

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

April 6, 2022

The regular meeting of the Hidden Hills Architectural Committee for April, 2022 was held on Wednesday, April 6, 2022 via zoom 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. The Architectural Committee (AC) members present via video conference were Robert Mahterian- committee chair, Stephen Phillips, and Keith Christian. Also present were Ryan Levis, the Architectural Consultant, and Hidden Hills Community Association Board President David Stanley. Additionally, associated consultants, homeowners, and applicants were present.

**Minutes & Pre Approval**

Robert Mahterian asked for a motion to approve the revised minutes from Monday, February 7th, 2022 and March 9<sup>th</sup>, 2022. Stephen Phillips motioned for approval and Keith Christian seconded the motion.

Robert Mahterian listed the properties on the agenda for which applications have been previously considered and approved by email.

**Tree Removal**

None.

**Variance**

None.

**Consent Items**

**Levine – 5846 Jed Smith Rd.:** The homeowner is proposing a re-roof of their home with EagleLite Fire Safe in the Sierra Blend. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Mid Property Investments – 24925 Lewis & Clark Rd.:** The homeowner is requesting approval to import dirt from the property under construction across the street that is exporting it in any case. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**New Business**

**Aviezer - 24044 Long Valley Rd.:** The property owner/developer is proposing a new replacement home with a remodel and addition to the existing guest house. The existing barn is proposed to remain as is. The Architectural Committee requested the plans include imagery of the existing barn and document any design changes that may be required to bring it into congruence with the rest of the project. The Committee requested a demo plan to show the

existing trees to be removed, relocated and/or to remain. Keith asked if it may be possible for tree #3 to remain. The applicant was asked to revise the plans and resubmit.

**Bergstein - 5353 Round Meadow Rd.:** The property owner is proposing a remodel and addition to the existing home but the property is currently over the allowable 35% hardscape limit and the proposed revisions are not bringing the property into conformance. The Committee expressed that it does not have the capacity to approve greater than 35% without the homeowner seeking a Variance for hardship from the Board of Directors. The Committee indicated it would not provide its support for said Variance and expressed that it is not reviewing the proposed design of the garage and conservatory expansion at this time.

**Ellis – 24507 Long Valley Rd.:** The homeowner is requesting approval for a remodel to their rear yard in the form of a new swimming pool, bbq zone, trellis, bocce ball court and associated hardscape and landscape. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Fentress - 5626 Jed Smith Rd.:** The homeowner is requesting after the fact approval to remodel the swimming pool and adjoining hardscape. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Gordon - 5565 Jed Smith Rd.:** The homeowner is requesting approval for a Minor Remodel and covered patio addition to their home with associated replacement swimming pool and hardscape. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Guerry – 24400 Little Hollow Rd.:** The homeowner is requesting approval for slightly modified pool pavilion that was shown on the previously approved plans as a place holder. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Hartman 5747 Jed Smith Rd.:** The homeowner is requesting approval for replacement of the existing driveway with Angelus pavers and for landscape planting revisions. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**HH Luxury LLC – 23615 Long Valley Rd.:** The developer is proposing a new home on this property. The Committee requested the applicant demonstrate more clearly the trees that are to stay and those that are to be removed or added. The Committee members reminded the applicant that the parkway and driveway slopes cannot exceed 2%. Robert Mahterian voted to approve the project but there was not a quorum for full approval.

**Jenkins - 25211 Jim Bridger Rd.:** The homeowner is proposing new site works consisting of a sport court, lap pool, outdoor kitchen area, cold plunge pool with access path and associated hardscape improvements. The Committee requested more information on the water feature and whether or not the sauna was in the scope of work. The applicant was asked to revise the plans and resubmit.

**Kane – 6021 John Muir Rd.:** The homeowner is submitting plans to address a violation of work done on the property without prior permission. The Committee requested more screening of the home with trees on the corner. The applicant was asked to revise the plans and resubmit.

**Landon – 5697 Hoback Glen Rd.:** The homeowner is proposing an expansion of the existing driveway for more parking area adjacent the front yard and entry to the home. The Committee

expressed concern that the expansion was a significant increase in hardscape facing the street and appeared to involve the removal of at least 2 of the 3 mature redwoods in the vicinity. The Committee asked that the applicant provide landscape plans that would show more of a landscape buffer to the area and to possibly consider a revision to keep at least 2 of the 3 redwoods.

**Magalan LLC – 5287 Round Meadow Rd.:** The developer is proposing a new home on this property. While the Committee had encouraging words as to the progress of the design, an error was discovered in the elevations on the survey provided. The Committee also found fault with the prevailing setback calculation and asked that the applicant use either the previous or proposed front yard setback of the home under construction at 5275. The Committee expressed further concern over depth of the eaves and asked for consistency re same. The Committee also requested a demolition plan for the existing trees proposed for removal and to remain. Lastly, the Committee reminded the driveway and parkway needs to be shown at 2%.

**Miller – 25115 Jim Bridger Rd.:** The homeowner is requesting approval for a Minor remodel and addition to the existing home. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Mitchell/Babel 5370 Whitman Rd.:** The homeowner is requesting approval for a Minor remodel and addition to the existing home, a replacement swimming pool, along with associated hardscape and landscape revisions. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Nabor – 6001 Annie Oakley Rd.:** The homeowner is requesting approval for a Minor addition to an existing stone patio at the rear of the pool. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Rolling View Investors LLC – 24341 Rolling View Rd.:** The developer is seeking approval for a replacement home, swimming pool and associated landscape and hardscape modifications. The Committee expressed concern over the new retaining wall proposed at the ESA access as encroaching on an oak tree that also appears to have been partially erased from the documentation. The Committee expressed concern over the amount of crickets in the roof as well as the patio in the dripline of the oak tree. The Committee requested a demo plan to show the existing trees to be removed, relocated and/or to remain. Keith indicated he would visit the site. The applicant was asked to revise the plans and resubmit.

**Tawil – 5545 Dixon Trail Rd.:** The homeowner is requesting approval for landscape improvements to the property. The application addressed the comments received last month. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**TDR - 5373 Jed Smith Rd.:** The applicant is proposing a new home on this property. One or more of the Committee members expressed general favor with the building shape and materials proposed yet on the other hand felt the revisions from the last submittal of the added Accessory Dwelling Unit and movement of the barn to the location of the former detached garage were not as good as before. The Equestrian Services Committee liaison felt that the proposed barn and turnout were not functional. The applicant suggested to remove the retaining wall in the side yard at the turn out in favor of grading and expanding the turn out to be more functional. The Committee also expressed disfavor with the modern look of the trellis on the ADU as well as the look of the horizontal siding in the material board. The Committee asked that the barn structure be shown in the renderings and for the applicant to provide a landscape demo plan to show the existing trees to be removed, relocated and/or to remain.

**TDR - 5320 & 5330 Whitman Rd.:** The applicant is seeking approval for a lot line adjustment between the two properties. Robert Mahterian & Stephen Phillips voted yes on endorsing the request to the Board of Directors. Keith Christian voted no. The matter will go to the Board with a majority recommendation of approval from the Committee. The applicant was asked to provide 500' radius mailing labels ahead of being placed on an upcoming agenda for the Board meeting.

**Weber – 5819 Fitzpatrick Rd.:** The homeowner is requesting approval for resurfacing their existing driveway with pavers. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

### **Old Business**

**Aviezer 75 LLC – 5275 Round Meadow Rd.:** The developer of this project is seeking approval to switch the previously approved roof tiles to Tesla solar roof tiles. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**AR True Love – 25067 Ashley Ridge Rd.:** The homeowner is seeking approval to remove a dying oak tree in the rear yard with mitigation and for approval for a structural revision to the previously approved entry trellis. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Binder – 6080 John Muir Rd.:** The homeowner is applying for landscape and hardscape revisions to the previously approved plans. This matter was reviewed and approved during the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Mid Investments – 24925 Lewis & Clark Rd.:** The developer is proposing a revision to a previously approved plan to raise the plate lines of floors at the center section of the house (yet to remain well under the maximum height limitation) and to remove the shed roof to modernize the front entry design. The Committee approved the building height raise but rejected the entry revision.

**Olofson – 5403 Jed Smith Rd.:** The homeowner is proposing a decomposed granite and landscape timber path and stairs up to the rear yard slope on the property. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Ramsey – 5716 Jed Smith Rd.:** The homeowner is seeking approval to expand the previously approved pool pavilion by 68 square feet, add roses to the front yard slope, and construct a pre-fab wood barrel sauna on a deck screened by plantings. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

**Tershay – 5717 Round Meadow Rd.:** The applicant is submitting landscape design revisions of a relocated swimming pool and Equestrian Set Aside location. The Committee approved the new pool location and ESA. The Committee indicated that the side and front yard fencing and landscape adjacent had to be no higher than 48” above grade. As such, the Committee instructed the applicant to show the pool screen fencing to be entirely inside the setbacks.

**Watson – 5301 Old Farm Rd.:** The homeowner is seeking after the fact approval for moving the previously approved barn 10’ closer to the property line but still well inside the setbacks. This matter was reviewed and approved by email before the meeting, receiving “Yes” votes from Robert Mahterian and Keith Christian.

### **Discussion**

**Malek – 5686 Round Meadow Rd.:** The applicant is submitting for approval of a new residence, guest house, stables, pool and associated landscape and hardscape. The Architectural Committee indicated that the side and front yard fencing and landscape adjacent had to be no higher than 48” above grade. As such, the Committee instructed the applicant to show the pool screen fencing to be entirely inside the setbacks. The Committee asked that the cabana streetside elevation be provided and for the applicant to provide a landscape demo plan to show the existing trees to be removed, relocated and/or to remain.

**TDR – 24227 Bridle Trail Rd.:** The developer is proposing a new home on this vacant parcel. The developer presented a revised concept that has eliminated the second floor. The Committee applauded the removal of the second story but again expressed concern about the height of the main floor pad as compared to the cul-de-sac elevation. The Committee was concerned about the proportions and massing of the entry volume. The Committee again rejected the application though no formal vote was taken.

### **ADJOURNMENT**

There being no further business, Stephen Phillips moved to adjourn. Keith Christian seconded the motion.