

Architectural Committee Meeting Minutes

Hidden Hills Community Association
24549 Long Valley Road
Wednesday, February 28, 2024, 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 Diko Kassabian and Michael Kotal. Also, present was Ryan Levis (Architectural Consultant) and Shannon Spirtos (Architectural Administrator). Additionally, associated consultants, homeowners, and applicants.

Minutes

Approval of the minutes from the meeting of January 24, 2024.

Grading Review

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
	1	Saitman	5949 Spring Valley Rd	Grading Review <i>The Architectural Committee does not give incremental approvals but reviews the project in its entirety. That said, the grading volumes are reasonable for this size lot. The lightwells will not be allowed to encroach into setbacks.</i>	A	A	A

Consent Items

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
*	1	Holden	5650 Jed Smith Rd	Paint/Siding Change			

Tree Removal

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
	1						

Variance

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK

New Business

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
*	1	24247 Bridle Trail LLC	24247 Bridle Trail Rd	Driveway Revisions			
*	2	AR Haven LLC	25085 Ashley Ridge Rd	Vegetable Garden Planters <i>The Architectural Committee requests that the owner provide planting to obscure the vegetable boxes and resubmit.</i>	A	A	A
*	3	Gersh	5465 Round Meadow Rd	Roof Solar			
	4	LVR	24314 Long Valley Rd	Landscape Revisions <i>The Architectural Committee needs more clarity on what was originally approved vs. what is being proposed. The Committee also quoted the Architectural Standards Section 4 Item 9, where it states, "Planting that completely obscures the house from the street is not</i>	D	D	D

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				permitted.” The proposed landscape plan will obscure the house from the street and does not “preserve and enhance the feeling of openness and rustic country atmosphere”.			
	5	Moghadam	25250 Walker Rd	New Home w/ Basement, Stable, Pool, grading The Committee would like to see bigger box tree’s and more of them on the rear slope between the house and equestrian area as well as below the equestrian area. The second floor decks greater than 6’ depth need to be resolved.	M	M	M
	6	Moule	5831 Fitzpatrick Rd	New Home, ESA, Pool, grading Approval of this project is contingent on the bond agreements being executed. The Committee would also like the materials for this project to be revised to a more earthy/natural color pallet.	M	M	M
	7	Murphy	5382 Scott Robertson Rd	New Home, Accessory Structure, ESA, Pool Remodel The new Architectural Committee Chair stated that the second floor does not conform to our Architectural Standards. He quoted the Architectural Standards Section 5 Item 9, where it states, “The architectural design for two story homes shall limit the second floor massing as viewed from adjoining roadways and neighboring homes. Accordingly, the majority of the second floor mass should be oriented toward the rear of the home and away from the front yard (street view).” The Committee also stated that they would like to see the Oak tree more protected, by moving the front left portion of the house back 5ft from the dripline. After the meeting, the Committee members discussed this project and ultimately decided they did not want to go back on the prior Committee’s comments. They ultimately decided to have a secondary private meeting on 3/6/24 to discuss the project further.	M	M	M

Architectural Committee Meeting Minutes

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				<p>During the private meeting on 3/6/24, the Committee provided the following options:</p> <ol style="list-style-type: none"> 1. Move the existing oak forward and add (2) 60" box (same species) on the left and right to soften the massing 2. Pull the house back at the existing oak tree to respect the 5ft dripline clearance <p>Both options have been presented to the applicant and we are awaiting their response.</p>			
*	8	Reinsdorf	5314 Round Meadow Rd	Trellis			
	9	Royal GS Investments LLC / Besnos	5860 Fitzpatrick Rd	<p>New Home w/ Basement, Pool, Stable, grading</p> <p>The Architectural Committee would like the following items addressed:</p> <ul style="list-style-type: none"> - Basement lightwell windows are showing. A basement cannot be above grade. - Pad raised 2ft - Change materials/colors <p>After the meeting, the Committee members decided to have a secondary private meeting on 3/6/24 to discuss the project further. During the private meeting on 3/6/24, the Committee provided the following options:</p> <ol style="list-style-type: none"> 1. Raise wall at lightwells and add hedges/vegetation to screen 2. Grant additional 1,000 cubic yards to push the basement down (in accordance with Architectural Standards 4, item 10) <p>Both options have been presented to the applicant and we are awaiting their response.</p>	M	M	M
	10	Snow White Trust	25115 Eldorado Meadow Rd	<p>Major Remodel</p> <p>The Architectural Committee advised that they need clarity on what is existing vs. what is being proposed.</p>	M	M	M

Architectural Committee Meeting Minutes

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				They also stated that there are zero eave conditions and the materials chosen for this project are too similar to many other homes throughout the community. There was also concerns about the massive two-story entrance piece. The Architectural Standards require the vertical elements to be minimized and softened.			
*	11	Stacey-Rushton	24960 John Fremont Rd	Pool Remodel & Pool House, grading The Architectural Committee asked that the applicant add more trees and landscape to soften the area between the retaining wall and the structure and resubmit.			
*	12	Woizik	24901 Eldorado Meadow Rd	Roof Solar			

Old Business

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
*	1	Busheri	5686 Round Meadow Rd	Revision to Driveway Material	A	A	A
*	2	Freedman	5666 Jed Smith Rd	New Guest House (Re-Approval/Extension)	A	A	A
*	3	Ginsberg	24929 Jim Bridger Rd	Minor Remodel Revision	A	A	A
*	4	Librush	24172 Lupin Hill Rd	Roof Material Revision	A	A	A
*	5	Richards	5851 Clear Valley Rd	Interior Remodel & Addition (Re-Approval/Extension)	A	A	A
*	6	TDR Capital Group	24227 Bridle Trail Rd	Stable Elevations	A	A	A

Discussion Item

Code	ID	Applicant	Address	Scope of Work	RM	DK	MK
	1	5541 Paradise Valley LLC	5541 Paradise Valley Rd	New Home, Pool, ESA The Architectural Committee stated that the design for the proposed home is too modern with zero eaves. The overall feel of the home is harsh and feels unresolved. The previous submittal felt warmer and more fitting for the community.	M	M	M
	2	Azad	23847 Long Valley Rd	New Home Concept Discussion The Committee would like to see more in-depth plans and would like the overall project to resemble the inspiration images.	M	M	M
	3	Haveliwala	5530 Jed Smith Rd	New Home, Stable, Pool, grading The materials chosen for this project are too similar to many other homes throughout the community. The	M	M	M

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				Committee has requested new materials be chosen. Also, the Committee is not in favor of the 3 oak tree's being proposed for removal in the front yard. or removal of the pepper trees in the rear yard (at the property line) without mitigation.			
	4	Round Meadow South LLC	5255 Round Meadow Rd	<p>New Home, Stable, Pool, grading</p> <p>The Architectural Committee has the same concerns as last month and stated that this is a non-starter.</p> <p>Too similar to neighboring home. This submission is almost identical to the floor plan of the adjacent home, though it is actually a mirrored plan.</p> <p>The following concerns from last month still exist:</p> <ul style="list-style-type: none"> - Pad raise by 3.9 feet, higher than prior application. - House 25% larger than prior application. - Hardscape 20% larger than previous application. - Grading more than double previous application and BOD approval. - Tree measurements to be at 3' above grade not 4.5' - Oak tree grove transplanting a problem. - Balcony over 6' without roof above entry. Said balcony essentially a flat roof. 	M	M	M
	5	Shomof	25212 Jim Bridger Rd	<p>New Home Concept Discussion</p> <p>The Committee felt that the massing was too much for this lot and the design did not represent the inspiration images. There was concern for the two-story elements which are oriented towards the street. Also, the vertical planes are emphasized, which is not in line with the Architectural Standards.</p>	M	M	M

* - Previously considered and approved (*C = conditional approval) by email or pre-meeting.

A - Approved during the Committee Meeting

D - Declined

M - More information or work requested.