



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, January 9, 2019
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Christine Fitzgerald, Troy Killorn Absent: Kurt Eleam
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Mario Millan, David Mauger, Jamal Williams and son and daughter
5. **Minutes:** The December, 2018 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in December:** HARC did not review projects in December, 2018 but held a workshop to update the Landscape and Design Guidelines.
7. **New or Revised Projects;**
 - a. **1559. Landmark/Millan - remove and replace two Sycamore street trees. (approved conditionally 4-0).** The Millan have two Sycamore trees in their front yard. Both trees have caused damage to their sidewalk and driveway. They contacted the City of Vallejo's arborist a year ago who recommended that they cut back the roots in order to save the trees. They did as recommended to the tree on the right side of the driveway. However the trimming of the roots put stress on the tree and it started to loose its leaves which was anticipated. The other tree continues to damage the sidewalk and possibly the irrigation system. The Committee has been reluctant to approve the removal of mature street trees but voted on a compromise. They voted to approve the removal of the tree on left side of the yard and replace it with a Chinese Pistache. They chose this tree because the neighbors have a large Sycamore tree in close proximity to theirs which would maintain the streetscape. The Committee voted to retain the other Sycamore on the right side of driveway and wait and see if becomes healthy again. If after a year, the trees worsens, Mr. Millan can reapply to have it removed and replaced.
 - b. **4204 Summer Gate/IHS Property West - repaint different colors. (approved 4-0)** The applicant submitted a request to repaint the house different colors that were suggested and approved by the Villages HOA. Although the colors are in a very different palette, the Committee voted to approve as presented.

- c. **6082 Ashwell Way/IH Property - replace house number fixture and allow retention of unlit number placard (approved 4-0) .** This resident was cited for a broken house number fixture. They also replaced it with an unlit number placard several feet from the corner of the house to avoid a tree that blocked the original fixture. To comply with Fire Department regulations, homes must have lighted houses numbers. Therefore the Committee voted to approve the replacement of a new lighted fixture in the original location where there is an electrical connection. The Committee also allowed the unlit number placard to remain, as installed to improve visibility of the house numbers.

Preliminary Review: 1773 Durrow Court/Williams - Jamal Williams presented preliminary plans for a home he intends to build for his residence on Durrow Court. The plan is for a 4297 square foot home and 830 square foot garage. It contains five bedrooms, and 3 1/2 baths, great room, media room, dining area and kitchen. The style of house is electric California Ranch. The Committee was in favor of the project but felt it lacked the finishes. and adornments found in custom homes. The Committee will provide Mr. Williams with a long list of items that need to be addressed in the final plans. In addition to a comprehensive landscape, irrigation and drainage plan, he should provide a material board that depicts: colors, roofing, surface, windows, doors, stone for house, stone for retaining walls, driveway pavers, lighting fixtures, mailbox, and fencing.

8. Minor/Solar Projects approved by Chair:

- a. **2213 Bennington/Lew - repaint house she colors**
- b. **5067 Staghorn/Cochongco - install security camera and satellite dish - pending**

9. Upcoming Projects and Issues:

- a. **2935 Carlingford/Mauger. - construction a swimming pool.** Mr Mauger submitted his application well after the due date. However he attended the meeting in hopes of obtaining some initial feedback. The Committee was in favor of the construction but identified information that the applicant should provide for the review in February. Specifically he must provide calculations indicating the amount of hardscape versus vegetation and a detailed landscape plan

10. HPOA Board report - Chris Brittle

- a. First draft of CC&R revision is going to the Board for review.

11. Items for discussion:

- a. **The Landscape and Design Guidelines** are updated and will go to Board for review and determination if they need to go to the Community for comments. There are only a few editions that the Board had not previously reviewed. Some of the additions involve items that raised during the Rover review.
- b. **1601 and 1607 Landmark** was approved by the Planning Commission. However there are multiple issues that have been identified by Public Works, Building and the Fire Department that need to be addressed before a permit is granted.

12. Future Meetings: The next meeting is scheduled for: February 13, 2019

13. Adjourned: 8:30 PM