



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Zoom Meeting

Wednesday, November 11, 2020

7:00 PM

**Pre Meeting: The Committee met by zoom at 6:30 pm
The Committee discussed the issues surrounding ADUs as well as went over
the other applications**

1. **Call to order:** 7:08PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Kurt Eleam, Troy Killorn, Christine Fitzgerald, Ernest Stockinger and Chris Brittle alternate.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Jocelyn Martinez, Ravi (Sandhu) Lally, Yvette Foster, Keenan Howard
5. **Minutes:** The October 14, 2020 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified:**
 - a. 2274 Bennington/Rashid - rehab front landscaping (approved)
 - b. 7072 Alder Creek/Ligocki - add walkway on side (approved)
 - c. 7271 Willow Cree/ Martinez - replace lawn (revision)
 - d. 7084 Alder Creek/Lally - replace lawn and aadd concrete (revision)
 - e. 2201 Bennington/Barrera - enclose patio (approved)
 - f. 1931 Beltaine/Norris - multiple back yard improvements (approved)
 - g. 8073 Red Oak/Lau - repaint (approved)
 - h. 2728 Washburn/Conley - repaint (approved)
 - i. 6186 Ashwell Way/Green - remove tree (approved)
7. **New Projects:**
 - a. 7271 Willow Creek/Martinez - replace lawn (approved 5-0). Jocelyn Martinez had previously submitted an incomplete application to rehab the front yard. The Committee requested that she revise the plan in accordance with the Hiddenbrooke Landscape and Design Guidelines by providing a diagram drawn to scale and the name and sizes of the plants. The applicant complied with a more detailed plan. The Committee approved the new plan.

b. 7084 Alder Creek/Lally - rehab front yard (approved landscape 5-0) (denied additional concrete.5-0). The applicants also submitted an incomplete plan last month and were requested to return with a plan that complied with the Guidelines which they did. The project was therefore approved.

They also applied to add concrete to their driveway in order to widen it by two feet. The Committee determined that the previous owners had already widened the driveway and denied the request.

c. 2850 Thornbury/Foster - nonconforming fence gate (denied 5-0). Yvette Foster applied to HARC for approval of a nonconforming fence gate. As a new owner she recently agreed to share the cost for a new fence with the neighbor. However she added a new gate that did not match the fence and was trimmed in wrought iron. She was unaware that she needed HARC approval and received a courtesy notice. Although the gate was attractive, it did not comply with the Guidelines requiring gates match the fence. She was directed to replace the gate or modify it in such a way that it matched the fence. She could retain the small gate at the front of the house that did not abut any fence.

d. 2726 Overlook/Howard - inquiry ADU unit. Mr. Howard is considering adding an ADU to his property and has been in discussion with a company that manufactures and installs ADUs. He did not submit a plan but was only looking for feedback. Unfortunately the proposed unit did not comply with the ADU Guidelines that HARC spent a lot of time generating a few years ago. Specifically, the unit is a 15 x 40 foot "box" that in no way reflects or matches the design of the existing house. The unit also would not fit within the required setbacks and its location was in the side yard which is not allowed. The Committee relayed to Mr. Howard that ADUs were permitted subject to the Guidelines and there could be alternatives available to him such as an addition to the house with some of the same features including a separate entrance.

e. 2733 Olivewood/Cooper - remove and replaces tree (approved 5-0). Steve Cooper had previously removed a dead tree on his property and a volunteer tree grew nearby. He received a courtesy notice for removing a street and replacing it with an unapproved street tree. He applied to remove the volunteer and replace it with a Chinese Pistache. The Committee approved his request.

8. Solar applications approved by Chair:

- a. 2300 Bennington/Crisp
- b. 2604 Ashden/Hoffman
- c. 1652 Landmark/Murphy
- d. 2357 Langton/McDonald

9. Minor Projects approved by Chair: none

10. Upcoming Projects and Issues:

- a. 1797 Darrow/Sohal - custom home

11. HPOA Board report - Chris Brittle

- a. Opening on the HPOA Board
- b. LOI under review for Golf Course

12. Items for discussion:

- a. December Meeting - HARC will not meet in December unless there is an urgent need.
- b. The Chair spoke with Mr. Franco who received HARC approval for a custom home at 2238 Bennington several years ago but nothing has transpired. He indicated he was still in the process with the City and hoped to obtain permits soon.

13. Future Meetings: The next meeting is scheduled for: January 13, 2021/7:00pm

14. Adjourned: 7:48 pm