

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

March 9, 2022

The regular meeting of the Hidden Hills Architectural Committee for March, 2022 was held on Wednesday, March 9, 2022 via zoom 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 Ryan Levis, the Architectural Consultant, and Hidden Hills Community Association Board President David Stanley. Additionally, associated consultants, homeowners, and applicants were present.

Minutes & Pre Approval

Robert Mahterian asked for a motion to approve the minutes from Monday, February 7th, 2022. Keith Christian asked that the motion be delayed, indicating he had several edits that needed to be put in the record. Said minutes are to be revised and will be approved next month. Robert Mahterian listed the properties on the agenda for which applications have been previously considered and approved by email.

Tree Removal

AR True Love 25067 Ashley Ridge Rd.: The matter was heard in Old Business below.

Variance

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

New Business

Jenkins - 25211 Jim Bridger Rd.: The homeowner is proposing new site works consisting of a sport court, lap pool, outdoor kitchen area, cold plunge pool with access path and associated hardscape improvements. The Committee requested more information on the cold plunge pool and indicated the rest of the proposed work is fine.

Amirian - 5608 Hoback Glen Rd.: The homeowner is proposing a rooftop photovoltaic array. This matter was reviewed and approved by email before the meeting, receiving "Yes" votes from Robert and Stephen. Keith did not vote.

Hidden Hills Luxury, LLC – 23615 Long Valley Rd.: The developer is proposing a new home on this property. The Committee requested the applicant demonstrate more clearly the trees that are to stay and those that are to be removed or added. The Committee members reminded the applicant that the parkway and driveway slopes cannot exceed 2%.

Kane – 6021 John Muir Rd.: The homeowner is submitting plans to address a violation of work done on the property without prior permission. The Committee requested the trees shown in the

10' sideyard easement be removed and that the applicant study and indicate what trees were removed without approval.

Palef – 23616 Long Valley Rd.: The homeowner is proposing to re-paint their home. The Committee rejected the proposed burgundy for the shutters, and the homeowner requested approval of the light green body and dark green trim as proposed, as well as approval of the dark green for the shutters. The revised proposal was unanimously approved.

Shapiro – 6067 John Muir Rd.: The homeowner is proposing a minor remodel and addition to their home. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert, Stephen, and Keith.

Stacey/Rusthon – 24960 John Fremont Rd.: The homeowner is proposing a major remodel and addition to their home which requires a Variance. The project has been before the Committee several times in the recent months and has undergone favorable revisions at each iteration. This matter was reviewed and recommended for Variance approval before the meeting, receiving “Yes” votes from all three members. The proposed Variance will next go to the Board of Directors with the Committee’s endorsement.

Strull - 24847 Jim Bridger Rd.: The homeowner is proposing to replace the doors and windows in their home. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert, Stephen, and Keith.

Tawil – 5545 Dixon Trail Rd.: The homeowner is proposing landscape improvements on the property. The Committee expressed concern over the closeness of the proposed oak trees to the parkway and existing pepper trees, and asked that the oaks be moved accordingly. The Committee also informed the homeowner that the proposed trees in the rear yard 20’ easement would need to be moved out of the trail easement or require a Variance. The Committee indicated the Variance would be unanimously supported if requested due to the steepness of the terrain (as a future equestrian trail would likely not ever be constructed).

TDR – 5300 Whitman Rd.: The developer is now proposing a cosmetic remodel to the existing buildings on this property in the form of re-roof, over-grouting of existing stone and new paint with interior remodeling. The proposal includes a new swimming pool, bbq zone and firepit. The Committee requested clarification of the scope of the exterior work and location of the stone. The applicant clarified that both structures would be painted and re-roofed and that the stone work was over-grouting of the existing stone with no additions. The applicant also clarified that the firepit would be stucco to match the house. With these clarifications and revisions, the proposal was unanimously approved.

TDR – 24227 Bridle Trail Rd.: The developer is proposing a new home on this vacant parcel. The Committee again expressed concern about the height of the main floor pad as compared to the cul-de-sac elevation. The Committee was (again) 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 (increased from last month) and the setback, size & scale of the proposed home were still inconsistent with neighboring properties. The applicant argued that significant changes were made since the last month submission and argued they are in conformance with the Architectural Standards. Changes included lowering the pad to roughly 6’ above the street and the barn was made larger. The Committee again rejected the application though no formal vote was taken.

Old Business

AR True Love – 25067 Ashley Ridge Rd.: The home is recently occupied and the homeowner is requesting to remove the large oak tree in the rear yard as it is decaying and represents a safety hazard. The applicant has proposed mitigation in the form of replacing the oak with an 108” box Ficus Florida in the current oak location along with two 48” Quercus Agrifolia in the front yard. The Committee asked the applicant to submit a revised plan.

DOR Homes – 25067 Jim Bridger Rd.: The developer is proposing revisions to the rear yard pool, pavilion and landscape/hardscape. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert, Stephen, and Keith.

EGC – 5376 Round Meadow Rd.: The developer has submitted plans for a driveway and pedestrian gates in the front yard fence line. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert, Stephen, and Keith.

EGC – 24050 Hidden Ridge Rd.: The developer is proposing a revision to a previously approved plan in the form of an extension to the covered patio and a removal of the pool pavilion along with minor adjustments and area increases to the second floor plan. The Committee indicated that the previously approved access to the Equestrian Set Aside through the breezeway is not compliant with the current Architectural Standards and that said access need be made compliant or the application cannot be approved. The applicant was asked to either revert back to the original approval or resubmit with compliant access shown.

Levi – 5625 Penland Rd.: The homeowner is proposing a minor roof revision to a previous approval along with a new pool and barbecue. This matter was reviewed and approved by email before the meeting.

Tershay – 5717 Round Meadow Rd.: The applicant is submitting landscape revisions but the proposed pool and Equestrian Set Aside are non compliant to setbacks from each other and cannot be approved. The Committee indicated that they are unable to approve revisions without applying the current Architectural Standards to review of the revision. The Committee advised that they can move forward with the previously approved plan but if they want to make revisions they have to bring the plan into compliance first.

Discussion

Khodayeki – 23921 Long Valley Rd.: The architect submitted a preliminary site plan but the Committee felt it had too little information. The Committee were concerned about the shape and functionality of the Equestrian Set Aside and felt the house shape was too boxy and questioned how would that be roofed. The Committee requested information about existing and proposed trees.

Magalan LLC – 5287 Round Meadow Rd.: The developer is proposing a new home on this property. There is an error and/or inconsistency in the prevailing setback calculation provided. The Committee expressed concern over the height of the house pad relative to the street, and the house, while improved from last month, has an odd design to the roof over the entry. The Committee expressed concern over the Equestrian Set Aside access being mixed DG and pavers and wanted to see the slopes of the surfaces in the ESA turnout and the access itself. The driveway and parkway needs to be shown at 2%.

TDR – 5373 Jed Smith Rd.: The applicant is proposing a new home on this property. One or more of the Committee members expressed general favor with the building shape and materials

proposed yet on the other hand felt the home was overly elongated and the massing toward Jed Smith road to imposing. Suggestions were made to shift some massing away from Jed Smith and to use landscaping to soften the sense that the house takes up a large portion of the property.

ADJOURNMENT

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