

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

December 6, 2021

The regular meeting of the Hidden Hills Architectural Committee for December, 2021 was held on Monday, December 6, 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, Keith Christian, 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. Board of Directors President Mitch Jacobs was also present. Additionally, associated consultants, homeowners, and applicants were present.

**MINUTES**

Keith Christian moved that the minutes from Monday, November 1, 2021 be approved. Stephen Phillips seconded the motion.

**GRADING REVIEW**

**Gonen 5360 Whitman Rd.:** Grading notices were properly sent to the neighbors within a 500' radius ahead of the meeting. No neighbors contacted the Association ahead of the meeting and no neighbors spoke up at the meeting.

**CONSENT ITEMS**

**Alon 25200 Eldorado Meadow Rd.:** Homeowner is proposing to re-roof the house with a 1-piece S tile by Boral, Carmel Blend.

This matter was reviewed and denied by email as the Committee requested a 2-piece tile. The matter was reviewed during the meeting and it was noted that the applicant had recently submitted an alternate proposal with 2-piece tile. The matter was tabled pending Committee review of the revised application.

**Kainen 5202 Saddle Creek Rd.:** Repaint the home Behr White #68.

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval & Keith Christian seconded the motion.

**Tree Removal**

None.

**Variance**

None.

## **New Business**

**Ramsey - 5716 Jed Smith Rd.:** The homeowner is proposing rear yard landscape improvements on the slope up to the bridle trail. The Committee members requested site section drawings to better understand the site work and grading proposed.

**Aviezer – 24105 Hidden Ridge Rd.:** The homeowner is submitting for approval of a Tesla solar photovoltaic roof. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval & Keith Christian seconded the motion.

**Bacon – 24935 John Fremont Rd.:** The homeowner is submitting for approval of a photovoltaic system on the roof. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval & Keith Christian seconded the motion.

**Hainer – 24810 Jacob Hamblin Rd.:** The homeowner is seeking after the fact approval for work done without prior approval as well as approval for work still to be done – mostly landscape. The homeowner has been before the Board of Directors with regard to the violation. Work done includes (and is not necessarily limited to); interior and exterior remodeling, replacement and some enlargement of windows; conversion of a barn to a game room, new outdoor fireplace (in place of old), revisions to outdoor patio area structure. Proposed work includes (and is not necessarily limited to); planter walls, firepit, AV storage shed, chicken coop repair & maintenance, soaking tub, fences, guardrails, arbor & steps. The Committee members requested the applicant provide space in the design for the Equestrian Set Aside and resubmit.

**Malek – 5685 Round Meadow Rd.:** The homeowner is seeking approval of a new residence, guest house, pool and pavilion, and associated landscape and hardscape improvements. The Committee members expressed concern over the height of the retaining wall in the rear and requested it be either lowered or screened with planting. They also did not care for the dutch gables in the roof architecture and nor the two story glass volumetric element. The applicant was asked to address these concerns and resubmit.

**Moas – 5800 Jed Smith Rd.:** The homeowner undertook landscape work and hillside earth moving without prior architectural committee approval. The work was discovered and halted approximately 10% completed. The property was also shown to have other unpermitted improvements – namely the shade cloth over the tot lot area and the sport court adjacent. The applicant was before the Committee last month and was asked to provide a survey of the existing tot lot and sport court area and to limit the fencing at the proposed improvements. The applicant submitted revised drawings that still had the 8' fencing called out. The Committee was split on whether to approve and one of the members requested to go out and meet on site with the homeowner's representative.

**Movva – 6051 Spring Valley Rd.:** The homeowner is proposing to convert an existing pool pavilion to an Accessory Dwelling Unit. The scope of work also includes various landscape revisions as well as revisions to the Equestrian Set Aside to bring it into conformance. The Committee asked that the paved portion of the ESA be removed and called into question the slope of the parkway. The applicant was asked to make revisions and it was suggested to meet on site to review the parkway slope condition.

**Nachum – 24600 John Colter Rd.:** The homeowner was proposing a trellis on the inside court side of the home but requested the matter be rescinded to a later date.

**Nuques – 5241 Twin Oaks Rd.:** The homeowner is proposing a new generator and enclosure on the property. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval & Keith Christian seconded the motion.

**Oder/Weeks – 5858 Clear Valley Rd.:** The homeowner is proposing a 443 square foot interior remodel together with an 813 square foot addition. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval & Keith Christian seconded the motion.

**Gonen – 5360 Whitman Rd.:** The homeowner is proposing a new home on this property and has been before the Committee two times before as a Discussion Item and is now seeking approval. The Committee expressed concern over the distance of the home to the top of slope at the Southwest corner of the proposed home. They also expressed concern over preserving the Sycamore tree cluster at the driveway and with regard to work within oak tree driplines. Lastly, they drew attention to the breezeway between the house and gym as exceeding the distance limitations in the Architectural Standards. The applicant was asked to make revisions and resubmit.

**Rosenblatt – 6027 William Bent Rd.:** The homeowner and applicant were before the Committee last month and asked to demonstrate compliance of the 35% lot coverage requirement. They have revised the plans by removing the pickleball court and re-done the lot coverage calculations. The applicant is seeking approval for the project. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval & Keith Christian seconded the motion.

**Terteryan – 23924 Long Valley Rd.:** The homeowner is proposing to add 820 square feet of new floor area to the existing second floor and remodel 878 square feet of the existing second floor as well as remodel 440 square feet of the existing first floor. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval & Keith Christian seconded the motion.

### **Old Business**

**Aviezer - 24105 Hidden Ridge Rd.:** The home is currently under construction and the developer is requesting revisions to slightly increase the first floor footprint and to change the entry volume and add stone. Stephen Phillips motioned to approve and Keith Christian seconded the motion.

**Klein – 5270 Round Meadow Rd.:** The homeowner had prior approval to re-paint their home with a white body and black trim. They are seeking approval to switch the paint color scheme on the barn building to have a black body with white trim. The Committee recognized the fact that the barn is directly attached to the main residence and denied the application. All three members were a no on the request.

**Motamedi – 5525 Jed Smith Rd.:** The homeowner is under construction on a remodel and addition to their home. They are seeking approval to change some of the proposed exterior materials. The Committee members requested that the applicant provide better images of the new materials proposed. They also expressed concern that the proposed 'Techwood' is to modern looking.

**Tershay – 5717 Round Meadow Rd.:** This property has been under construction for an inordinately long time. The project is getting close to completion and the homeowner is requesting approval to change the exterior body paint color to a darker gray from the approved

lighter gray. The Committee members denied the request indicating that there are too many darker gray homes in the neighborhood and due to the prominent corner location of the property, it would benefit the community to not be so dark.

### **Discussion**

**TDR – 5300 Whitman Rd.:** The developer is proposing a new home on this property. The project came before the Committee last month in which the Committee expressed concern over the total cap height of the building, the grading volumes and requested site sections. The applicant presented revised plans that the Committee expressed concerns over the lack of functionality of the Equestrian Set Aside area, the high retaining wall in the rear of the property and to not show grading across property lines.

**TDR – 5340 Whitman Rd.:** The developer is proposing a new home on this vacant parcel. The Committee expressed concern and did not like the materials, proportions, or massing. They requested that the design minimize the verticality of the glass elements and to pull the house back from the road. They also requested the Equestrian Set Aside be revisited, to document all trees on the site plan and check the walnut tree encroachment.

**Gonen – 5481 Round Meadow Rd.:** The developer is proposing a new home on this property. The Committee is concerned about the pine and sycamore trees and will not support the request for a reduced front yard setback. The prevailing front yard setback matter was previously reviewed by the Committee in early October and the result communicated to the applicant on October 6<sup>th</sup> via email. The Committee expressed concern over the proposed design of the home indicating it looked like a big boxy assemblage of gabled forms, was too dense, with odd massing and looked like a multi-family dwelling instead of a rustic home sized appropriately for the site.

**Hidden Hills Luxury, LLC – 23615 Long Valley Rd.:** The developer is proposing a new home on this property. The Committee is concerned about the design as not befitting of the neighborhood and that the dark gray tones are foreboding. The Equestrian Services Committee liaison indicated the Equestrian Set Aside was not functional. The Committee did not like the elevations where stone was on top of siding and where there were large planes with limited fenestration.

**Hidden Hills Luxury, LLC – 23621 Long Valley Rd.:** The developer is proposing a new home on this property. The Committee is concerned about the design as not befitting of the neighborhood and that the dark gray tones are foreboding. The Equestrian Services Committee liaison indicated the Equestrian Set Aside was not functional. The Committee did not like the garage doors on the 'game room' given that it was a garage in a past iteration and the garage doors face the street. They felt the Accessory Dwelling Unit was too plain in comparison to the main home and that this home was too similar to the neighboring house that the same applicant is proposing (above). The Committee did say that they liked the massing and would approve the material choices if lighter in color.

**24172 Lupin Hill LLC – 24172 Lupin Hill Rd.:** The developer is proposing a new home on this property. The Committee is concerned about the design as being over-sized for the property. The Equestrian Services Committee liaison indicated the Equestrian Set Aside was not functional. The Committee did like the proposed color scheme and some of the materials. The Committee expressed concern over the proposed design of the home indicating it looked like a big boxy assemblage of gabled forms, was too dense, with odd massing and looked like a multi-family dwelling instead of a rustic home sized appropriately for the site.

**LivLux – 25151 Jim Bridger Rd.:** The developer is proposing a new home on this property. The Committee is concerned about the design as being over-sized for the property. The Equestrian Services Committee liaison indicated the Equestrian Set Aside was not functional. The Committee did like the proposed color scheme and some of the materials. The Committee expressed concern over the proposed design of the home indicating it looked like a big boxy assemblage of gabled forms, was too dense, with odd massing and looked like a multi-family dwelling instead of a rustic home sized appropriately for the site. They were also concerned about the proposed guest house and attached accessory dwelling unit as being against the standards in terms of setback encroachment, being too close to the main house and being two guest houses instead of one.

**25212 Walker Rd.:** The developer is proposing a new home on this property. The applicant submitted 3 separate proposals for grading the property – none of which the Committee felt were appropriate. The Committee is concerned about the design as being over-sized for the property. The Equestrian Services Committee liaison indicated the Equestrian Set Aside was ok. The Committee expressed concern over the proposed design of the home indicating it looked like a big boxy assemblage of gabled forms, was too dense, with odd massing and looked like a multi-family dwelling instead of a rustic home sized appropriately for the site. The Committee expressed concern over the south wall of the proposed home as being too 'flat' and being pushed up tight to the 25' sideyard setback which faces the City border was a problem given a future equestrian trail would be 20' wide in this location.

#### **ADJOURNMENT**

There being no further business, Stephen Phillips moved to adjourn. Keith Christian seconded the motion.