

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

October 5, 2020

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, October 5, 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, August 3, 2020 were approved.

**GRADING REVIEW**

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**CONSENT ITEMS**

**Goldman– 5450 Round Meadow Road-** Homeowner is proposing to re-roof the home. The proposed material is as follows:

Boral Cedarlite 600  
Winterwood Blend  
2CLCL5120

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.

**DG & Olive Trust, 25210 Jim Bridger Road -** Homeowner is proposing to stain the exterior wood from natural to “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.

**Tree Removal**

**Variance**

**New Business**

**25085 West LLC., 25085 Ashley Ridge Road -** The owners are seeking approval for the following work:

1. Enlarge the pool and modify the hardscape adjacent to the pool
2. Construct a guardhouse adjacent to the main driveway (outside of the 50’ front yard setback). ”. 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.

**Austin – 24579 Rolling View Road -** The homeowner is seeking approval for the addition to the existing barn. 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.

**DG & Olive Trust, 25210 Jim Bridger Road** The new owner of this property is seeking approval to replant the front and rear yard of the home. The work includes the following:

- Replant the front and rear yard of the home

- Remove the existing firepit and concrete surrounding the firepit and replace with a more rustic looking firepit surrounded by gravel
- Construct a vegetable/herb garden in timber planters
- Selectively remove small eucalyptus and pepper trees on the slope (to create a more open feel and plant myoporum parviflorum (ground cover)

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.

**Glass – 5711 Hoback Glen Road-** The applicant is proposing to revise the following:

- Extend the three-rail fence in the side yard from the parking area to the road
- Plant Lemon Bottlebrush trees at approx 10' spacing.

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.

**Goldstein, 24907 Kit Carson Road -** The owner is seeking approval to:

- remove the pine tree next to the driveway
- remove the lower portion of the rear stairs, will be blocked with railing
- extend existing plantings to fill in space left by removal of stairs
- install low voltage lighting under some of the larger trees as indicated with X on the site plan.

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.

**Hurwitz, 24833 Jacob Hamblin Road -** The owner is seeking approval to add a photovoltaic system to the residence. 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 remove a window to provide wall space for a new electrical service. . 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.

**Lieckfeldt 5839 Hilltop Road -** Resident is proposing construct a tool shed 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.

**Lipscomb - 24334 Long Valley Road -** The owner is seeking approval to construct a new gate and refresh the planting that borders his driveway. . 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.

**Miles - 24655 Wingfield Road -** The owners are seeking approval for the following work:

1. New entry pavers and landscape
2. New raised planters at front and rear of residence
3. Mulch under story of existing front yard
4. New, at grade wood deck at master bedroom
5. Paint existing 3 rail equestrian fence on property
6. New outdoor kitchen
7. New dining terrace
8. New outdoor fireplace and seating area
9. New pool, pool fence & pool equipment
10. New landscape planting at rear of residence
11. Relocate trash area within side setback
12. Relocate pool equipment within side setback
13. Relocate existing shed near rear of property
14. New electric driveway gate
15. New landscape lighting
16. New drip irrigation 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.

**Morris, 24829 Jim Bridger Road** - The owner is seeking approval to construct a gazebo adjacent to the pool and cover the existing concrete decking with brick veneer. 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.

**Phillips - 5386 Jed Smith Road** - The new owner of this property is seeking approval to construct a three-rail gate (to help keep horse secure on the property). This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for approval. Tom Lewis seconded the motion. (Stephen Phillips recused himself.)

**Sacket 5600 Round Meadow Road** - The owner is seeking approval to construct a three-rail gate style gate at their driveway. 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.

**Sunshine Girl Trust – 5403 Jed Smith Road** - The homeowner is seeking after the fact approval for the following work:

1. Paint the exterior of the home
  - a. Benjamin Moore- Soot
2. Stair Risers- Cle' Federal Blue & White 8"x8"
3. To construct a small cabana
4. Install a three-rail style gate
5. Install a large folding door (rear of the home)
6. Install a new side yard gate

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

**Rafidi, 5947 Annie Oakley Road** - The owner is seeking approval to:

- Remove all lawn and replace with Calif. Native plants.
- Remove all dead trees and replace.
- Change sprinklers to drip
- Change exterior lighting to LED
- Repair broken fountain
- Repair broken tiles in driveway
- Repair broken fence.

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.

**Sunshine Girl Trust Residence – 5403 Jed Smith Road** - The homeowner is seeking approval to paint the existing concrete roof tile Benjamin Moore "black".

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

**Saitman - 5843 Annie Oakley-** The owner is proposing to construct a treehouse. 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

**Wallace – 5885 Fitzpatrick Road** - The owner is proposing the following changes to the home:

1. Demolish and replace existing windows and doors in specified locations.
2. Convert existing storage to prayer room in specified location.
3. Remodel existing interior wall at entry/dining
4. Construct new walls in specified locations.
5. Demolish and replace existing ceiling in specified locations
6. Construct a "Juliet" balcony

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

## **OLD BUSINESS**

**Shut – 6006 Spring Valley Road** - The owner is proposing minor changes to the exterior to "freshen up" the look. 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.

**Wright – 23557 Long Valley Road** - The resident is seeking approval for the following:

1. Change the proposed veneer from gray to tan (see attached revised material board).
2. Create a circular driveway. This home is very close to the front gate. Given the constant flow of traffic, it is difficult and dangerous to back out of the driveway. Adding the circular drive solves this problem.

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:

1. Remove one redwood tree and three pepper trees in the rear side yard of the home minor remodel/addition to the main residence
2. Plant a hedge on the side yard to the west (away from Old Farm Rd.

The residents are constructing a guest house and gym as well as re-landscaping the entire rear yard.

The approved landscape plan includes planting 10 new trees in the 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.

## **Discussion**

**Residence, 25045 Ashley Ridge Road** - The owners of this property would like the committee input for this proposed new home on Ashley Ridge.

### **Project Description:**

The proposed project is to construct a new home with attached garages, a tennis court is being cut down to a sports court. The owner currently lives on Long Valley and will be moving into this home.

**Residence – 24314 Long Valley Road** - The owners of this property would like the committee input for this proposed new home. After an introduction by Ron Heston, Richard Landry, the architect made a comprehensive presentation. The Committee commented that the structure, with its extensive use of stone, felt too much like a hotel. They suggested the addition of some elements designed to give a more rustic feel. Timber or wood elements were suggested.

## **ADJOURNMENT**

There being no further business the meeting was adjourned.