



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Zoom Call

Home of Marcelline Mahern

Wednesday, May 12, 2021

7:00 PM

6:00 PM pre meeting: In order to facilitate an efficient HARC meeting the Committee met before hand to review the projects.

1. **Call to order:** 7:02PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Kurt Eleam, Troy Killorn, Ernest Stockinger and Patrick Isaacs (late). Chris Brittle, alternate/absent.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: absent
4. **Guests:** Barbara Smith, Ann Murphy, Annette Young-Taw, Christy Powell, Sonny Sohal, Eric Kaufman and Kelvin Franco.
5. **Minutes:** The April 14, 2021 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in April and applicants notified:**
 - a. 1306 Misawa/Mendoza - add shed (denied/revision)
 - b. 2951 Carlingford/Gillis - add gazebo/patio (approved)
 - c. 2255 Bennington/Gaoiran - gazebo (grandfathered)
 - d. 2947 Carlingford/Welsh - repaint (approved)
 - e. 1559 landmark/Millan - paint garage door white (denied)
 - f. 2834 Dominion/Veloso - repaint. (approved body and trim)
 - g. 2279 Bennington/Rafols - added sidewalk (approved)
 - h. 7008 Alder Creek/Valle - repair and repaint shutters (approved)
 - i. 5026 Staghorn/Bautista - repaint (approved)
 - j. 8372 Bennington Ct/Bowers - add trellis (approved)
 - k. 2238 Bennington/France - illegal road. Refer to HPOA Board
7. **New Projects or Issues to review:**
 - a. 1306 Misawa/Mendoza - add shed. (denied 5-0) . The Committee had asked the applicant to attend the meeting in order to discuss their many concerns regarding this project. Mr. Mendoza did not attend and the project was denied again.
 - b. 1925 Beltaine/Smith - replace lawn with xeriscape (approved 4-0). Barbara Smith applied to replace her front lawn with drought tolerant plants and ground cover (xeriscape). The Committee has experienced many attempts at this type of land-

scaping with mixed results. They cautioned the applicant that xeriscape is labor intensive and initially requires a lot of watering. It also has a very tired appearance after a few years. However over time there is a saving in water usages. Therefore, in light of the pending drought, the Committee approved her project.

- c. 1892 Landmark/Brown - add gazebo (approved 5-0). Michael Brown submitted an application to add a gazebo to his back yard. The gazebo is a pre fab version from Costco and commonly found in Hiddenbrooke. The applicant will be advised to check with the City to determine if a permit is required. The Committee voted to approve.
- d. 2894 Dominion/Murphy - replace lawn with xeriscape. (approved 5-0). Ann Murphy had obtained approval for replacing her entire front yard with xeriscape in 2013. However at the time she only completed half the yard. She now wants to replace the rest of the lawn with drought tolerant plants from the approved plants list. She had made a few changes to the original plan but they are appropriate. Ann also made the Committee aware of a process to kill existing grass with the use of cardboard. The cardboard disintegrates into the ground and is more ecological. This information was shared with Barbara Smith in item b.
- e. 2312 Bennington/Wang - remove and replace nonconforming landscaping (approved 5-0). Leonor had installed nonconforming landscaping by replacing plants with rock. She was notified of her violation. She submitted a plan that removed the majority of the rock, adding approved plants and bark ground cover. She also agreed to reduce the size of the dry creek bed and remove the cacti
- f. 3048 Overlook/Hernandez/Young Taw - add fiber glass pool. (approved 5-0). Annette Young-Taw applied to install a fiber glass in ground pool in her back yard. The pool will take up the majority of the area that is now unapproved artificial turf. There will be no changes to the existing landscaping. She did mention moving some of the turf to a different spot between the pool and the back landscaping strip which is acceptable
- g. 2862 Olivewood/Powell - repaint (approved 4-0). Christy Powell submitted an application to repaint her home. After a change in the shade of the shutters the Committee voted to approve the paint colors. She also requested the ability to remove the wrought railing at the second floor front window and that was also approved.
- h. 2808 Olivewood/McNeill - add shed (denied 5-0) Terry McNeill applied to add a shed to the back yard. The application was incomplete as it did not contain a diagram and dimension. A revisions will be requested showing the exact location and the set backs.
- i. 8155 Carlisle/Carnate - repaint. (approved 5-0). The application was to repaint the house. The applicants had received approval from the Reflections HOA. The colors were appropriated for the community and therefore approved.
- k. 1797 Durrow Court/ Sohal - custom home. Sonny Sohal and his architect Eric Kaufman attended the meeting to address some of the outstanding issues. They also promised to provide the materials board that was required after review in August by the next meeting in June. They have submitted to the City and are waiting for HARC approval. The current version of the plan has some significant changes that include locating the pool adjacent to the house with a large greenhouse style pool cover. They also requested a delay in providing the landscape plan. The Committee is looking forward to having such a beautiful custom home built and encourages the applicant to proceed. However there are concerns regarding the pool cover and the large stone wall that covers the pool foundation. The applicant was also informed that they must have an approved landscape plan before they start construction. However, once the structures are approved by HARC, they can commence the permitting process with the City of Vallejo.

- j. 2338 Bennington/Franco - remove road and restore hill (directed to remove road and restore hill). Mr. Franco is no longer interested in building out the home HARC approved in July 2018 and wants to sell the lot. After he purchased the lot in 2016, he constructed a gravel road without HARC or City approval. He has been notified numerous times that if the house is not built he must restore the hill side to its natural condition. He came before HARC to seek advice on if and how to restore the hill. He also inquired if HARC's approval for the house was still valid. After the meeting the Chair was informed that Mr. Franco was only to communicate with the HPOA Board through OMNI. Therefore HARC is not making any recommendations
 - l. 2368 Langton/Thomas - repaint/stain (approved individually 5/7/21). The Committee reviewed the new shades applied to the house individually by photo or in person and approved.
 - m. 2550 Marshfield/Glover - repaint (approved individually 4/30/21). The Committee reviewed the shades applied to the house individually in person or by photos and approved.
8. Solar applications approved by Chair:
- a. 2730 Washburn/Lozano
 - b. 1365 Wildwing/Dement
9. Minor Projects approved by Chair
- a. 2611 Marshfield/ Donahue - repaint same
10. Upcoming Projects and Issues:
- a. 2501 Marshfield/Abadilla - correct violation for shed
 - b. 7112 South Hill/Dumloa - solar
 - c. 1306 Misawa/Mendoza
11. HPOA Board report - Chris Brittle/none
12. Items for discussion:
- a. Kurt shared information regarding golf course
13. Future Meetings: The next meeting is scheduled for: June 9/2021/7:00pm
14. Adjourned: 8:18PM