

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

January 10, 2022

The regular meeting of the Hidden Hills Architectural Committee for January, 2022 was held on Monday, January 10, 2022 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 David Stanley was also present. John McGinnis left after a brief introduction and Mitch Jacobs, Board Member was present thereafter. Additionally, associated consultants, homeowners, and applicants were present.

**MINUTES**

Stephen Phillips moved that the minutes from Monday, December 6, 2021 be approved. Keith Christian seconded the motion.

**GRADING REVIEW**

None

**CONSENT ITEMS**

**Socransky 24379 Rolling View Rd.:** Homeowner is proposing to re-paint the house in Sherwin Williams SW-7069 Iron Ore.

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

**Tree Removal**

**Siegel 24947 John Fremont Rd.:** Homeowner is proposing to remove a dead eucalyptus tree in the front yard.

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

**Variance**

**Green 24645 Wingfield Rd.:** The homeowner is proposing a major renovation and addition to the existing home which has an existing side yard setback encroachment/violation that they are seeking to maintain. They are seeking to also add square footage within the existing side yard setback violation area but not encroach any further. The totality of the project was reviewed and the design, materials, and aesthetics were approved by the Committee members. Robert and Keith recommended approval of the Variance for when it goes before the Board of Directors for approval. Stephen Phillips recommended a denial of the Variance. The Variance is expected to be heard by the Board of Directors at its February meeting.

## **New Business**

**Bloom 5594 Jed Smith Rd.:** The homeowner has prior approval for a remodel and addition to this home. The homeowner is proposing an interim set of work as per the prior approval to replace roofing, install replacement doors and windows and re-paint.

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

**Bruder 24854 Jim Bridger Rd.:** The homeowner is proposing a minor remodel and additions to this existing residence along with a new pool, and some added hardscape and landscape revisions.

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

**Gonen 5360 Whitman Rd.:** The property owner is proposing a new home with a new swimming pool, and preservation & remodel of the existing barn and equestrian area along with associated landscape and hardscape development. The project has been before the Committee several times under Discussion with the applicant addressing comments with each iteration. The Committee members still expressed concern over the breezeway and protection of the oak trees. Robert Mahterian suggested that approval of the project be conditioned on the successful survival of the oak trees with the condition that in the event an oak tree dies during construction or for the period of 18 months after occupancy, said tree(s) shall be mitigated with the replacement of (3) 48" box oaks of the same species on the property. Stephen Phillips moved for approval of the project subject to the aforementioned condition. Keith Christian seconded the motion.

**Jenner 24155 Hidden Ridge Rd.:** The homeowner is proposing a new backup generator in the rear of the property. The committee members requested the applicant present a revised site plan showing the provision of the Equestrian Set Aside and that the generator not prohibit the adequate provision of the ESA.

**Krail 5546 Jed Smith Rd.:** The homeowner constructed a trellis and mesh covered vegetable garden that violated the Architectural Standards and was asked to remove the high trellis elements but the beds could remain. The applicant submitted a site plan showing the revisions. This matter was reviewed and approved by email and is on the agenda for ratification. Keith Christian moved for approval & Stephen Phillips seconded the motion.

**Malek 5686 Round Meadow Rd.:** The homeowner is proposing a new home with a new swimming pool, pavilion, guest house and Equestrian Set Aside along with associated additional landscape and hardscape development. The Committee members expressed concern over the look and massing of the project saying it is too boxy, with not enough volumetric articulation and has two story glass elements, and was overbearing from the streets - all not in keeping with mandate to enhance the feeling of openness and rustic country atmosphere. The equestrian services committee liaison felt the ESA was not functional. The applicant was asked to revise the project and resubmit.

**Moas 5800 Jed Smith Rd.:** The homeowner undertook landscape work and hillside earth moving without prior Architectural Committee approval. The work was halted and the applicant has been before the Committee several times seeking approval of the project. The applicant has been making changes to the plans along the way and satisfied the Committee members concerns.

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

**Ramsey - 5716 Jed Smith Rd.:** The homeowner is proposing rear yard landscape improvements on the slope up to the bridle trail.

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

**Saitman 5949 Spring Valley Rd.:** The homeowner is proposing a new home with a new swimming pool, pavilion, and Equestrian Set Aside along with associated additional landscape and hardscape development. The project has been before the Committee several times in the past under Discussion. The Committee members expressed concern over the total grading volumes, extent of retaining walls, development of the pool and pavilion on the slope and the height of the main house pad. They also felt the color and material scheme was 'muddy' and 'dated'. The applicant was asked to revise the project and resubmit.

**Snyder 5832 Hilltop Rd.:** The homeowner is proposing landscape improvements to the front yard between the house and the road. The Committee felt the drawings as presented did not adequately convey the scope of work and specifications. The applicant was asked to revise their drawings accordingly and resubmit.

**Stacey/Rushton 24960 John Fremont Rd.:** The homeowner is proposing a renovation and addition to the existing home which has front and side yard setback violations of the existing building volume. The lot is very challenging in terms of access and topography. The project was submitted as a minor remodel but the Committee felt it was in fact a major. The Committee acknowledged the difficulty of the site and felt the overall project design was lacking in articulation and materials. The Committee advised that the project would benefit from declaring it a major then working to improve the architecture without the constraint of trying to say a minor. The Committee felt it would behoove the homeowner to improve the design in the context of a major at which point they would be supportive of a Variance to maintain existing setback violations. The equestrian services committee liaison and Architectural Committee members felt the provision of an equestrian set aside was not justified in this case due to the constraints of the lot.

## **Old Business**

**Farley 6076 Clear Valley Rd.:** The home is currently under construction and the homeowner is requesting revisions to add a front porch, change a few windows, and remove a rear deck. This matter was reviewed and approved by email and is on the agenda for ratification. Keith Christian moved for approval & Stephen Phillips seconded the motion.

**Gagnier 5395 Round Meadow Rd.:** The homeowner is almost complete on their barn project and has been seeking approval for revisions that the Committee took issue with in the last few submittals. The homeowner is proposing revisions to their exterior doors & windows. This matter was reviewed and approved by email and is on the agenda for ratification. Keith Christian moved for approval & Stephen Phillips seconded the motion.

**Guerry 24400 Little Hollow Rd.:** The homeowner is under construction on a previously approved rear yard pool and front yard guest house. The construction of a retaining wall at the pool area uncovered oak tree roots that the applicant is seeking approval to either cut or bridge over with a revised footing design. The Committee felt it would be a better compromise to allow the homeowner to remove the Oak and mitigate by planting two replacement 36" box oaks of

the same species. Stephen Phillips moved to approve the mitigation plan. Robert Mahterian seconded the motion.

**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.

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

**Movva 6051 Spring Valley Rd.:** The homeowner is proposing the conversion of the existing pool pavilion to an accessory dwelling unit along with additional landscape and hardscape improvements. The pavilion conversion was previously approved and this submittal removes the previously requested pickle ball court and clarifies the inclusion of some minor landscaping elements for approval of the final coordinated plan.

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

**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 now requesting approval to relocate the swimming pool, remove the prior pool pavilion and add a retaining wall at an equipment area together with miscellaneous landscape improvements. The Committee expressed frustration over how long the project is taking and how many revisions keep being submitted but nevertheless requested complete revised landscape plans be submitted. The Committee reminded the applicant that the color scheme is still not approved from last month. The equestrian services committee liaison recommended the project not have an equestrian set aside at all because there simply is no room for one to meet the Standards.

## **Discussion**

**Gurion – 5502 Paradise Valley Rd.:** The developer is proposing a new home on this property. The Committee felt the home was too flat & long facing the front and did not step back appropriately from the street. In general the Committee felt the home as proposed was too big for the lot.

**Hidden Hills Luxury, LLC – 23615 Long Valley Rd.:** The developer is proposing a new home on this property. The Committee was again concerned about the design as not befitting of the neighborhood and that the dark gray tones are foreboding and requested it be lightened up. The Equestrian Services Committee liaison indicated the Equestrian Set Aside was ok now. The Committee expressed general favor of the massing but asked that the renderings not show trees where there are no trees proposed nor possible in the landscape plan.

**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 design is 'clunky' and the fenestration is not resolved. The Equestrian Services Committee liaison indicated the Equestrian Set Aside was not functional. The Committee did not like the 'game room' given that it was a garage in a past iteration and the space was still reading as a garage. The Committee 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 (though without flat 2 story faces) and would approve the material choices if lighter in color.

**TDR – 5300 Whitman Rd.:** The developer is proposing a new home on this property. The project came before the Committee again last month in which the Committee expressed concern over the lack of functionality of the Equestrian Set Aside area, and the high retaining wall in the rear of the property as well as the apparent 3 story massing. The current iteration presented was reviewed favorably in terms of materials and colors of the house. However, the Committee did not understand the access to the Equestrian Set Aside and requested it be demonstrated on the plans and to show it in context by extending the side elevation. The Committee indicated the renderings are not correct with too much landscape shown and the project should be finessed to be more appropriate to the rustic and rural aesthetic desired. The Committee did not favor the mid slope retaining wall and nor did they feel the retaining walls were rustic looking.

**TDR – 24227 Bridle Trail Rd.:** The developer is proposing a new home on this vacant parcel. The Committee expressed concern about the height of the main floor pad as compared to the cul-de-sac elevation. The Committee was concerned about the proportions, massing and felt the house was simply too big for the lot. They requested that the design minimize the verticality of the glass elements and to pull the house back from the road. The Committee expressed concern the Equestrian Set Aside had separated corrals but the equestrian services committee liaison was ok with it. The Committee requested to minimize the 10' high retaining walls against the slope, and to show the hillside in the rear of the renderings.

#### **ADJOURNMENT**

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