

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

January 11, 2021

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, January 11, 2021 Via video conferencing at 6:15 p.m..

CALL TO ORDER AND ROLL CALL

Chairman Mike Kotal called the meeting to order at 6:30 p.m. Those members present via video conference were Tom Lewis, Stephen Phillips and Mike Kotal. Also present were Ron Heston, Ryan Levis, the Architectural Consultant, and Alex Werner Board Liaison.

MINUTES

The Minutes from Monday, Wednesday, December 15, 2020 were approved.

GRADING REVIEW

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CONSENT ITEMS

Snow White Trust – 25115 Eldorado Meadow Road The owner has installed security cameras viewing the front of the street, north and south and the driveway, viewing north and south. Cameras are mounted to driveway pilasters and are not pointed at the neighbors. Furthermore they are almost impossible to see. 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.

Villanueve– 23720 Oakfield Road - The owner is proposing to re-roof the residence and accessory structures.

Proposed materials: Boral Saxony Slate 600
 Charcoal Blend #1430

. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Tree Removal

Variance

New Business

Oakland – 5450 Paradise Valley Road- The owner wishes to install a pre-fab greenhouse on their back slope. 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.

Hidden Ridge Investors LLC, 24105 Hidden Ridge Road- The owners of this property would like to present the final drawing package for approval. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion. Stephen Phillips voted no.

Kolanu– 5191 Round Meadow Road - : The owner is proposing to install a photovoltaic array on the roof of his house. Additionally, backup batteries will be installed inside the garage.. This matter was not approved. The Committee asked the applicant to relocate the solar panels from the front of the house to somewhere less visible. They agreed and are working on it.

Korcheck– 25012 Eldorado Meadow Road - The owner is proposing to replace the front door, replace the pilaster/house lights and paint the house and guest house.

Proposed materials: Behr "Original 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.

Guesthouse remodel– 5287 Round Meadow Road - The owner is proposing to remodel the existing guesthouse. Install a new French door and demo interior partition walls. 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.

Weeks– 5838 Clear Valley Road- The owner is proposing the following work:

- Add 128 sq. ft. to the first floor
- 980 Sq.Ft. second floor addition
- 306 Sq.Ft. interior remodel
- 66 Sq.Ft. garage addition

OLD BUSINESS

Binder - 6080 John Muir Road - The owner is seeking approval to construct the following:

1. Construct a guest house
2. Construct a barn
3. Construct retaining walls
4. Balanced grading on site per grading plan

The architect and civil engineer are proposing a minor modification to the approved site plan via the installation of a retaining wall in lieu of grading the slope in order to preserve two existing trees. Said wall is deep in the back of the property and a maximum of 6' face exposed. 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.

Isa -24205 Hidden Ridge Road - The owners of this property are seeking approval for palm trees to be located around the swimming pool area. This request was approved provided the palms are Dwarf palms, which do not exceed 10 ft in height for back yard only. The Committee does not want to see palms above the house or from the street.

Discussion

ECG 24050 Hidden Ridge Road The owners of this property would like to present the attached drawing package for review and discussion

ADJOURNMENT

There being no further business the meeting was adjourned.