

## Architectural Committee Meeting Minutes

Hidden Hills Community Association  
24549 Long Valley Road  
Wednesday, August 10, 2022 at 6:30 p.m. Held via Zoom

### Call to Order and Roll Call

Robert Mahterian called the meeting to order at 6:30 p.m. The committee members present were Robert Mahterian, Keith Christian, and Mike Kotal. Also present were John McGinnis (Board Liaison), Ryan Levis (Architectural Consultant), and Shannon Spirtos (Architectural Administrator). Additionally, associated consultants, homeowners, and applicants.

### Minutes

Approval of the minutes from the meeting of May 11, 2022, June 7, 2022, & July 13, 2022. **Minutes are still under review and the approvals were elected to be deferred.**

### Tree Removal

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
*	1	Aviezer	24044 Long Valley Rd	Birch tree(s) removal	A	A	A
*	2	Ellis	24507 Long Valley Rd	Pepper Tree Removal	A	A	A
	3	Rama	5757 Penland Rd	Fig Tree(s) Removal <b>Comments:</b> -Upsize replacement trees to 36" box instead of 24" box Approved subject to this size change.	A	A	A

### Variance

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
	1	Bhatta	6007 Clear Valley Rd	Minor Remodel & Addition <b>Comments:</b> -Committee does not recommend -Front yard setback should be on Clear Valley Rd	D	D	D

### New Business

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
*	1	Blonstein	5889 Jed Smith Rd	Artificial Grass	A	A	A
*	2	Blonstein	24244 Bridle Trail Rd	Artificial Grass	A	A	A
*	3	Casselman	24730 Long Valley Rd	Minor Remodel & Addition	A	A	A
*	4	Gumaer	5900 Clear Valley Rd	Backup Generator	A	A	A
*	5	HH Luxury	23621 Long Valley Rd	New home, pool, landscape, ADU; <b>Grading</b>	A	A	A
	6	Nazerian	23661 Long Valley Rd	New Home, Pool, ADU; <b>Grading</b> <b>Comments:</b> -Move hammerhead to eliminate removal of parkway tree (tree #7) -Make gravel into DG -Fencing to dripline +5 for Oak #9	M	M	M
	7	Saitman	5949 Spring Valley Rd	New Home + Guest House; <b>Grading</b>	M	M	M

## Architectural Committee Meeting Minutes

Hidden Hills Community Association  
24549 Long Valley Road  
Wednesday, August 10, 2022 at 6:30 p.m. Held via Zoom

				<b>Comments:</b> -Discussion focused on problems with Grading Plan -House too high above street -Pool is too high on hill -Too many retaining walls -ESA not functional			
*	8	TDR	5985 Annie Oakley Rd	Exterior home improvements, removal of current pool & adding new infinity pool w/ spa	A	A	A

### Old Business

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
	1	Butbul	5491 Hoback Glen Rd	Exterior & Interior design changes. <b>Comments:</b> -No to dark stone/materials -No on 2 story glass -Divided windows are an improvement	D	D	D
*	2	Cooney	5742 Hilltop Rd	Revision to previously approved plans (specifically the great room)	A	A	A
*	3	Disick	5464 Jed Smith Rd	Exterior Material Revisions for New Home Construction	A	A	A

### Discussion Item

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
	1	Besos	5860 Fitzpatrick Rd	New Home, Pool, Stables, etc. <b>Comments:</b> -Need grading plan from civil engineer -25% grade / stable access not appropriate, better drawing may help	M	M	M
	2	Chetrit	5330 Whitman Rd	New Home, Pool, Pavilion, etc. <b>Comments:</b> -Front yard setback jog not acceptable -Barn cannot be in front yard -Deck below pool is intrusive to the 3 homes below -Request reduction of 10ftH x 250ftL retaining wall -Design issues	M	M	M
	3	Khodayeki	23921 Long Valley Rd	New Home, Pool, Stables, etc. <b>Comments:</b>	M	M	M

## Architectural Committee Meeting Minutes

Hidden Hills Community Association

24549 Long Valley Road

Wednesday, August 10, 2022 at 6:30 p.m. Held via Zoom

				-House is improved -Tree plan is missing 2 sycamore trees in front yard -Retaining wall issues -Grading volumes and better survey needed			
--	--	--	--	---	--	--	--

\* - Previously considered and approved by email or during pre-meeting.

A - Approved

D – Declined

M – More information or work requested.