

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

October 7, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, October 7th, 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, Stephen Phillips and Mike Kotal. Also present were Ron Heston, the Architectural Consultant and Alexander Werner, Board Liaison.

MINUTES

The Minutes from Thursday, September 5, 2019 were approved.

GRADING REVIEW

Bertha Blue – 5739 Penland – See entry under “New Business”.

CONSENT ITEMS

Penner – 5221 Round Meadow Road - The resident is seeking approval to re-roof the residence.

Proposed material: Eagle roofing materials

Profile: Ponderosa

Color Description: Range of Gray

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

Watson – 5301 Old Farm Road - The owner is seeking approval to remove a dead oak tree. The tree has been examined by an arborist and found to be a danger. 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

Bertha Blue – 5739 Penland Road - The owner is seeking approval for the following:

Grading Review:

The site grading will be balanced on site with the following grading quantities.

- Proposed cut 3,150 cubic yards.
- Proposed fill 3,150 cubic yards.
- Export/Import 0 cubic yards
- Remove and Recompact 2,973 cubic yards Recompact

Demolition and Construction:

The owner is seeking approval to for the following:

- Demolish the existing improvements on the property including the residence and attached garage, pool and detached gazebo
- Construct a new two-story home

- Construct a new pool, spa, hardscape and landscape

The 4-car garage and pool pavilion shown on the site plan are not a part of this approval and will be considered at a future date. The Committee would like to see the architect add an element that would break up the large amount of roof. Ron Heston will discuss this with the architect and report to the committee. The matter was not approved at this meeting.

Freedman – 5666 Jed Smith Road -

The resident is proposing the following:

- To plant three 24" box fruit trees in on the west side yard.
- To remove three Mexican fan palms from the front yard
- To remove two Mexican fan palms from the rear yard

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.

Herjavec – 24400 Little Valley Road - The owner is seeking approval to install gates at the two entrances. Gates to match existing three rail fence. 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.

Wasserman – 5601 Jed Smith Road - The owner is seeking approval for the following work:

- Plant seven (7) plum trees and the steep slope behind the driveway
- Remove and replace an existing railroad tie garden wall with a new stacked block retaining wall
- Saw cut 3-inch-wide slots into the existing driveway to create 48" x 48" squares and fill with faux grass
- Coat existing driveway with (gray stone finish)

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.

**Planet Life LLC – 5505 Hoback Glen Road -
Cooks Residence – 5550 Bonneville Road –**

The owners of the properties are seeking approval for a lot line adjustment.

Discussion: The properties have for many years had a structure and fencing that crossed the property line with the adjoining property above (at 5550 Bonneville Road). The lot line adjustment will allow the lower property to enjoy the area which is realistically inaccessible to the upper property. Both property owners have agreed to this adjustment. Steve Phillips moved that the matter be referred to the Board of Directors with a recommendation to approve. Tom Lewis seconded the motion.

OLD BUSINESS

Mandel-Jed Smith – 5716 Jed Smith - The owner of the property is requesting revisions to a previously approved landscape, hardscape and pool plan for this home currently under construction. 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.

Grogin – 25080 Ashley Ridge Road - The owner of the property is requesting revisions to a previously approved landscape, hardscape and pool plan for this home currently under undergoing a remodel. 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.

DISCUSSION ITEM

Ashley-Moghadam Walker Road - The prospective buyer intends to construct a new home on the subject property. The project architect has submitted a concept plan and is seeking committee input and

guidance for the development of the property. The Committee did not care for the look of the preliminary design, feeling that it misses the “rustic, country look”. Overall the plan does not “read” as residential.

Back Meadow LLC – 5376 Round Meadow Road - The owner of the home intends to develop a new home on the subject property. The project architect and landscape architect have submitted concept plans and are seeking committee input and guidance for the development of the property.

The submittal includes concept site plans, floor plans, and landscape plans. Please note that the site has several existing oak trees. The preliminary landscape plan seeks to remove one of the trees from the rear yard and plant four oak trees, one large tree in the front and two in the rear yard.

In addition the architect will re-examine the average set back by including the two homes to the right and the two to the left, though the second home is on the other side of Hoback Glen.es.

ADJOURNMENT

There being no further business the meeting was adjourned.