

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

October 4, 2021

The regular meeting of the Hidden Hills Architectural Committee for October, 2021 was held on Monday, October 4, 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, Hidden Hills Community Association Board of Directors Board Liaison. Additionally, associated consultants, homeowners, and applicants were present.

MINUTES

Tom Lewis moved that the minutes from Wednesday, September 13, 2021 be approved. Robert Mahterian seconded the motion.

GRADING REVIEW

None.

CONSENT ITEMS

Klein– 5270 Round Meadow Road: Homeowner is proposing to repaint the house:

Trim and Siding Benjamin Moor – White Dove
Shingles to remain Dark Brown
Barn to match the house

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

Tree Removal

Sanett– 5395 Jed Smith: Homeowner is proposing to remove pine trees as well as trim the fig, eucalyptus, and palms. Other trees will be trimmed. This matter was reviewed and approved by email and is on the agenda for ratification.

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

Fuchs – 5428 Paradise Valley: Homeowner is proposing to remove a eucalyptus tree that is threatening to fall on his house. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

New Business

Bloom – 5594 Jed Smith: The homeowner is proposing a minor remodel and addition to the home. Work includes: a 594 square foot interior addition and 122 square foot remodel together with a new 527 square foot garage on the main level. A new site retaining wall and minor grading is included. On the second level is proposed 50 square feet of new area under existing roof with a 33 square foot remodel of existing. The entire project will be re-roofed with Boral Saxony Slate charcoal blend . This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

Eglash – 5580 Bill Cody: The homeowner is submitting for approval of the pool and hardscape revisions to go with the recent home remodel approval. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Robert Mahterian seconded the motion

Gallien – 24164 Lupin Hill: Homeowner is proposing to install a rooftop solar array. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

Ulrich – 5750 Jed Smith: Homeowner is proposing to install a backup generator. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

Old Business

AR True Love – 25057 Ashley Ridge: The owner of this property is proposing the addition of a Moon Gate to the rear of the property. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

Betbul – 5491 Hoback Glen: The owner of this property submitted for final adjustments to the exterior finish materials. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

Movva – 6051 Spring Valley: The owner of this property submitted for a redesign of the eaves and fascia to be heavy timber rafter tails. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

Discussion

Gonen – 5375 Whitman: The owner is proposing a new home on this property. The Committee expressed concern over the prowd volumetrics of some of the second story elements. They also expressed concern over the canted columns and cantilevered second floor at the porte cochere. Further, there was concern expressed about grading volumes and the access to the barn and basement.

TDR Homes – 24247 Bridle Trail: The applicant is proposing a new home on this property. The Committee expressed concern over the entrance to the basement and sought more landscape buffer at the tall retaining walls.

TDR Homes – 24251 Bridle Trail: The applicant is proposing a new home on this property. The Committee expressed concern over the similarity of the design to the previously approved home to the west at 24255.

Wynn – 23835 Long Valley: The applicant is proposing to demolish the home on the property next door (23850) to create a garden connection to their existing property. The committee questioned the fact that there would no longer be a house on the property – a violation of the Architectural Standards - and asked that the matter also be discussed with the City. The City has subsequently indicated “in talking to the City Attorney it is the City's position that the City will not issue any permits for the vacant lot without a primary residence. Lots would be required to be merged first.”

64 North – 25212 Walker Road: The applicant is proposing a new home on this property. The project has been before the Committee several times. The applicant continues to make changes to the plans reflective of the comments. The Committee this time expressed a dislike for the sawtooth roof shapes and generally still felt the design was not ‘rural or equestrian’ enough.

ADJOURNMENT

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