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.

Binder – 6080 John Muir – The applicant is proposing alternate siding materials to a previously approved application. Included herewith is copy of the previously approved elevations and the proposed new materials shown on 3D renderings. : The committee did not like the dark material choices. The applicant felt that the contrast of white with dark was not well represented in the renderings. The committee decided that the applicant needed to revise and resubmit.

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

Revisions are as follows (per Jim Hyatt):

Front Yard:

Added 1 *Olea europaea* (European Olive) tree on east side of driveway leading from street to automobile arrival area.

Added 1 *Arbutus unedo* tree (Strawberry Tree) in Future Equestrian and Hiking Path easement on west side of property to create screening of garage area on property to the west. Owner is aware that this would be done at Owner's risk since it would be located in easement.

Added 1 *Arbutus unedo* tree (Strawberry Tree) on south side of automobile arrival area.

Relocated 2 proposed *Quercus agrifolia* trees (Coast Live Oak trees).

Retained existing 5 *Platanus racemosa* trees that were to be removed.

Added *Olea europaea* 'Little Ollie' (Dwarf European Olive) shrubs between proposed *Olea europaea* trees at street along Ashley Ridge Road and Jim Bridger drive, along a portion of driveway and on south side of automobile arrival area.

Rearranged and reselected some groundcovers, perennials and shrub species to simplify planting design and make a stronger landscape statement. All plants in Zone B are low-water usage and compliant with the LA County Fire Department Fuel Modification Guidelines.

Added low-water usage *Carex divulsa* groundcover under existing large *Quercus agrifolia* (Coast Live Oak) tree near southwest corner of house and in planting areas in front of house Rear Yard.

Added 1 *Olea europaea* (European Olive) tree in planting area west of swimming pool.

Added 4 *Olea europaea* 'Swan Hill' (Swan Hill Fruitless Olive) trees on north side of property.

Added 1 "Moon Gate" stone structure at entry to Children's Play Area.

Added In-grade trampoline, Playhouse and small lawn area at Children's Play Area.

Added water feature and future fire pit at north end of proposed Arbor Structure and sculpture at south end of Arbor Structure on west side of residence.

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

Beitbul – 5491 Hoback Glen - The property owner is proposing to demolish the existing residence and construct a new residence. The applicant has changed the look of the home in response to comments from the first Discussion. The committee did not like the dark stone materials the committee requested a professional rendering. The equestrian services liaison expressed disfavor with the location of the equestrian set aside in the view. The applicant indicated they were moving the equestrian center side to the other side with access at the other side.

Bergstein – 5353 Round Meadow - The property owner is proposing a remodel and addition to a property with some existing nonconformities. The proposed project is up for Discussion again to review the proposal to reduce hardscape. The applicant is showing existing hardscape at 49% with a proposed reduction to 41% - essentially a little more than halfway to the 35% required. The Architectural Consultant has already informed the applicant that the remodel

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project itself appears close to 50% (calculations show 40%) and is questionably a Major Remodel. He has also requested that the survey be done with the benefit of review of a title report. I believe this project would benefit from an exhibit showing conformance and/or clearly how these calculations are being derived.

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 applicant is proposing removal of an existing residence and construction of a new residence. The project has been before the Committee as both a Discussion Item and last month as New Business seeking approval. As presented, the proposed project conforms to the Architectural Standards.

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 roughly 27,631 square feet. The proposal includes a two story basement with two stories above ground including a pool, pool pavilion and associated grading etc.. The project is proposing 7,599 cubic yards of total grading of which 5,215 is proposed to be moved offsite to the neighboring lot 2 lots to the south. The remaining 2,384 cubic yards will be filled on site to raise the pad elevation by approximately 3 feet.

Report:

The proposal does not necessarily meet with the Architectural Standards. The Committee will have to exercise its authority (together with the Board) to approve the grading variance. The submittal has no color board. The site plan is not showing second floor footprint, nor the

required elevations of roof ridges. The roofing is entirely standing seam and grading is proposed within 15 feet of the property line.

ADJOURNMENT

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