

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

February 3, 2020

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, February 3, 2020 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, December 9th were approved.

GRADING REVIEW

CONSENT ITEMS

TREE REMOVAL

Keyes – 25200 Jim Bridger Road - The owner is proposing to remove 22 select trees and shrubs. They will be replaced with approximately 20 new plantings of 8-9 species. The trees selected to be removed are highlighted on the plan submitted. 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

MG Investments, 23650 Long Valley Road - The owner is seeking committee approval for a new home to be construct at this site. This matter was previously reviewed by the Committee. Steve Phillips moved for approval and Tom Lewis seconded the motion.

Khodayeki - 5949 Clear Valley Road The owner is seeking approval to remodel and add to the existing home on the property.

PROJECT DESCRIPTION:

The proposed minor remodel and addition home is sited on an irregular, three-sided parcel with a building site that sits well below the street.

This home site was approved to be demolished and replaced with a much larger home last year. The owner has had second thoughts about building the home that had been approved and is now seeking to remodel the existing home. This matter was reviewed at previous meetings 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 owner is proposing to remove select trees, new plantings, BBQ area, new patio, driveway and irrigation. This matter was previously reviewed by the Committee. Steve Phillips moved for approval and Tom Lewis seconded the motion.

Graham - 5841 Round Meadow Road - Proposal:

The owner is proposing to install two gates. The first gate will be a sliding gate, mimicking a three rail fence. This gate will secure the driveway of 5840 Round Meadow. The second gate will be a double swinging gate, also in the style of a three-rail fence. This gate will anchor at the edge of the bridle trail that runs behind 5841, crossing the street to be anchored to a pilaster at 5840.

Discussion:

This home is on a flag lot driveway. There have been several incidents at this property due to the owner's celebrity status. Because of the past incidents the owner now requires full time security. Although the driveway appears to be a continuation of Round Meadow Road, it is private property (it is not owned or maintained by the Association). The owner has placed the gate to his property such that there will be no infringement on any common area uses (the equestrian trails).

In addition to trespassers from outside the community, there have also been issues with residents and/or resident's guests who have attempted to go down the driveway to the front of the home hoping to see the owner (under the belief that it is a public road and within their "right" to do so).

Currently, there are cones placed to help keep traffic from accessing the driveway, however that has not worked well. Additionally, I have had a number of calls from residents asking why the owner "gets to block the street" (which is actually a driveway, see above).

Covered 6, HHCA's gate security people, are very supportive of the proposed gates since they often have to deal with trespassers related to the property.

There really aren't any similar gates on private driveways that have the appearance of streets that I am aware of (Bonneville, Bill Cody). That said, if the asphalt of the "roadway was changed to pavers or other similar material the misunderstanding of driveway vs. street might be better understood (similar to Scott Robertson).

The Committee discussion centered around the setting of precedent. Mike Kotal moved that the application be denied. Steve Phillips seconded the motion with Tom Lewis recording a no vote as well.

Marvin - 5967 Annie Oakley Road - The owner is proposing a minor addition and remodel to the existing kitchen, butler's pantry, and master bedroom. This matter was previously reviewed by the Committee. Steve Phillips moved for approval and Tom Lewis seconded the motion.

OLD BUSINESS

DISCUSSION ITEM

TDR Hidden Hills LLC – 5546 Paradise Valley Road - The owner completed the changes requested by the Committee last month. They are continuing towards completion. There is an outstanding drainage issue to be resolved.

ADJOURNMENT

There being no further business the meeting was adjourned.