

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

July 1, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, June 3, 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 Stephen Phillips, Tom Lewis and Mike Kotal. Also present were Ron Heston, the Architectural Consultant and Alexander Werner, Board Liaison.

**MINUTES**

The Minutes from Monday, June 3, 2019 were approved.

**GRADING REVIEW**

**CONSENT ITEMS**

**Aguilar – 23615 Long Valley Road** - The owner is seeking approval to re-roof the residence and accessory structure.

Material: Boral Rustic Brown Blend  
2FACS3184

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

**Haller – 5364 Jed Smith Road** - The owner is seeking approval to re-roof the residence to match the accessory structure.

Material: Boral Cedarlite  
Color: Ironwood  
2CLCL5773

Barn has been previously done in faux shake. Ironwood is the closest match to existing material. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

**TREE REMOVAL**

**Siegel – 24947 John Fremont Road** - The owner is proposing to remove 10 eucalyptus trees due to the fire hazard that they pose. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

**VARIANCE**

**NEW BUSINESS**

**Gravenstein Inv.– 24055 Hidden Ridge Road** The owner is proposing to construct a pool house in the rear. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

**Greenberg – 24520 Wingfield Road** - Proposal

- NEW front entry walkway size and material (only in front courtyard. Walkway from drive to courtyard remain)
- NEW stone caps for existing entry courtyard walls & pilasters
- NEW entry fountain. replace existing with a smaller fountain. Fountain shown on Hardscape page

- NEW rear patio size and material
- NEW stepping stones to pool area & side of residence
- NEW pool patio size and material
- NEW BBQ level patio material

**LANDSCAPE:**

- NEW planting front of residence. First 97' of property remain as is.
- NEW planting in existing front courtyard
- NEW ornamental trees close to residence
- NEW rear property 5' hedge
- NEW planting around pool
- NEW planting at rear of residence
- NEW lawn to fill in where existing pool patio is removed

**PLANT REMOVAL:**

- clear out dead plants and plant debris on rear pool hillside
- remove 1 pear tree in front of residence

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

**Nassab – 5464 Jed Smith Road** - The owner is proposing to demolish the existing home and construct a new residence to include:

- NEW 2-STORY SINGLE FAMILY DWELLING  
W/ ATTACHED 4-CAR GARAGE
- NEW 816 SF GUEST HOUSE
- NEW POOL (35' x 18') -
- NEW POOL PAVILION -

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

**Nussbaum – 24977 Kit Carson Road** - The owner is seeking approval to repair and rebuild the existing master bedroom balcony. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

**Wolf – 24630 John Colter Road** - The owner is seeking approval to replace DG walkway with 445 Square feet of new

- Belgard
- Dublin Cobble Pavers
- Toscana

Additionally, they wish to remove an existing tree at the rear of the property. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

**Licht – 5440 Round Meadow** - The owner is seeking approval to remove the existing concrete driveway and replace it with pavers. The area under the porte cochere is and will remain flagstone.

- Material: Angelus Block  
Four Piece Combo
- Color: Light gray with Charcoal Border.

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

**Chiang – 24132 Lupin Hill Road** - The owner is seeking approval to remove the existing asphalt driveway and replace it with pavers.

- Material: Angelus Block  
Four Piece Combo
- Color: Light gray with Charcoal Border

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

**Danese – 24884 Jim Bridger Road** - The homeowner has proposed the following:

- 1.Remove and replace the existiong roof with
  - a.Boral Saxony Slate 600
- 2.Adding brick to a portion of the front elevation
- 3.Removing one skylight
- 4.Moving one skylight

With the addition to the scope of work the project will now be defined as a major remodel. Accordingly, the d.g. parkway adjoining Jim Bridger will need to be reconstructed at the completion of the project.. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

**Bacon - 24935 John Fremont Road** – The owner is seeking approval to demolish the existing structures on the property, construct a new home, hardscape, landscape and pool/spa. The matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for approval. Tom Lewis seconded the motion.

### **OLD BUSINESS**

**Dixon Hills, LLC – 5545 Dixon Trail** - The owner is proposing the following revisions to the home:

Add a gate to the driveway (it is outside the front yard setback of 50' and can be "full height").

Elevation revisions to the house and guest house.

They are creating brick parapets at most of the gable ends.

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

**Hidden Hills Project – 5621 Hoback Glen** - The owner is seeking approval to construct an electrical panel room. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

**Mandel – 5716 Jed Smith Road** – The owner of the property is requesting approval to revise the colors and material for the project. This matter was reviewed and approved by email and is on the agenda for ratification. Steve Phillips moved for approval. Tom Lewis seconded the motion.

**BDR – 23712 Twin Oaks Road** - The owner is seeking approval to extend the patio at the rear of the great room This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for approval. Steve Phillips seconded the motion

**Tershay – 5717 Round Meadow Road** - The owner has submitted revised plans as discussed at the May 6th Architectural Meeting. The upper roofs that were curved have been revised to hip roofs. The roof over the library remains curved. The owner seeks 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 plan has been revised based on the committee's comments. Chairman Kotal requested a final submittal of all the materials. The actual Veneer (correct color), roofing, siding.

**Small - 25208 Eldorado Meadow Road** - The applicant is proposing to revise the roof on the rear patio from a solid roof to a sloped metal trellis that is openable. There is no change to the footprint or roof pitch. Tom Lewis moved for approval. Steven Phillips seconded the motion.

### **DISCUSSION ITEM**

None

### **ADJOURNMENT**

There being no further business the meeting was adjourned.