

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

February 7, 2022

The regular meeting of the Hidden Hills Architectural Committee for February 2022 was held on Monday, February 7, 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, Stephen Phillips, and Keith Christian. Also present were Cary Brackett, HHCA General Manager, Ryan Levis, the Architectural Consultant, and Hidden Hills Community Association Board President David Stanley. Additionally, associated consultants, homeowners, and applicants were present.

MINUTES

Stephen Phillips moved that the minutes from Monday, January 10th, 2022 be approved. Keith Christian seconded the motion.

Grading Review

HH Luxury LLC 23615 Long Valley Rd.: The matter was heard in New Business below. The community 500' radius of neighbors were properly notified on January 20th, 2022.

TDR 5300 Whitman Rd.: The matter was heard in New Business below. The community 500' radius of neighbors were properly notified on January 20th, 2022.

TDR 24227 Bridle Trail Rd.: The matter was heard in New Business below. The community 500' radius of neighbors were properly notified on January 20th, 2022.

Consent Items

Kessler 5337 Jed Smith Rd.: Homeowner is proposing to re-roof and paint their existing barn. The roofing will be Eagle Roofing, Sunrise Blend and the paint will be Benjamin Moore, White Wing Dove. This matter was reviewed and approved by email before the meeting, receiving "Yes" votes from Robert, Stephen, and Keith.

Tree Removal

None

Variance

Stacey 24960 John Fremont Rd.: The matter was heard in New Business below.

New Business

Fentress 5626 Jed Smith Rd.: The homeowner is proposing a remodel and addition to their home, a new pool pavilion, a relocation of the service yard and associated hardscape improvements. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert, Stephen, and Keith.

Gilmore 5813 Jed Smith Rd.: The homeowner is proposing to extend the existing siding on the garage across the front of the house. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert, Stephen, and Keith.

Hainer 24810 Jacob Hamblin Rd.: The property owner is seeking after the fact approvals for work done on the existing structures in the form of window and door enlargements & replacements, as well as interior and exterior structural and cosmetic remodeling. They are proposing additional landscape improvements in the form of stairs, firepit, soaking tub, walls, arbor, pool remodel & chicken coop remodel with associated works. The project has been a difficult one for the Committee members to adjudicate upon due to the lack of permit history of approvals for the stables that are proposed to be converted to a gym given their proximity to the guest house in violation of the equestrian to habitable area setback requirement. The owners last submitted plan shows a future Equestrian Set Aside elsewhere on the property but the access is not compliant with the Architectural Standards. The Owners designer, Dave Rhea, asked during the meeting if the improvements ‘to the main house only’ could be approved as they are at a stand-still in need of sign offs from the City Building Inspector in order to close up walls etc. The Committee voted on the request for approval of the work on the main house only and all members approved. The Committee told the Owner they would need to either provide a compliant Equestrian Set-Aside or seek a Variance from the Board of Directors for the rest of the proposed work – namely to permit a non-compliant Equestrian Set Aside. One of the hardships the Owner can claim is that they inherited the non-compliant condition. The Committee did inform the Owner that the Committee would recommend against the the Variance.

Hidden Hills Luxury, LLC – 23615 Long Valley Rd.: The developer is proposing a new home on this property. The Committee appreciated the color change but was concerned about preserving the existing specimen trees and asked that the design show said trees and their preservation. The Committee expressed general favor of the massing but asked that the renderings show existing trees and not show trees where there are no trees proposed nor possible in the landscape plan. The Committee members reminded the applicant that the parkway and driveway slopes cannot exceed 2%.

Jenner – 24155 Hidden Ridge Rd.: The homeowner is proposing a new generator and enclosure in the rear yard. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert, Stephen, and Keith.

Pick – 5373 Scott Robertson Rd.: The homeowner is proposing new driveway pavers. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert, Stephen, and Keith.

Ramsey - 5716 Jed Smith Rd.: The homeowner is proposing additional landscape improvements in the form of a seating area, sunken trampoline and a barrel sauna on a new flat deck in the sideyard. The Committee members expressed not wanting to see the sauna from the street and asked to see more screen planting. The Committee was concerned about the lot becoming too ‘full’ with improvements and not looking rural. The applicant was asked to resubmit to show more screening of the sauna.

Rolling View Investors – 2431 Rolling View Rd.: The developer of this project is seeking approval for a new home, swimming pool and the relocation of two mature oak trees and to maintain an existing barn/stable with improved access. The Committee was concerned about new development shown within 5' of shown oak tree driplines. The Committee would like to see new site plans that depict the oak tree driplines of all the oaks on the property. The Committee also asked to have the 2% cross slope shown on the parkways on both streets on the grading plans. The Committee also commented on the extraordinary amount of crickets in the roof plan. The Committee further commented as appreciative of the porches but felt the house looked a bit too modern on the right and rear side elevations. The applicant was asked to revise and resubmit the project.

Snyder 5832 Hilltop Rd.: The homeowner is proposing new landscape in the front yard. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert and Stephen, and a “No” vote from Keith.

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 applicant submitted revised plans pursuant to comments received at last months Architectural Committee meeting. The Committee felt that the new design, while much improved in massing and roof line articulation was too modern in material choices. The Committee requested a revised submittal for a less modern looking home before being able to recommend the project go before the Board of Directors for a request for a Variance with their blessing.

TDR – 5300 Whitman Rd.: The developer is proposing a new home on this property. The project has been before the Committee several times but is still lacking the requisite qualities for approval. The Committee expressed that the home is still too big for the lot and the two retaining walls to contain the volume of grading (and the volume itself) in the front is problematic. The Committee indicated it cannot support the way the project presents itself to the Community. The Committee indicated that the use of the driveway off property needs to be reconciled with the bridle trail easement requirements. The applicant was asked to revise and resubmit the project.

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. The Committee felt the project had too much grading and the setback, size & scale of the proposed home is inconsistent with neighboring properties. The applicant argued that significant changes were made since the last month submission under Discussion. The Committee chair called for a vote to approve the project and all three members voted No.

Phillips – 5386 Jed Smith Rd.: The homeowner is proposing a photovoltaic system. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert and Keith. Stephen abstained. Old Business

Dor Homes – 25067 Jim Bridger Rd.: The home is currently under construction and the homeowner is requesting revisions to the design of the rear yard pool and pavilion. The Committee expressed concern that the new pavilion location was too close to the Equestrian Set Aside area further rendering that ESA non-practical nor functional. The Committee requested cross sections through the pool. The applicant was asked to revise and resubmit.

Freedman – 5666 Jed Smith Rd.: The homeowner received an approval from the Hidden Hills Community Association Board of Directors to permit the construction of their proposed Accessory Dwelling Unit to be closer than 35' to the existing stables. Upon submittal to the City of Hidden Hills, the shortened distance was not approved. The applicant was forced to re-label their Equestrian structure from Stable to Storage to show compliance to the setback requirement. This was a material change to the provision of the required Equestrian area in their plans. The Committee indicated the applicant needed to go back to the Board to request another Variance. The Committee voted unanimously to recommend against the Variance.

Grover – 5461 Paradise Valley Rd.: The homeowner is about to begin construction on a previously approved remodel and addition. The homeowner is requesting approval to remove the grids from the proposed slider at the Great Room facing the rear yard. This matter was reviewed and approved by email before the meeting, receiving "Yes" votes from Robert, Stephen, and Keith.

TDR – 24251 Bridle Trail Rd.: The developer is proposing a new home on this vacant parcel. This matter was reviewed and approved by email in early November but was not included in the December meeting agenda for ratification. The project is included in these meeting to rectify that error. The plans received "Yes" votes from Robert and Tom. Stephen did not vote.

Discussion

Jim Bridger Project – 25151 Jim Bridger Rd.: The developer is proposing a new home on this property and submitted a basic site plan layout for review. The applicant was asked to label all cross slopes, to call out all trees and to do a prevailing setback calculation.

Magalan LLC – 5287 Round Meadow Rd.: The developer is proposing a new home on this property. The Committee expressed concern over the height of the house pad relative to the street, that the house is square, clunky and bulky. The Committee expressed concern over the tall and fully wrapping retaining walls. The Committee expressed concern over the zero or reduced eaves on the second floor and that the second floor massing was not set back enough.

Mitchell Babel – 5370 Whitman Rd.: The applicant is proposing a minor remodel and additions to the existing structures together with a replacement pool and landscape/hardscape improvements. The Committee expressed concern that the current gym was perhaps an unpermitted conversion of a previous Equestrian barn. The Committee requested this matter be further studied prior to resubmittal.

ADJOURNMENT

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