

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

December 15, 2020

The regular meeting of the Hidden Hills Architectural Committee for was held on Wednesday, December 15, 2020 Via video conferencing at 6:15 p.m..

**CALL TO ORDER AND ROLL CALL**

Chairman Mike Kotal called the meeting to order at 6:15 p.m. Those members present via video conference were Tom Lewis, Stephen Phillips and Mike Kotal. Also present were Ron Heston, Ryan Levis, the Architectural Consultant, Alex Werner Board Liaison and Mitch Jacobs, Board President.

**MINUTES**

The Minutes from Monday, Monday, November 2, 2020 were approved.

**GRADING REVIEW**

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**CONSENT ITEMS**

**Spiritos Residence: 24173 Long Valley Road** The owner has requested approval to reroof the house and barn. The proposed material is:

Manufacturer: Boral

Type: Saxony Slate

Color: Charcoal Blend 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 – 24355 Little Valley Road** - The owner of the property is seeking approval to: Re roof the detached barn. No sample provided. Resident will match residence which is “Inspire” in slate 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.

**Richmond – 5701 Hilltop Rd.**-The property owner is proposing to re-roof the house and garage with Boral Cedarlite 600 in Ironwood. 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 – 24563 John Colter Road** - The owner is proposing to remove the existing cracked concrete driveway and replace it with pavers.

Angelus Pavers cobble 1 and 2 in cream brown/charcoal.

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**

**Gagnier - 5395 Round Meadow Road** - The owners are seeking approval for the following work:

1. Reconstruct the existing barn that has fallen into disrepair
2. Add a covered loggia adjacent to the 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.

**Azad - 5903 Annie Oakley Road** - The owners are seeking approval for the following work:  
Construct an ADU over the existing garage

- Reconstruct the entry to create a more contemporary feel to the front elevation
- Remove and replace the existing pool and hardscape in the rear yard.

Front Yard;

- Remove and replace the front walkway to the home
- Plant two new oak trees in the front yard.
- Plant 8 new olive trees
- Remove and replace the driveway with pavers

This existing site was approved with the no legitimate equestrian set aside. Given that the proposed work is not a major remodel the home is not required to provide a set aside. Ron Heston discussed this issue with ESC (Keith Christian and Jill Green) and they are aware of the limitations of this 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.

**Crandall, 5373 Jed Smith Road** - The owner is seeking approval for a pre-fab shade 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.

**Shut – 6006 Spring Valley Road** - The owner is proposing to install solar panels on 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.

**Hoback Ventures LLC- 5505 Hoback Glen Road** - The owner of the property is seeking approval for the following:

Revise the exterior style of the home from Mediterranean to Napa Ranch. The revision include:

- Adding wood siding,
- Changing the exterior veneer from a random rubble to brick,
- Changing the roof from clay tile to slate
- Changing the color of the stucco from tan to white.
- Adding a guest house.

Discussion: The committee hesitantly approved this project as a Tuscan style home about a year ago. The new owner is requesting a change to the style. They would also like to add a guest house. This is an unusual homesite. Access to the building pad is from a flag lot that takes you to the rear of the property. As a result, the home site cannot be seen Hoback Glen Road. 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.

**Hainer- 25234 Eldorado Meadow Road** - The owner is seeking approval for the following:

- Exterior remodel of (e) 2-story s.f.d. w/ attached 3-car garage
- replace (e) doors and windows
- paint exterior / interior
- kitchen remodel
- remodel bathrooms
- new skylights

This proposal “refreshes” the exterior look of the home as well provides for some minor changes to the interior. 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.

**Minkow -24328 Bridle Trail Road** - The resident is seeking after the fact approval for the following work:

- Remove and replace an existing pool pavilion
- Remodel and expand the existing kitchen
- Construct a roofed deck over the expanded kitchen area

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.

**Watson - 5301 Old Farm Road** - The owner is seeking approval to construct a 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.

Willis - 24754 Robert Guy Road - The owner is proposing to complete the previously approved concrete driveway.

Discussion: This home was built quite a few years ago, however the previous owner was not able to afford the cost of pouring the driveway. The new owner is proposing to pour the driveway. The concrete will be stamped concrete with borders, not including that portion of the drive that crosses the parkway. 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.

**Farley- 6096 Clear Valley Road** - The owner is requesting approval to construct a pool at this 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.

**Farley - 6076 Clear Valley Road** - The owner is requesting approval for a major remodel to this existing home:

- Addition/ remodel
- 1st floor
  - New kitchen & laundry/ mud room.
  - Remodel 3 bedrooms, 3 baths.
  - Relocate foyer to former kitchen location.
- 2nd floor
  - Remove closet above dining room.
  - Enlarge closet off master bedroom.
  - Remodel master bath

Roof Material: The owner may re-roof the home using Tesla solar roof tiles (if they become available). If not, he will match the existing roof with is Cedarlite.

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.

**Kasabian – 23704 Long Valley Road** - The owner is seeking approval to relocate citrus trees currently planted in the side yard closer to the street and to plant grape vines in the side 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.

**Malek - 5686 Round Meadow Road-** The owners are seeking approval for the following work: Install a hardscape pad to park his two boats on. Pad will be in the rear of the property and screenplanted. 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.

**Satin -3951 Long Valley Road-** The owner has proposed to construct a pool pavilion at the rear of the existing pool. Many years ago, the owner obtained approval to construct a much larger outdoor kitchen/pool pavilion but never constructed it. He has now submitted a new, much smaller version of the pavilion to be constructed over existing hardscape. . 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

**Stamos – 24530 Deep Well** - The owner is seeking approval for the following:

- Construct a patio trellis structure for an outdoor kitchen
- Construct an exterior pool bath

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.

**Key, 24835 Eldorado Meadow Road** - The owners are seeking approval to remove a six foot wide window and replace it with a folding door 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.

**Hoback Ventures LLC – 5505 Hoback Glen Road** - : The owner of the property is seeking approval for the following:

Revise the exterior style of the home from Mediterranean to Napa Ranch. The revision include:

1. Adding wood siding,
2. changing the exterior veneer from a random rubble to brick,
3. Changing the roof from clay tile to slate
4. changing the color of the stucco from tan to white.
5. Adding a guest house.

Discussion: The committee hesitantly approved this project as a Tuscan style home about a year ago. The new owner is requesting a change to the style. They would also like to add a guest house.

This is an unusual homesite. Access to the building pad is from a flag lot that takes you to the rear of the property. As a result, the home site cannot be seen from Hoback Glen Road. 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**

**Barnholtz – 5203 Saddle Creek Road**- The owner is seeking approval to construct the following:

1. Construct a guest house
2. Construct a barn
3. Construct retaining walls
4. Balanced grading on site per grading plan

The Committee approved a project for this property a few months ago. This is a revised submittal based on comments from the Architectural 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.

## **Discussion**

**Residence, 24314 Long Valley Road** - The new owners of this property would like to present the updated plan and elevations for the proposed home. This submittal is in response to the committee comments from the initial meeting we had a few months ago.

The attached presentation begins with a comparison of the previously approved home vs the proposed home (which shows a favorable change in the massing for the new home). The presentation then continues with plans, elevations, and renderings of the proposed home and accessory structures.

Project Description:

The proposed structures are located in the same location as the previous home and are of similar size. The massing is somewhat less than the previous home. Accordingly, the home when viewed from Long Valley Road will be somewhat less visible. That said, the main residence is approximately 450' from the roadway and set back away from the top of the slope.

The architect was informed that the plan has not been checked for conformance to the Architectural Standards. The committee noticed some flat roof areas on the guest house and mentioned that was specifically non-conforming and could not be approved. Ryan Levis is going to conference call on Thursday to further discuss conformance issues.

**Kardashian West - 24900 Eldorado Meadow Road-** The owners of this property would like to present a revised concept of a home with below grade garages and a below grade “wellness center”. This version is similar to a previous plan that we had reviewed last summer. . The committee said that the concept for the underground structure is in conformance with the standard and could be approvable. The residence as shown appears to be non-compliant in terms of second story square footage, ridge lines etc. The architect was informed that all aspects of the residence must conform to the Architectural Standards.

**Aviezer – 24105 Hidden Ridge-**The committee asked George de La Nuez to add some additional rock or horizontal siding to decrease the two-story vertical feeling of the entire right side of the home. Otherwise, Committee said the house was acceptable.

#### **ADJOURNMENT**

There being no further business the meeting was adjourned.