

Architectural Committee Meeting Minutes

Hidden Hills Community Association
24549 Long Valley Road
Wednesday, March 27, 2024, 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 Diko Kassabian and Michael Kotal. Also, present was Ryan Levis (Architectural Consultant) and Shannon Spirtos (Architectural Administrator). Additionally, associated consultants, homeowners, and applicants.

Minutes

Approval of the minutes from the meeting of February 28, 2024.

Consent Items

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
*	1	AR True Love LLC	25067 Ashley Ridge Rd	Re-Install Siding	A	A	A
*	2	Disick	5570 Bill Cody Rd	Paint/Siding Change	A	A	A
*	3	Ziontz	5519 Paradise Valley Rd	Partial Re-Roof (New Material)	A	A	A

Tree Removal

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
*	1	Bryson	5373 Round Meadow Rd	Tree Removal	A	A	A
*	2	Morris	24829 Jim Bridger Rd	Tree Removal	A	A	A
*	3	Wynn	23821 Long Valley Rd	Tree Removal	A	A	A
*	4	Wynn	23835 Long Valley Rd	Tree Removal	A	A	A

Variance

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
		Lefton	25090 Jim Bridger Rd	Solar (within setback) <i>The Architectural Committee stated that they would not recommend this Variance request to the Board of Directors because they do not support structures (including ground mount solar) in the front or side yard setbacks. They also believe that the solar can be achieved in other ways that would conform to the Architectural Standards.</i>	D	D	D

New Business

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
	1	Cloudy Day Revocable Property Trust	25067 Jim Bridger Rd	Landscape, Pool Pavilion, Trellis, BBQ Area, & Fire Pit <i>The Architectural Committee approves the hardscape improvements (pool pavilion, trellis, BBQ area, fire pit, driveway pilasters), but have a few items that need to be addressed with the landscape:</i> <ul style="list-style-type: none">- Move the magnolias at the driveway back 10ft.- Remove hedges at front 3-rail fence and replace them with	M	M	M

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				<p style="color: red;">smaller species that will conform to the max. 48" height requirement.</p> <p style="color: red;">- List the lumens on the LED landscape lighting plan.</p>			
*	2	Giraldo	24284 Bridle Trail Rd	Pool/Spa Remodel	A	A	A
*	3	Librush	24172 Lupin Hill Rd	Driveway Gate	A	D	A
*	4	Moghadam	25250 Walker Rd	New Home w/ Basement, Stable, Pool, grading	A	A	A
*	5	Murphy	5382 Scott Robertson Rd	New Home, Accessory Structure, ESA, Pool Remodel	A	A	A
	6	Neo Whisper 5481 LLC	5481 Round Madow Rd	New Home, ESA, Pool, Landscape, Hardscape, grading <p style="color: red;">The Architectural Committee stated that this project is approvable, but with no barn being built, more trees would be needed at the top rear and on the side of the property (at ESA access) to mitigate. Also, the hardscape design needs to be updated to include the equestrian set aside access road.</p>	M	M	M
	7	Royal GS Investments LLC / Besnos	5860 Fitzpatrick Rd	New Home w/ Basement, Pool, Stable, grading <p style="color: red;">The Architectural Committee stated that this project is approvable, but the material board needs to be finalized. They are all in favor for the "Canyon Cool" option provided but would prefer dark framed windows and doors instead of white.</p>	M	M	M
*	8	Sterin	24504 Long Valley Rd	Artificial Turf	A	D	A

Old Business

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
*	1	Casselman	24730 Long Valley Rd	Front Entry Expansion & Porch	A	A	A
*	2	Lewis	5831 Hilltop Rd	Remodel & Utility Room Expansion (Re-Approval/Extension)	A	A	A
*	3	Long Valley Home LLC	23615 Long Valley Rd	Revision to Approved Project (windows and garage door)	A	A	A
	4	TDR Capital Group	24251 Bridle Trail Rd	Revision to Previously Approved Project (As-Built) <p style="color: red;">The Architectural Committee stated that this project is approvable, but we need our inspector to confirm the listed items are completed.</p>	M	M	M

Discussion Item

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
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1	5541 Paradise Valley LLC	5541 Paradise Valley Rd	<p>New Home, Pool, Sport Court, ESA</p> <p>The Architectural Committee provided the following feedback:</p> <ul style="list-style-type: none"> - Submit material samples. - Change the formed concrete walls to stone matching the house. - Change the front entry to stone. - Second story needs articulation. It seems too flat and there is an overly shallow bump out on the right side that makes it look unresolved. 	M	M	M
2	Azad	23847 Long Valley Rd	<p>Lot Merger Discussion</p> <p>The Architectural Committee would recommend the Lot Merger to the Board of Directors.</p>	A	A	A
3	Gribi	5488 Round Meadow Rd	<p>New Home Concept Discussion</p> <p>The Committee is in favor of the overall concept, except there cannot be 3 access aprons on Bonneville Rd. The Committee would like to see more.</p>	M	M	M
4	Haveliwala	5530 Jed Smith Rd	<p>New Home, Stable, Pool, grading</p> <p>The Architectural Committee provided the following feedback:</p> <ul style="list-style-type: none"> - Change the materials. - Add a few trees to the top slope in the rear yard since they are removing 11 trees from that area. - Add trees in the front yard on the right side near the driveway apron (where 2 oak trees are being removed). 	M	M	M
5	Hidden Hills Capital LLC	24130 Lupin Hill Rd	<p>Major Remodel & Addition, with Variance Feedback</p> <p>The Committee appreciates the thoughtful design for this property as it is sensitive to the unique lot. The Architectural Committee would recommend a Variance to the Board of Directors to keep existing conditions.</p>	M	M	M
6	Shomof	25212 Jim Bridger Rd	<p>New Home Concept Discussion</p> <p>None of the Committee's remarks from last month were addressed. The Committee felt that the massing was too much for this lot and the design did not represent the inspiration images. There was concern for the two-story elements which are oriented towards the street. Also, the vertical planes are</p>	M	M	M

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				emphasized, which is not in line with the Architectural Standards.			
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* - Previously considered and approved by email or pre-meeting.

A - Approved during the Committee Meeting

D - Declined

M - More information or work requested.