

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

August 5, 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 Tom Lewis and Mike Kotal. Also present were Ron Heston, the Architectural Consultant and Alexander Werner, Board Liaison.

**MINUTES**

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

**GRADING REVIEW**

**CONSENT ITEMS**

**Fogelson – 5255 Round Meadow Road** - The owner seeking approval for the following work:

1. All existing roofing to be removed and replaced with Eagle Ponderosa Light No. 303 Sierra Mad Replacing all flashings, vents and valleys, all to color match roofing.
2. Repair and or replace all dry rotted fascia, trims and started boards.
3. Paint entire body of house with Dunn Edwards: Parisian Nights DEA 184
4. Paint all Fascia, trims and eaves with Dunn Edwards Soft Ivory DE6155

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**

**Isa Residence.– 24205 Hidden Ridge Road**

Baker Residence – 5303 Lasher Road - The owners of these two properties are seeking approval for a lot line adjustment.

The property at 24205 Hidden Ridge currently has an irregular shape. The proposed lot line adjustment will allow for appropriate placement of a future home.

The land area for the two homes will remain consistent (the properties are trading area). The existing barn, now located at the bottom of 5303 Lasher property, will be separated from the property and demolished. In keeping with the Architectural Standards, a future equestrian set aside is provided on the upper pad of the Lasher property. Tom Lewis moved for approval. Mike Kotal seconded the motion.

**Lou and Ethel Wyatt Trust – 24848 Long Valley Road** - The owner is seeking approval for the following:

1. A 200 kW dual fuel generator dimensions 20'-6" x 5'-3" x 9'-0" high.
2. A propane tank in an underground vault below the driveway.

Discussion:

The proposed generator is commercial/industrial in size and output, far exceeding generators the Association regularly approves. The proposed location is behind the recently approved guest house (between the guest house and a retaining wall). As such, it won't be easily visible from adjoining properties, however it is louder than smaller units. The spec sheet shows that the dB level is 71.4 at 23 feet vs 65 dB at 23 feet for a "normal" sized unit. The Committee decided that the applicant should take measures to reduce the sound level to 65dB. Tom Lewis moved that the application be approved subject to the applicant providing evidence of the reduction in noise level. Mike Kotal seconded the motion.

**Kardashian-West – 24900 Eldorado Meadow Road** - The homeowner is proposing:

1. To construct a 6' high fence with screen planting outside of the front yard setback.
2. To construct a 8' high fence along the Hidden Hills perimeter with screen planting. . Mike Kotal moved for approval subject to the applicant installing a three rail fence 3 to 5 feet inside of the screen planting and parallel with to the 6' screened fence (towards the street – they may put DG or low plant material between the 3-5 feet). Tom Lewis seconded the motion.

**Kardashian-West – 24878 Eldorado Meadow Road** - The homeowner is proposing:

1. To construct a 6' high fence with screen planting outside of the front yard setback.
2. To construct a 8' high fence along the Hidden Hills perimeter with screen planting. . Mike Kotal moved for approval subject to the applicant installing a three rail fence 3 to 5 feet inside of the screen planting and parallel with to the 6' screened fence (towards the street – they may put DG or low plant material between the 3-5 feet). Tom Lewis seconded the motion.

**Maggi – 5521 Paradise Valley Road** - The owner seeking approval to convert the detached garage to a guest house Tom Lewis moved for approval. Mike Kotal seconded the motion.

**Kolanu – 5191 Round Meadow Road** - The homeowner is proposing a minor change to previously approved plans:

1. Minor revisions to the second floor.
  - a. Adding two small balconies
2. Adding a bridge from the second floor balcony to the upper portion of the rear yard by the 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.

**DISCUSSION ITEM**

**Glickman - 25057 Lewis & Clark Road** - The submitted plans are ready for final committee review and approval, however they missed the grading notification deadline, and this will have to be postponed till next month. That said, the project Architect wanted to make sure the Committee did not have any further comments or concerns. The Committee took exception to the oversized window on the second story, right side of front elevation as being inconsistent with the rest of the glazing. The architect is going to correct that.

**ADJOURNMENT**

There being no further business the meeting was adjourned.