

HIDDEN HILLS COMMUNITY ASSOCIATION
Architectural Committee
Minutes

May 11, 2022

The regular meeting of the Hidden Hills Architectural Committee for May was held on Wednesday, May 11, 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. Those members present via video conference were Robert Mahterian (Committee Chair), Keith Christian, and Stephen Phillips. Also present were Ryan Levis (Architectural Consultant), Mike Kotal (Special Consultant), and Tracie Blankenship (Hidden Hills Community Association General Manager). Additionally, associated consultants, homeowners, and applicants were present.

MINUTES

The minutes from the meeting of April 6, 2022 were unanimously approved.

GRADING REVIEW

The following properties were review for grading in the "New Business" list below: 24172 Lupin Hill LLC, Malek 5686 Round Meadow Rd, TDR 5373 Jed Smith Rd, TDR 24227 Bridle Trail Rd.

CONSENT ITEMS

Kane 6021 John Muir Rd.: Homeowner is proposing to swap out garage doors. This matter was reviewed and approved by Robert Mahterian and Keith Christian at the pre-meeting via zoom on 5/9/2022 and is on the agenda for ratification.

Tree Removal

Nuques 5241 Twin Oaks: Homeowner is proposing to remove a dead oak tree in the back yard near play area.

This matter was reviewed and approved by Robert Mahterian and Keith Christian, with the condition that once removed, the oak tree is replaced with another oak tree 36" box and artificial grass put under. Also approved was replacing front yard grass with artificial grass.

Koss 5250 Round Meadow: Homeowner is proposing removal of camphor tree damaging pool shell.

This matter was reviewed and approved by Robert Mahterian and Keith Christian at the pre-meeting via zoom on 5/9/2022.

Variance

None

New Business

24172 Lupin Hill LLC: The property owner is proposing a new home, pool, landscape, hardscape & grading.

This matter was reviewed by Robert Mahterian and Keith Christian. The current driveway is 9ft wide but must be 20ft wide per Fire Department requirements. This will require the removal of pine trees lining the current driveway. Removal of 3 out of 5 oak trees is still in discussion and a corral needs to be moved. Fuel modification tree removals are still to be verified.

Aviezer 24044 Long Valley Rd.: The homeowner is proposing a new home, an ADU remodel/addition & stables remodel.

This matter was reviewed and approved by Robert Mahterian and Keith Christian, with the condition that the driveway is not to be replaced until after construction is done to not cause damage by vehicles to roots of the oak tree in the front yard. Removal of the sycamore tree in the backyard is also approved due to roots running along the surface of the back yard.

Aviezer 24341 Rolling View Rd.: The property owner is proposing a new home with a new swimming pool, landscape, hardscape & grading.

This matter was reviewed by Robert Mahterian and Keith Christian. The ESA is non-compliant due to being too close to the guest house (only 32ft 3in and it must be 35ft). The current plans do not show replacing of landscaping after grading near the bridle trail and a lot of foliage/trees are missing from the corner of the lot and retaining wall near the house and tennis court. The plans need to show replacement landscape on streetside slope. More in-depth plans of oak tree relocation is also needed. Requirement of relocation of oaks may be with a bond.

Freedman 5666 Jed Smith Rd.: The property owner is proposing a pool remodel.

This matter was reviewed and approved by Robert Mahterian, Keith Christian, and Stephen Phillips at the pre-meeting via zoom on 5/9/2022.

Hidden Hills Luxury 23615 Long Valley Rd.: The property owner is proposing a new home, ADU & pool.

This matter was reviewed by Robert Mahterian and Keith Christian. The grading plan needs revision to show the tree dripline plus 5ft protected zone. Protection plan for oak trees and fence plans are needed as well as revised landscape mitigation plan. Elevation of driveway cannot be increased or decreased in area of oak tree dripline.

Hidden Hills Luxury 23621 Long Valley Rd.: The property owner is proposing a new home, ADU & pool.

This matter was reviewed by Robert Mahterian and Keith Christian. Oak tree and oak tree canopies missing from plans. Check on second floor plan to match. The rendering with windows along back of the house are preferred (as opposed to the sliders in the plan view).

Kane 6021 John Muir Rd.: The homeowner is proposing landscape/hardscape revisions.

This matter was reviewed and approved by Robert Mahterian, Keith Christian and Stephen Phillips at the pre-meeting via zoom on 5/9/2022.

Magalan LLC 5287 Round Meadow Rd.: The property owner is proposing a new home & swimming pool along with guest house remodel.

This matter was reviewed and approved by Robert Mahterian, Keith Christian and Stephen Phillips at the pre-meeting via zoom on 5/9/2022.

Malek 5686 Round Meadow Rd.: The property owner is proposing a new home, ADU, stables, pool, grading.

This matter was reviewed by Robert Mahterian and Keith Christian. The perimeter fence change and pool secure fence are not visible on plans. Check on fence height on Round Meadow. Landscaping is hard to read on plans.

Montana 25120 Jim Bridger Rd.: The homeowner is proposing a minor remodel to the existing home.

This matter was reviewed by Robert Mahterian and Keith Christian via zoom on 5/11/2022. Tree removal issue – taking 8 large mature sycamore trees and replacing them with 36” box, not approved. Palm tree removal is acceptable. Rendered drawing requested. Fix sports court. Sports court is hardscape. Show in calculations.

Noel Roberts Trust 24895 Long Valley Rd.: The owner/applicant is proposing to merge their lots at 24895 Long Valley Rd. and 24878 Eldorado Meadow Rd. which share a northern and southern property line respectively. The Eldorado Meadow Rd property was approved for a garden (only) in the past and presently does not have a residence or any other habitable structures on it. This was perhaps an oversight in past approvals but the Merger will correct this and make the property whole. This Merger will create a contiguous lot of 4.5 acres gross and result in less overall density of development. Due to the presence of a bridle trail to the east of the property that connects Eldorado Meadow with Long Valley and ultimately the Ahmanson Ranch, the proposed Merger will not have any impact on bridle trail access through and outside the community.

24895 Long Valley Rd is approximately 3.01 acres while 24878 Eldorado Meadow Rd is approximately 1.49 acres. The combined square footage would be 4.50 acres

The proposed merger was discussed at the Architectural Committee pre-meeting held by zoom teleconference on Monday May 9th, 2022 at 6:30 pm. The Committee members agreed to unanimously recommend approval of the Merger; however, members Christian and Phillips conditioned their recommendation on the following conditions: 1.) That any future development proposed for the combined property utilize the 3.01 acre lot only as the denominator in any allowable square footage calculations of total house or hardscape size limitations; and 2.) That any future development proposed on the combined property be mandated a 2X provision of the Equestrian Set Aside requirements. Currently, this would equate to a 1,200 square foot turnout and a 1,200 square foot barn allowance, respectively.

Ostrow 24905 Eldorado Meadow Rd.: The homeowner is proposing a new ADU & roof material revisions.

This matter was reviewed by Robert Mahterian and Keith Christian via zoom on 5/11/2022. Roof material is not approved due to painted top coat. No corrugated metal. Switch to standing seam. Approved subject to revision of the roof material.

Pearson 24372 Rolling View Rd.: The homeowner is proposing a minor remodel to the existing home.

This matter was reviewed and approved by Robert Mahterian, Keith Christian and Stephen Phillips at the pre-meeting via zoom on 5/9/2022.

Sheffield 24976 Kit Carson Rd.: The homeowner is proposing a minor remodel to the existing home.

This matter was reviewed and approved by Robert Mahterian, Keith Christian and Stephen Phillips at the pre-meeting via zoom on 5/9/2022.

TDR 5373 Jed Smith Rd: The property owner is proposing a new home, ADU, pool & stable; grading.

This matter was reviewed and approved Robert Mahterian, Keith Christian and Stephen Phillips at the pre-meeting via zoom on 5/9/2022. ESA ok for grading in side yard. Approved based on newest equestrian stable plan sent via email to Ryan Levis on May 11th at 4:31pm.

TDR 24227 Bridle Trail Rd: The property owner is proposing a new home, pool & stable; grading.

This matter was reviewed by Robert Mahterian and Keith Christian. The committee requested revision of stairway/foyer/home entryway and reconfiguration of skylight which should be shortened or lowered – Not aesthetically pleasing; too bulky.

Old Business

Disick 5464 Jed Smith Rd.: The property owner is proposing exterior material & pavilion revisions.

This matter was reviewed by Robert Mahterian and Keith Christian at the meeting via zoom on 5/11/2022. The proposed materials (specifically the Newtechwood vertical type paneling) was not approved – too modern and not cohesive.

Schetter 24058 Long Valley Rd.: The property owner is proposing further window & exterior material revisions.

This matter was reviewed and approved by Robert Mahterian, Keith Christian, and Stephen Phillips at the pre-meeting via zoom on 5/9/2022.

Tershay 5717 Round Meadow Rd.: The property owner is proposing to put the previously approved equestrian set aside and pool back in their approved location, but move the pool location southward by 8’.

This matter was reviewed and approved by Robert Mahterian, Keith Christian, and Stephen Phillips at the pre-meeting via zoom on 5/9/2022.

Discussion

Khodayeki 23921 Long Valley Rd.: The property owner is proposing a new home, stables, pool; grading.

This matter was reviewed by Robert Mahterian and Keith Christian at the meeting via zoom on 5/11/2022. Not enough information on drawings. Home design is just a clunky square. No on ESA. No understanding of trees. Need a full oak tree report.

Liv Lux 25151 Jim Bridger Rd.: The property owner is proposing a new home, ADU, stables, pool, an outdoor kitchen, & grading.

This matter was reviewed by Robert Mahterian and Keith Christian. Additional information needed on barn width. Circulation of the grading memo to the surrounding neighbors in a 500’ radius to be completed for the next meeting

Nazerian 23661 Long Valley Rd.: The property owner is proposing a new home, ADU, pool, gym, stable, etc.

This matter was reviewed by Robert Mahterian and Keith Christian. House needs to be developed with more detail.

TDR 5340 Whitman Rd.: The property owner is proposing a new home, pool, pavilion, etc.

This matter was reviewed by Robert Mahterian and Keith Christian. The Lot Line Adjustment has not been brought to the Board yet. The matter will be discussed further after the Lot Line Adjustment is brought to the Board.

TDR 5330 Whitman Rd.: The property owner is proposing a new home, ADU, pool, pavilion, etc. This matter was reviewed by Robert Mahterian and Keith Christian. The Lot Line Adjustment has not been brought to the Board yet. The matter will be discussed further after the Lot Line Adjustment is brought to the Board.

ADJOURNMENT

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