

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

November 4, 2019

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, November 4th, 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 Monday, October 7, 2019 were approved.

GRADING REVIEW

CONSENT ITEMS

TREE REMOVAL

VARIANCE

NEW BUSINESS

Heagerty – 24504 Long Valley Road - The homeowner is seeking approval to add a three foot stone border around their existing 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.

Plouffe – 24915 John Fremont Road - The homeowner is seeking approval to install a photo voltaic system. As part of the project, the residence will be re-roofed with Boral Saxony Shake in Charcoal. The roof under the solar panels will be Owens Corning shingles, installed so as to not be visible. 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.

Baio – 5403 Jed Smith Road - The homeowner is seeking after the fact approval for the following work:

1. An aluminum patio shade structure
2. Driveway gate to match existing 3 rail fence.

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.

Harris – 6081 John Muir - The owner has requested approval to remodel the front entry as per the provided sketch. There is no change in footprint or hardscape. 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.

Glickman/Bleich - The owners of these two properties are seeking approval for a lot line adjustment.

Discussion: The lower property (Glickman) has a “flag” portion of the Bleich property paralleling the easterly property. The flag portion of the driveway provides “paper” access to the Bleich property. The flag lot driveway access has never been developed/used. The flag lot is too steep to work as a driveway to the upper property (which is accessed via Bill Cody, a private driveway shared by multiple owners).

The lot line adjustment would provide the lower property with useable area and greater width.

Mike Kotal moved to recommend to the Board of Directors that the proposal be approved. Tom Lewis seconded the motion.

Motamedi – 5525 Jed Smith Road- The homeowner has proposed to construct a low wall to keep dirt from running onto 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.

OLD BUSINESS

Malekghassemi (Malik) – 24975 Eldorado Meadow - The owner is seeking approval to revise an approved landscape plan. The changes include minor revisions to the hardscape, pool and BBQ areas. 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.

Bertha Blue – 5739 Penland Road – The owners are proposing to demolish the existing house and construct a new one. This matter, including grading review, was previously discussed. The Committee requested some minor modifications to the roofline and landscaping. The architect made the corrections and the matter is on the agenda for approval. Mike Kotal moved that the project be approved. 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 latest submittal showed significant improvement towards compliance with the arch. Standards. The committee requested accurate color and material samples for roofing and wooden elements. Committee and owner representative agreed the orange color submitted would not be allowed. The remainder of the house was acceptable, with some modifications to the driveway to provide only two separate ingresses per the standards instead of the three shown.

TDR Hidden Hills LLC – 5545 Paradise Valley Road - The owner is seeking committee input for a new home to be construct at this site. The committee was satisfied with the basic design concept for the house and orientation of the house on the property as well as the landscaping concept. The committee expressed some concerns as to the various styles being proposed for the exterior finishes. The styles vary from traditional to rustic to contemporary. The committee wants to see a cohesive plan with a central consistent style. The committee also requested some softening of the large central glass element and roof on the front elevation.

ADJOURNMENT

There being no further business the meeting was adjourned.