

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

November 1, 2021

The regular meeting of the Hidden Hills Architectural Committee for November, 2021 was held on Monday, November 1, 2021 via video conferencing at 6:30 p.m..

CALL TO ORDER AND ROLL CALL

Robert Mahterian called the meeting to order at 6:30 p.m. Those members present via video conference were Robert Mahterian, committee chair, Tom Lewis, Stephen Phillips and Special Consultant Mike Kotal. Also present were Cary Brackett, HHCA General Manager, Ryan Levis, the Architectural Consultant, and John McGinnis, Hidden Hills Community Association Board of Directors Board Liaison. Additionally, associated consultants, homeowners, and applicants were present.

MINUTES

Tom Lewis moved that the minutes from Monday, October 4, 2021 be approved. Robert Mahterian seconded the motion.

GRADING REVIEW

TDR – 24247 Bridle Trail Rd.: Grading notices were properly sent to the neighbors within a 500' radius ahead of the meeting.

TDR – 24251 Bridle Trail Rd.: Grading notices were properly sent to the neighbors within a 500' radius ahead of the meeting.

CONSENT ITEMS

Fentress - 5626 Jed Smith Road: Homeowner is proposing to repaint the house:

Body – Dunn Edwards Whisper White
Door – Farrow & Ball – Pigeon

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

Gallien – 24164 Lupin Hill Rd.: Solar (previously approved) & Roofing:

Boral Saxony 600/700 Stone Mountain Blend

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

Tree Removal

None

Variance

Cooney – 5742 Hilltop: The project includes a new wrap around driveway, expansion of the first floor footprint, revisions to the roof volumetrics, grading to create the driveway, grading fill out at the stable area and revisions to the rear yard pool and hardscape. The project is now considered a Major Remodel and is seeking a variance to maintain the existing non-conforming front yard setback.

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

New Business

Movva – 6051 Spring Valley: The homeowner is proposing to add solar panels to their project. This matter was reviewed and approved by email and is on the agenda for ratification. Robert Mahterian moved for approval. Tom Lewis seconded the motion.

HH Luxury LLC – 23621 Long Valley: The homeowner is submitting for approval of a new home, accessory dwelling unit, pavilion and pool. The committee felt the home was too massive and commercial looking. The applicant was asked to go back and revise the project and resubmit.

AR Haven & AR True Love (25085 & 25067 Ashley Ridge Rd.): The homeowners submitted a combined application for security cameras. The committee declined to review the application due to the ongoing compliance matter with the olive trees on the side yard of the 25085 Ashley Ridge Rd. property.

Moas - 5800 Jed Smith: The homeowner is applying for a new 26' x 38' concrete slab play area on the back slope behind their home. Included in the proposed work are landscape steps, a pathway and new fruit trees. The applicant began work without approval and is seeking after the fact approval. The homeowner was subsequently called out for existing violations of a shade cloth over previously unpermitted play structures and sport court. The committee requested the applicant submit a partial survey showing the exact location of the sport court area.

Hlavacek – 5418 Round Meadow: The homeowner is applying for approval of a new Generator. This matter was reviewed and approved by email and is on the agenda for ratification. Robert Mahterian moved for approval. Tom Lewis seconded the motion.

Mills/QK & Assoc. – 25010 Jim Bridger: The homeowner is applying for a minor remodel to the existing residence with some limited new hardscape improvements adjacent the existing swimming pool. Robert Mahterian moved for approval. Tom Lewis seconded the motion.

Rolling View Investors – 2431 Rolling View Rd.: The developer of this project is seeking approval for a new home, swimming pool and the relocation of two mature oak trees. The committee was generally ok with the project but requested more information on the Equestrian Set Aside area to show compliance with access, dimensions, and slopes including the provision of downslope retaining walls not to exceed 3' in height. The applicant was asked to revise and resubmit the project.

Stomel – 5210 Round Meadow: The homeowner is applying for a minor remodel and addition to the existing residence together with the demolition of an existing pool, a new swimming pool, and a new pavilion/guest house. This matter was reviewed and approved by email and is on the agenda for ratification. Robert Mahterian moved for approval. Tom Lewis seconded the motion.

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TDR – 24247 Bridle Trail: The developer is proposing a new home, pavilion, swimming pool and associated improvements on this property. The committee has seen this project several times previously as a Discussion Item and approved the project.

TDR – 24251 Bridle Trail: The developer is proposing a new home, pavilion, swimming pool, stables and associated improvements on this property. The committee has seen this project several times previously as a Discussion Item. The committee still had issues with the detached garage and retaining walls behind as cutting into the hill more than they could approve. The applicant was asked to revise and resubmit the project.

Old Business

AR True Love – 25057 Ashley Ridge: The owner of this property is proposing the addition of a trellis above the front door. This matter was reviewed and approved by email and is on the agenda for ratification. Robert Mahterian moved for approval. Tom Lewis seconded the motion.

AR Haven – 25085 Ashley Ridge Rd.: The owner of this property is applying for approval of landscape lighting. The committee declined to review the application due to the ongoing compliance matter with the olive trees on the side yard of the 25085 Ashley Ridge Rd. property.

AR True Love – 25067 Ashley Ridge Rd.: The owner of this property is applying for approval of landscape lighting. The committee declined to review the application due to the ongoing compliance matter with the olive trees on the side yard of the 25085 Ashley Ridge Rd. property.

Alon – 5510 Jed Smith Rd.: The owner of this property is applying for approval of the guest house and pool pavilion portions of the previously approved overall project. This matter was reviewed and approved by email and is on the agenda for ratification. Robert Mahterian moved for approval. Tom Lewis seconded the motion.

EGC – 5376 Round Meadow Rd.: The developer of this property is applying for revisions to the previously approved landscape and hardscape plan. Tom Lewis moved for approval. Robert Mahterian seconded the motion.

Gagnier – 5395 Round Meadow Rd.: The homeowner is applying for approval of revisions to a previously approved barn currently under construction. The committee felt the project was deviating too far away from the original approval as a barn into another use. The committee denied the request for revisions and asked the homeowner to build in accordance with the original approval.

Butbul – 5505 Hoback Glen Rd.: The developer of this property is applying for final site plan approval as per field adjustments made during construction. Said adjustments include: not building the guest house, moving the equestrian set aside to where the guest house was, addition of some olive trees and redesigned fencing. Stephen Phillips moved for approval. Robert Mahterian seconded the motion.

Mid Investors – 24925 Lewis & Clark: The developer of this property is proposing revisions to the previous approval in the form of a 490 square foot addition to the second floor with associated roof line and some minor exterior material adjustments. This matter was reviewed and approved by email and is on the agenda for ratification. Robert Mahterian moved for approval. Tom Lewis seconded the motion.

Discussion

Bergstein – 5353 Round Meadow Rd.: The owner is proposing a remode on this property. The Committee expressed its continued concern over the perceived lack of conformance to the 35% hardscape limitation and requested the owner and applicant provide more evidence that the existing structures are previously permitted.

64 North – 25212 Walker Rd.: The applicant is proposing a new home on this property. The Committee expressed concern over the likely amount of grading and requested plans and grading volumes. The committee also requested site sections.

Gonen – 24344 Rolling View (now known to be 5360 Whitman Rd.): The applicant is proposing a new home on this property. The Committee has seen this project under Discussion a few times before and revisions have been made in response to comments. The committee asked that the applicant notice the neighbors regarding the grading volumes.

Aviezer - 24044 Long Valley Rd.: The applicant is proposing to demolish the home on the property to build a new home. The committee generally expressed favor toward the concept as presented.

Rosenblatt – 6027 William Bent Rd.: The homeowner is seeking approval for a minor remodel and addition to an existing residence to include a kitchen remodel, added covered patios and additional footage on the second floor with associated roof changes. Also proposed are landscaping improvements of new bocce ball court, new pickleball court, pool & spa remodel with new wood deck, relocate pool equipment and remove two sycamores and replace/mitigate with (8) 36" replacements. There is an existing asphalt access driveway that runs up to the right of the property and around the back that appears to have been an old fire lane or has something to do with drainage. This asphalt appears to not be included in the 35% hardscape calculations. The committee indicated the 35% calculations look questionable and asked the applicant to revised and resubmit.

TDR – 5300 Whitman Rd.: The developer is proposing a new home on this property. The committee expressed concern over the total cap height of the building and the grading volumes. They also requested site sections.

ADJOURNMENT

There being no further business, Stephen Phillips moved to adjourn. Tom Lewis seconded the motion.