

Architectural Committee Meeting Minutes

Hidden Hills Community Association
24549 Long Valley Road
Wednesday, July 13, 2022 at 6:30 p.m. Held via Zoom

Call to Order and Roll Call

Robert Mahterian called the meeting to order at 6:30 p.m. The committee members present were Robert Mahterian, Keith Christian, and Mike Kotal. Also present was Ryan Levis (Architectural Consultant). Additionally, associated consultants, homeowners, and applicants.

Minutes

Approval of the minutes from the meeting of June 7, 2022 was tabled for additional review.

Tree Removal

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
*	1	Aviezer	24044 Long Valley Rd	Pine tree removal	A	A	A
	2	KKW	24895 Long Valley Rd & 24878 Eldorado Meadow Rd	Tree Removal & Relocation Comments: Owner to employ certified arborist to make an oak tree report stating how each tree will be moved (what size box, etc).	M	M	M

New Business

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
*	1	Berns	25146 Eldorado Meadow Rd	Backup Generator	A	A	A
*	2	Bhatia	5375 Whitman Rd	Roof Solar	A	A	A
	3	Boreanaz	5739 Penland Rd	Chain link fence for back of property Comments: -Get pictures, the overhead GIS image is inadequate -Looks "jail" like	M	M	M
*	4	Farley	6098 Clear Valley Rd	Minor Remodel	A	A	A
*	5	Gribi	5887 Annie Oakley Rd	Artificial Grass	A	A	A
*	6	Grund	24615 John Colter Rd	Re-Roof	A	A	A
*	7	Hainer	24810 Jacob Hamlin Rd	Backup Generator	A		A
*	8	HH Luxury	23615 Long Valley Rd	New home, pool, landscape, ADU; Grading	A	D	A
	9	HH Luxury	23621 Long Valley	New home, pool, landscape, ADU; Grading Comments: -Need to solve grading issue within 15ft of property line -Oak tree offsite not on tree report -Revise cut fill to net zero	M	M	M
*	10	Kahn	23842 Long Valley Rd	Roof Solar	A	A	A

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*	11	Kane	6021 John Muir Rd	Replace pool plaster and add baja shelf	A	A	A
	12	KKW	24895 Long Valley Rd	Minor Remodel & Addition <i>Comments:</i> -Ryan needs to walk the property. -Cusp of lot coverage to be verified -Possibly submit CAD file	M	M	M
*	13	Landon	5697 Hoback Glen Rd	Driveway expansion	A	D	A
*	14	Lewis	5831 Hilltop Rd	Utility Room remodel and expansion	A	A	A
*	15	Montana	25120 Jim Bridger Rd	Minor Remodel revisions.	A	A	A
	16	Nazerian	23661 Long Valley Rd	New home, pool, landscape, hardscape, ADU; Grading <i>Comments:</i> -Too similar to houses nearby -Too much stucco -Boxy and massive -Applicant could pay to have the tree in the parkway removed and a new tree planted of similar size. This would need to be coordinated with HOA manager and landscape committee. - Committee has concerns with the extent and heights of retaining walls and extent of grading.	M	M	M
	17	Patmore	5791 Jed Smith Rd	Landscape changes (including tree removal and replacement) and a Pool Remodel <i>Approved during meeting.</i>	A	D	A
*	18	Plouffe	24915 John Fremont Rd	Landscaping revisions & Outdoor Kitchen	A	A	A
	19	Richards	5851 Clear Valley Rd	After the fact approval for Hardscape <i>Comments:</i> -Ryan needs to go onsite to evaluate the work done. <i>Post meeting note: Ryan went on 7/14/22 and verified that everything matches the plans submitted.</i>	A	M	M
	20	TDR	5985 Annie Oakley Rd	Exterior home improvements, removal of current pool and adding new infinity pool and spa elsewhere, etc.	M	M	M

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				<p>Comments: -Need elevations -Need lot coverage -Need more information</p>			
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Old Business

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
	1	Aviezer	5275 Round Meadow Rd	Revisions to exterior materials (windows & doors, master bedroom roof, and added stone to the left side elevation)	A	A	A
	2	Cooney	5742 Hilltop Rd	Revision to previously approved plans (specifically the great room) Comments: -Plan not changed -The new window layout, shutters that are very narrow, and octagon windows are not resolved. -Hip roof was removed and changed to make one new gabled roof.	D	D	D
	3	Disick	5464 Jed Smith Rd	Exterior Material Revisions for New Home Construction Comments: -Same issues as last month. -No to the Newtechwood vertical paneling -Need pool pavilion materials listed	M	M	M
*	4	Farley	6076 Clear Valley Rd	Revised exterior siding material	A	A	A
	5	LVR	24314 Long Valley Rd	New basement level condenser vault & landscape lighting plan. Comments: -Condenser Vault ONLY approved -Disregard the landscape lighting plan at this time. The previously approved Landscape Plan is not what will be built. They will be submitting a new Landscape Plan in the future. -Committee asked for soil nail diagram showing number, location, and size of cap.	A	A	A

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*	6	Oakland	5450 Paradise Valley Rd	Minor Remodel (photographs now provided)	A	D	A
*	7	Terteryan	23924 Long Valley Rd	Minor Remodel revisions	A		A

Discussion Item

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
	1	Khodayeki	23921 Long Valley Rd	New Home, Pool, Stables, etc. Comments: -Tree plan is missing the sycamore tree(s) on property -Chaotic composition/not resolved -Grading volumes too large -Retaining wall issue behind and on the side of the barn -Boxy massing -Cacophony of shapes, forms, materials, and siding orientations	M	M	M

* - Previously considered and approved by email.

A - Approved

D – Declined

M – More information or work requested.