

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

August 3, 2020

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, August 3, 2020
Via video conferencing at 6:30 p.m..

CALL TO ORDER AND ROLL CALL

Chairman Mike Kotal called the meeting to order at 6:30 p.m. Those members present via video conference were Tom Lewis, Stephen Phillips and Mike Kotal. Also present were Ron Heston, the Architectural Consultant, Alex Werner Board Liaison.

MINUTES

The Minutes from Monday, June 8, 2020 were approved.

GRADING REVIEW

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CONSENT ITEMS

Breitman– 5363 Scott Robertson Road- The owner is seeking approval to re-roof the residence.
Proposed materials: Boral Saxony Shake

Stone Mountain Blend
600 2FBCF5354

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Courtney– 6074 John Muir Road - The owner is seeking approval to paint the roof. The objective is to have a uniform color roof instead of the existing “blend”. The proposed color will be a custom blend by Sherwin Williams to match the existing gray currently on the roof. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Dalal – 6007 Clear Valley Road - The owner is seeking approval for the following improvements:

1. Exterior paint - color for siding will be Benjamin Moore Seapearl, and trim will be Chantilly Lace.
2. Front door would be Black Iron.
3. Garage door would be replaced with Aluminum and Glass panels. Amarr Vista, black anodized frame with Greylite glass panels.
4. Add a swing set to the backyard, it's a wood A-frame with 3 swings. Model is Jungle Swinger by Woodplay. It would be placed in a relatively hidden area in the back of the house.

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Horowitz – 5650 Penland Road - The owner is seeking approval to re-roof the residence.

Proposed materials: Boral Saxony Shake
Charcoal Brown Blend
600 2FBCJ1132

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Oblath – 24295 Bridle Trail Road - The owner is seeking approval to re-roof the residence.

Proposed materials: Boral Saxony Shake

Charcoal Brown Blend

600 2FBCJ1132

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Schetter – 24058 Long Valley Road - The owner is seeking approval to remodel the exterior by replacing stucco with Hardy plank in SeaPearl, stone veneer and re-roof with Boral 700 in Autumnwood. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

TREE REMOVAL

Morris, 24829 Jim Bridger Road - Resident is proposing to remove several trees from his property and trim others as described below:

(Facing house from street)

Sycamore at far left

Pepper at far right

Large Eucalyptus at far back of property

There are a lot of trees [scrub oak under 15"] along left side of house to be removed. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

VARIANCE

NEW BUSINESS

Barnholtz 24563 John Colter Road - Owner is proposing to replace existing flagstone with stone. And remove stacked stone planters and install smooth stucco over rock walls in back yard. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Barnholtz – 24745 Robert Guy Road - The owner is seeking approval for the following improvements:

1. Sand rough stucco to smooth and repaint
2. Install two pilasters at driveway, smooth stucco
3. Remove and replace cracked concrete driveway and walkways
4. Replace service yard
5. Replace RR tie landscape borders
6. Replant hillside with indigenous species
7. Remove existing concrete around pool lip and replace with travertine
8. Remove and replace waterline tile in pool.
9. Remove existing pergola and construct new (50% open to sky). See sample photo.
10. Paint the home the following colors:
 - a.Body- Benjamin Moore's Collector's Item AF-45
 - b.Windows and doors- Benjamin Moore's; Schooner AF-520

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Breitman– 5363 Scott Robertson Road - The owner is seeking approval to re-roof the residence.

Proposed materials: Boral Saxony Shake
Stone Mountain Blend
600 2FBCF5354

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Herjavec, 24400 Little Valley Road - The owner is seeking approval to construct a barn. Access to barn for feed/muck out shall be from the trail. Trail access approval is granted by ESC/BOD. Accordingly, architectural approval must be conditioned on the barn access via the trail being granted. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Hever Residence, 5857 Fitzpatrick Road - The resident is seeking approval for a minor remodel to this home.

Project Description:

The existing home is an older two-story home on a steeply sloped property (downhill). Although the home does not meet current minimum front yard setbacks the existing structures are approved (existing non-conforming).

The owner is seeking approval for a minor remodel to the existing home. Originally, the owner sought approval to further encroach into the front yard setback however the architectural committee did not approve the request. The plan has been revised to comply with the existing footprint as requested by the committee. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Katz– 5247 Twin Oaks Road - The owner is seeking approval to install a ground mounted photovoltaic array and Tesla battery backup system. . This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Levis – 24529 Deep Well Road - The owner is seeking approval to construct a pool fence and hedge material on the rear of the property. The rear portion of the property adjoins Long Valley Road, this fence is set inside the property in order to keep the three-rail fencing on the Long Valley property looking “clean” (48” high and no chain link on the outside face) This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Miller Residence – 5889 Jed Smith Road - The owner is proposing to construct three-rail gates at the driveway entrances to their home.) This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Yasgoor Residence, 24152 Lupin Hill Road - Owner is proposing to construct a pickle ball court on the lower pad of the property. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Cherniavsky, 24350 Bridle Trail Road - Resident is proposing to revise the following: 1. Revise pool decking from concrete to ipa wood See plan for locations) 2. Revise a portion of the rear roof of the home and the guest house to standing seam metal. The color will be dark gray. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

JNB Trust (formally Bertha Blue), 5739 Penland Road - The owner is seeking approval for the following:

- 1.To construct a barn with attached two-car garage
- 2.To build a canopy roof over a window (facing the rear yard of the home)

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Mahterian - 24962 Jim Bridger - The owner is seeking approval to construct a storage shed in the rear yard of the home. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Salari, 24100 Hidden Ridge Road - The owner is seeking approval to paint the stucco, precast concrete, garage doors and mechanical room door:

Benjamin Moore
White Dove

Construct a driveway gate (attached to the home and approximately 50' from the roadway). This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Zamani - 24002 Long Valley Road - The owner is seeking approval to construct the following: minor remodel/addition to the main residence

1. new guest house
2. a new gym
3. a new patio structure.

This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Palef, 23616 Long Valley Road - The owner is proposing to install an emergency generator. This matter was reviewed and approved by email and is on the agenda for ratification. Stephen Phillips moved for approval. Tom Lewis seconded the motion.

Lewis – 5241 Round Meadow Road - The owner is seeking approval install a standby generator. This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for ratification. Stephen Phillips seconded the motion.

1. Remove French doors in rear for a new large sliding door.
2. Remove fireplaces and chimney on both the first and second floor.
3. Add (2) skylights in the living room and one in the hallway.
4. The windows for the home will be replaced, however the colors will match the existing colors for the home.

This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

OLD BUSINESS

Glass - 5711 Hoback - Owner is proposing to renovate the backyard to include a path down the hill This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

with several switchbacks. Landscaping and an emergency generator are included in the proposal. the home. This matter was reviewed and approved by email and is on the agenda for ratification. Tom Lewis moved for ratification. Stephen Phillips seconded the motion.

DISCUSSION ITEM

Saitman - 5949 Spring Valley Road - Request:

The owners of this property would like to discuss the proposed grading and development of the property with the committee.

Project Description:

The proposed project is to construct a new home with attached garages, a pool/spa, and guest quarters. The project will include grading the site.

Discussion

This site is limited by the high-pressure gas line that bisects the property (see the site plan for the location). The committee has met on the site and feels that an appropriate finish grade pad elevation for the main house should not exceed 1072.00. The owner feels that this is too low to properly develop the site and would like to discuss with the committee. Don Zavatto, the architect made a presentation supporting a finished grade of approximately 1076. The committee felt that this elevation would make the residence appear to “loom” over the street and the houses immediately adjacent. Mr. Zavatto said he would explore some ideas that would keep the massing to the rear, Possibly grading a stepped interior or possibly subterranean parking or living space.

ADJOURNMENT

There being no further business the meeting was adjourned.