

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

September 13, 2021

The regular meeting of the Hidden Hills Architectural Committee for September, 2021 was held on Monday, September 13, 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, Hidden Hills Community Association Board of Directors Board Liaison. Additionally, associated consultants, homeowners, and applicants were present.

**MINUTES**

Stephen Phillips moved that the minutes from Wednesday, August 2, 2021 be approved. Tom Lewis seconded the motion.

**GRADING REVIEW**

**DOR Homes – 25067 Jim Bridger:** see entry under New Business

**DOR Homes – 25079 Jim Bridger:** see entry under New Business

**Landmark Electric - 5949 Spring Valley:** see entry under New Business

**TDR – 24255 Bridle Trail:** see entry under New Business

**24900 Eldorado Meadow:** see entry under New Business

**CONSENT ITEMS**

**Tree Removal**

**Schwartz – 5474 Jed Smith:** The applicant is proposing to remove a sick a dead sycamore and replace it with an 48” box birch. The tree has been examined and treated by an arborist and his opinion is that the tree is not salvageable. 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.

**Olofson – 5403 Jed Smith:** The applicant is proposing to trim and/or remove trees as outlined in the arborist’s report. 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.

**Bruder – 24854 Jim Bridger:** The applicant is proposing to remove four eucalyptus trees as indicated on the site plan. 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.

**Sutz – 24878 Long Valley:** The applicant is proposing to remove a sick tree and plant two white birch and 1 strawberry tree. White birch are replacement for trees taken down years prior. 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.

## **New Business**

**Alon – 5510 Jed Smith:** The applicant was before the Committee as a Discussion Item before. The Committee generally favored the revised application and it's new exterior materials. The Committee felt the street side trellis needed to also be wood to match the house and felt there was a bit too much standing seam metal roofing facing the street at the lower level. Robert Mahterian moved to approve the project subject to changes in accordance with the Committee's comments. Tom Lewis seconded the motion.

**Cooney – 5742 Hilltop Rd:** This project had been before The Committee as a Discussion Item and involves a pending review before the Board for a variance for enclosing the existing second floor porches to have a second floor footprint above the required 50%. The project has now grown in scope to include a new wrap around driveway, revisions to the roof volumetrics, grading to create a wrap driveway with two entrances, grading fill out at the stable area and revisions to the rear yard pool and hardscape. The Committee indicated it considers the increased scope of the project to now be considered a Major Remodel and recommended the applicant re-work the Variance application.

**DOR Homes – 25067 Jim Bridger:** The applicant has been before the committee several times with this proposed new residence. The project was denied a variance to export dirt so the project had been revised. As per the applicant:

"We have revised the grading plan to be balanced on site. Accordingly, there is no export of soils (no grading variance will be needed). The landscape/hardscape plan is "identical" other than to reflect the new grading plan finish grade. The house had no changes, however the guest house has been removed from the project. "

The Committee expressed it's general favor of the project with only a request for clarity on the dimensioning of the Equestrian Set Aside area. Robert Mahterian recommended approval of the project with the added ESA dimensioning. Tom Lewis seconded the motion.

**DOR Homes – 25079 Jim Bridger:** The applicant has been before the committee several times with this proposed new residence. The project was denied a variance to export dirt so the project has been revised. As per the applicant:

"We have revised the grading plan to be balanced on site. Accordingly, there is no import/export of soils (no grading variance will be needed). The landscape/hardscape plan is "identical" other than to reflect the new finish grade elevations. There are no changes to the home."

The Committee expressed it's general favor of the project with only a request for clarity on the dimensioning of the Equestrian Set Aside area. Robert Mahterian recommended approval of the project with the added ESA dimensioning. Tom Lewis seconded the motion.

**Kelly – 24153 Long Valley Road:** The applicant is proposing to remodel the existing front entry, add a new porch and canopy roof at the front, and re-paint the existing window frames black. The project is also proposing revised entry hardscape and new driveway gate and pilasters. 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.

**Krail – 5546 Jed Smith:** The applicant is proposing to install an emergency generator at the main house and a second generator at the guest house. This lot is divided by a bridle trail with the main residence on one side, the guest house on the other making it impractical to provide emergency power with only one unit.

The owner requests an expedited process as Mr. Krail uses a medical device that requires constant power. 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.

**Landmark Electric – 5949 Spring Valley:** The property owner is proposing to develop this property with a new single-family residence, detached cabana, an infinity edge swimming pool and associated development. The project has been before the Committee several times as a Discussion Item. This matter was heard for approval but the Committee found still a few faults with the project and requested the applicant clarify a discrepancy in the architectural vs grading plans at the swimming pool infinity edge. The Committee also requested dimensioning and slope verification at the Equestrian Set Aside area. And lastly, the Committee felt the material board was ‘murky’ and unclear and requested a revised color board be submitted.

**Schaeffer – 24400 Little Valley Road:** The property owner is proposing an enlargement modification to the previously approved sport court with a new 3’ high retaining wall and to construct a new wood deck off the guest house with a set of prefabricated sauna, hot tub and cold plunge. The project would be considered a set of ‘Special Structures’ and the location is not that visible from roadways or neighboring properties. The Committee expressed favor of the project as submitted. Robert Mahterian moved to approve the project. Tom Lewis seconded the motion.

**TDR Homes – 24255 Bridle Trail:** The applicant has been before the committee several times with this proposed new residence. The project was denied a variance to export dirt so the project was revised. As per the applicant:

“The current plan no longer has the two-story deep basketball court portion of the basement. Accordingly, there is no export of soils (no grading variance will be needed). In all other respects, this plan is identical to the plan which was "approved" by the committee, pending the outcome of the grading variance.”

The Committee expressed favor of the project as submitted. Robert Mahterian moved to approve the project. Tom Lewis seconded the motion.

**Freedman – 5666 Jed Smith - Variance/New Business:** The homeowner is proposing a new Accessory Dwelling Unit (guesthouse) on the subject property.

The proposed project does not conform to the Architectural Standards as the setback from the living area to the stable is less than 35’. The Committee recommended the applicant proceed with an application for a Variance to seek approval for the reduced setback.

**KKW – 24878 Eldorado Meadow:** The property owner is proposing to construct a series of play structures with associated grading. The grading is minor and the structures themselves appear to comply to the Architectural Standards for Children’s Playhouses & Play Structures.

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.

**Wazana – 5474 Round Meadow:** The applicant is proposing to remove and replace the stone veneer on the chimneys, front porch, steps, and driveway pilasters using “Leo’s Pub.

Remove and replace the existing roof with

Boral Duralite

Saxony Slate 600

Charcoal Brown 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.

**24900 Eldorado Meadow:** 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. This project has been reviewed as a Discussion item several times previously. The Committee voted to reject the project as submitted due to excessive grading and landform alteration.

**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. 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.

**Snyder – 5832 Hilltop Rd.:** The applicant is proposing to replace all the windows and doors like for like and to repaint the house white. 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 applicant is proposing a minor revision to the previously approved Landscape Plan. 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.

**Aslanian 24961 Kit Carson:** The applicant submitted revised landscape and hardscape plans to reflect as-built changes since original approval. 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 to change the previously approved exterior materials. 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.

**Boice/Sankey – 5525 Paradise Valley Road:** The applicant is proposing to add an aluminum trellis structure to the rear of the property at the lanai/barbecue 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.

**Eglash – 5580 Bill Cody -** The applicant is proposing to demo the existing and add a new pool and spa coincident with the recently approved remodel to the main 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.

**Goldstein – 24907 Kit Carson:** The applicant is proposing a new landscape and hardscape plan with a remodel of the backyard to include the pool and constructing a backyard deck. The main house is currently underway on a minor remodel approved in February. Tom Lewis moved for approval. Steven Phillips seconded the motion.

**Isham 25020 Lewis & Clark:** The homeowner rebuilt an existing trellis without prior Architectural Committee approval. The homeowner submitted plans for after the fact approval. This matter was reviewed and approved by email and is on the agenda for ratification. Robert Mahterian moved for approval. Stephen Phillips seconded the motion.

**Movva 6051 Spring Valley:** The applicant is proposing new designs and/or revisions to the landscape and hardscape. 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.

**Zamani 24002 Long Valley Rd.:** The applicant is proposing to remodel the front porch of the main 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 by removing the dark stone in favor of red brick in places combined with weathered wood boards. The equestrian access was moved to the other side and brought into conformance. The Committee generally liked the latest changes and requested more use of the brick and clarification of the dimensions of the Equestrian access and Set Aside.

**5485 Dixon Trail LLC – 5485 Dixon Trail:** The applicant is proposing to construct a new single family residence on the subject properties. The project involves the merging of two lots. The project has been before the HHCA before – approximately 3 years ago. The applicant resubmitted the same design from 3 years ago. The Committee felt the design was not compliant to current Equestrian Set Aside standards. The Committee also felt the design was not very well scaled, had too many roof lines at the same elevation and had fenestration that was not well articulated.

**TDR Homes – 24247 Bridle Trail:** The applicant is proposing a new home on this property. The Committee did not favor the Spanish stylings of the home and felt it looked disjointed in composition.

**TDR Homes – 24251 Bridle Trail:** The applicant is proposing a new home on this property. The Committee expressed concern over the large window and volumetrics of the second floor.

**64 North – 25212 Walker Road:** The applicant is proposing a new home on this property. The Committee expressed concern over the ‘cartoonish’ quality of the renderings and requested improved computer generated renderings to understand the true look of the home. The Committee also expressed concern over the flat sod roofed guest house cut into the hill with exposed fenestration.

**Luxury LLC – 23621 Long Valley:** The project still had several items of missing information for the proper review of a complete submittal. The Committee asked the applicant to submit a complete application with all the required calculations completed. They thought the general color and material scheme was satisfactory but noted the asphalt shingles were expressly not allowed.

**Kharbouch – 25120 Jim Bridger:** The applicant submitted a proposal for a re-styling of the entry façade, exterior materials and front yard driveway materials. The application was received generally favorably but a complete application was requested so the Committee could see the calculations.

**Rolling View 41 LLC – 24341 Rolling View:** The applicant is proposing a new residence on the subject property. The proposal involves removing a dead oak tree and transplanting two

existing ones. The Committee generally liked the proposed exterior stylings of the hand drawn elevations.

**Bhatta – 6007 Clear Valley:** The applicant was previously approved for a minor remodel on the existing residence and a new guest house with detached garage. The project budget is coming in prohibitively expensive and they are realizing dollar for dollar it is better to rebuild the main residence instead. They are not sure where to place the front yard setback and nor whether they can have relief on the rear yard setback. They submitted a preliminary layout plan for review to gauge the Committee determination of which side would be the appropriate front yard and whether .

**Grover – 5461 Paradise Valley:** The homeowner was previously approved for a major remodel and addition to the existing residence and property. Subsequently, they discovered that the costs to underpin the existing home on piles due to soils conditions was prohibitively expensive. The homeowner submitted a letter discussing the issues and request Committee review if they could demolish and rebuild the exact same house but yet remove and recompact the underlying soils. The previously approved plans had a cantilevered second floor from the original home that the Committee did not like but approved anyway. The Committee expressed that in the context of an entire rebuild any non-conformities such as the cantilevered second floor be corrected.

**Stomel – 5210 Round Meadow:** The applicant is proposing a remodel and addition to the subject residence. The Committee generally expressed favor with the application.

#### **ADJOURNMENT**

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