

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

September 5, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Thursday, September 5th, 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, August 5, 2019 were approved.

**GRADING REVIEW**

**Glickman – 25057 Lewis & Clark** – See entry under “New Business”.

**CONSENT ITEMS**

**TREE REMOVAL**

**Wolfe – 24630 John Colter Road** - The owner is seeking approval to remove two trees:

1. A large pine that is leaning and endangering the structure.
2. A podocarpus (previously approved for removal in July)

**VARIANCE**

**NEW BUSINESS**

**Glickman – 25057 Lewis & Clark Road** - The owner is proposing to construct a new home, pool and spa, entertainment room, hardscape and landscape.

This home has been at previous meetings as a “discussion item”. The window at the front elevation has been updated and revised at the committee’s request

Grading Review: The proposed grading shall be balanced on site. The grading quantities are as follows:

Proposed cut	1,440 cubic yards.
Proposed fill	1,440 cubic yards.
Export	0 cubic yards
Import	0 cubic yard

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.

**Freeman – 5460 Jed Smith Road** - The applicant is proposing to remodel the existing home. The proposed scope of work is as follows:

1. An interior remodel to include:
  - a. Minor internal floor plan & structural changes
  - b. misc. Interior lighting and plumbing changes
  - c. minor exterior window and door replacements

- d. remove box bay window at existing kitchen and convert to window in plane of wall
  - e. existing laundry room to be converted to covered open space
  - f. remove fireplace and chimney
  - g. misc. Exterior finish and color changes
  - h. new metal roof over existing bay window at street side
  - i. add timber solar shade trellis to rear yard
  - j. add solar panels to roof as shown
  - k. reduce existing master balcony, add planter and new glass guardrail
2. slight change to driveway layout and convert portion to pavers
  3. New detached spa and concrete pool decking
  4. BBQ area

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.

**Hawkins – 24710 Robert Guy Road** - The applicant is proposing the following changes to the patios and hardscape in the rear yard:

1. Construct a solid roofed patio/balcony

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.

**Nussbaum – 24977 Kit Carson Road** - The owner is seeking approval to replace the roof material for his home and install solar panels

Roof Material:

Manufacturer: Boral  
 Style: Saxony Slate  
 Color: Charcoal Blend

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.

**Lieberman – 24342 Bridle Trail Road** – The resident is seeking approval to remove and replace their driveway.

Proposed material: Belgard Paver, Catalina Grana , color Victorian

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.

## **OLD BUSINESS**

**Stibel – 5545 Dixon Trail Road** -The owner is requesting to rotate the pool 90 degrees relative to the original approval. 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.

**Sankey-Boice – 5525 Paradise Valley Road** - The homeowner is seeking approval for the following revision to a previously approved plan:

1. To incorporate the spa into the pool (the spa was previously detached from the pool).
2. Minor revisions to the pool deck area

The existing pool, (which was encroaching into the side yard) had been emptied and popped out the ground about 4 feet during the recent rains (due to hydrostatic pressure from the high-water table in the area). The proposed pool has been relocated and conforms with all setback requirements. 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.

## **DISCUSSION ITEM**

**Lupin Hill LLC- 24173 Lupin Hill Road** – The owner is seeking approval to demolish the existing home and construct a new single-family residence with three car garage, covered loggia, breezeway, and swimming pool/spa

**ADJOURNMENT**

There being no further business the meeting was adjourned.