

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

May 6, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, May 6, 2019 at 7:30 p.m. in the Community Center Board Room.

CALL TO ORDER AND ROLL CALL

Chairman Mike Kotal called the meeting to order at 7:30 p.m. Those members present were Tom Lewis and Mike Kotal. Also present were Ron Heston, the Architectural Consultant and Alexander Werner, Board Liaison.

MINUTES

The Minutes from Monday, April 1, 2019 were approved.

GRADING REVIEW

CONSENT ITEMS

Katz– 5510 Hoback Glen Road - The applicant is requesting approval to reroof the home.

Proposed materials:

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Boral CedarLite

Tahoe Blend

2CLCL3230

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Siegler - 5339 Round Meadow Road - The homeowner is seeking approval to install a photovoltaic system on the roof. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Taffazoli – 24127 Long Valley Road - The homeowner is seeking approval to re-roof the residence and barn.

Proposed material:

Saxony Slate

Stone Mountain Blend

2FACS5354

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

TREE REMOVAL

VARIANCE

NEW BUSINESS

Bellissimo - 24140 Lupin Hill Road The resident is seeking Committee approval for the following

1. Minor Remodel and addition to the existing home
2. Construct a pool

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Blue Spruce Trust - 24900 Eldorado Meadow Road The resident is seeking approval to construct a gate and guardhouse at the entrance to the property. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Key – 24835 Eldorado Meadow Road - The homeowner is seeking approval to:

1. Demo old wooden shed.
2. Demo a portion of the existing barn.
3. Remove existing tin tuff shed.
4. Demo concrete slab adjacent to portion of barn to remain

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Khodayeki - 5949 Clear Valley Road - The owner is seeking approval to demolish the existing structures on the property, construct a new home, hardscape, landscape and pool/spa.

The proposed home is sited on an irregular, three-sided parcel with a building site that sits well below the street. This project has been before the committee several times. If you recall, at the meeting in March the committee asked that the owner revise the exterior materials from stucco to siding to create a look more consistent with the intent of the Architectural Standards and the community.

Originally, the owner was seeking approval to maintain several existing non-conforming structures, a dilapidated barn and a pool, that encroach into the side/rear yard setbacks. Subsequently, the owner has agreed to demolish the nonconforming structures as part of the approval.

The plan has been checked and it complies with the second floor area limited to 50% of the ground floor footprint. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Lieberman - 24342 Bridle Trail Road - The resident is seeking committee approval to install an emergency backup generator. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Sable – 25039 Lewis & Clark Road - The homeowner is seeking approval for the following:

1. Remove and replace the existing pool and spa
2. Construct a new BBQ area in the rear of the home.
3. Construct a 36" high retaining wall
4. Construct a new 100 sq. ft. service yard
5. Remove and replace the existing driveway with pavers.

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Shepher - 24232 Long Valley Road – The applicant is proposing to add a bedroom to the existing second floor. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Wallace – 24355 Little Valley Road - The owner is seeking approval to construct three-rail fencing adjacent to the left side of the driveway. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

OLD BUSINESS

Barnholtz – 5203 Saddle Creek Road - The owner is seeking approval to construct the following:

1. Construct a guest house
2. Construct a barn
3. Construct retaining walls
4. Construct a detached garage
5. Balanced grading on site per grading plan

6. Construct a pool.

The pool has been relocated as discussed at a previous architectural meeting and will no longer encroach into the required front yard setback. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

EGC – 5350 Lasher Road - The applicant is proposing the work to this previously approved home:

1. Construct a guest house on the lower pad
2. Construct two retaining walls.
 - a. One to provide access to the equestrian set aside
 - b. One wall to provide sufficient pad area for the guest house
3. Construct a trellis at the front of the home
4. Construct a covered patio in the rear of the home for a BBQ patio

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Geyser – 5560 Bonneville Road - Applicant proposes the following revision to the approved plan:

1. Add a skylight to the rear of the home
2. Add stone veneer to the west elevation
3. Construct a pool, pool deck, and spa
4. Construct a new walkway to the home from parking area

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Werner-Resnick - 5890 Jed Smith Road - The owner has requested the following minor changes to their approved plans.

- To plant a significant number of trees on the hillside between the home and the arena
- To construct a small tack room

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Mike Kotal seconded the motion.

Tershay – 5717 Round Meadow Road - The owner is seeking approval for the following proposed revisions to the floor plans:

- Moving the entry back to Round Meadow
- Enlarging the kitchen by enclosing the existing covered patio toward the rear of the home.
- Numerous minor revisions throughout the home
- Proposed revisions to the exterior elevations

The committee discussed the matter and the applicant will make modifications to the plan.

DISCUSSION ITEM

Bacon – 24935 John Fremont – The owners and the project architect, George De La Nuez, appeared before the committee. The committee reviewed the proposed new home felt that the proposed home suited the site well. The project architect will move forward in the development of the plans.

Oak Tree Standards - Minor modifications were suggested by Steven Phillips and discussed with the balance of the committee. Ron Heston will update the proposed changes and circulate to the Committee.

Glickman – 25057 Lewis & Clark Road - The committee reviewed the preliminary plans and felt that the proposed home suited the site well. The project architect will move forward in the development of the plans and submit further updates to the plan in the next couple of weeks.

ADJOURNMENT

There being no further business the meeting was adjourned.