



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Virtual Meeting  
Wednesday, May 13, 2020  
7:00 PM**

1. **Call to order:** 7:00PM. **The Meeting was conducted by Zoom with two calls: 7:00pm and 7:45 PM**
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Kurt Eleam, Christine Fitzgerald, Troy Killorn, Ernest Stockinger. Chris Brittle, alternate.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Ahmed Suleiman, Annie Xiang, Robert Ferrar, Jacque Mazuitis, Bob Evans, Jocelyn Martinez, Gabino Lopez, Madalyn Quilatan, Angelito Barrera, Kim Ponder and Mark Thomas.
5. **Minutes:** The April, 2020 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in April and applicants notified**
  - a. 2334 Langton/Ruiz/Smith - Landscape plan for front ( approved)
  - b. 4134 Sheffield/ Avanesian - repaint ( approved)
  - c. 8472 Bennington Ct/Jose - repaint ( approved)
7. **New Projects/Revisions/ Issues to review:**
  - a. 2346 Langton/von Studitz - repaint and landscape/pool. No revision submitted
  - b. 2274 Bennington/Rashid - Landscape plan for front (Discussion only)  
The applicant, Bodiy Rashid's son Ahmed Sulieman attended the meeting to obtain clarification regarding the Committee's comments to the landscape plan submitted in March. Although the plan submitted was a good start, it fell short of expectations for a very visible custom home. He was directed to revise the plan to include the concerns and resubmit by the June 10th HARC meeting. He agreed.
  - c. 2201 Bennington/Barrera - rehab back yard with sod ( approved 5-0). Angelito Barrera submitted a landscape plan for his back yard. Currently it contains a patio that is separated from the house. It is surrounded by overgrown vegetation and rocks. He plans on removing all the overgrown plants, weeds and rock and replacing it with sod lawns. He also proposed a small concrete walkway from the patio closest to the house to the existing separated patio. He plans on a sprinkler system to irrigate the

new lawn. The Committee approved the plan that improves the yards especially because it abuts the golf course.

- d. **5027 Staghorn/Mazutis - landscape plan for front yard. ( approved 5-0).** In their continuing effort to improve the exterior of the property, the Mazutis propose a new landscape plan for their front yard. Currently it is dirt with cypress trees along one side and as a separation between parking spaces. The plan is to retain the raised planter area close to the house with upgraded plants. The majority of the yard will be grass/sod with additional plants from the approved list. They also propose to add dry creek bed that would run parallel to the row of cypress trees. In the past the Committee has not looked favorably on dry creek beds as they do not serve a purpose and are only a landscape element to fill space. There are very specific guidelines for their size and use in the xeriscape section of the HB Guidelines. The Committee voted to approve the project with the condition that the dry creek bed conform to the guidelines.
- e. **1349 Wildwing/Evans - add shed ( approved 5-0).** Bob Evans applied to add a storage shed to his back yard. According to his submittal the shed will be 6 x 8 and 8 feet high which meets the guidelines. One concern was that from the diagram it appeared the shed was within the required setbacks. However from photos and his representation it was confirmed that there is more than the required distance. The other issue of concern was regarding its visibility from the Golf course. Pursuant to the HB Guidelines, ancillary structures are to be screened from view on the golf course. Currently there is ample vegetation on the golf course side of his fence to obstruct view. However in the unlikely event the golf course trims or eliminates said vegetation, he agreed to provide additional screening on his side of the fence. The Committee was satisfied with his response and voted to approve with conditions.
- f. **7271 Willow Creek/Martinez/Accosta - add exterior lighting. ( approved 5-0).** Jocelyn Martinez and Gregory Accosta are the new owners of this home. From prior experiences, they are very concerned with security and are proposing adding multiple cameras and exterior motion detected floodlights that are features of their Ring system. The main concern from the Committee was the impact on neighbors. The applicants indicated that they had reached out to their neighbors who were not opposed as long as the lights can be adjusted if there is an issue. The Committee voted to approve subject to conditions that they will immediately mitigate any issues arising from neighbor's complaints. Other conditions will be to conceal all wires at installation and make repairs as issues arise.
- g. **1375 Wildwing/Pritchard - removed tree. No submittal. Issue may have been resolved.**
- h. **2630 Marshfield/Quilatan - replace gazebo ( approved 5-0).** The Quilatans applied to replace their aging gazebo with a prefab version that they purchased at one of the garden retailers. They represented that the gazebo is 10 12x10h and it will be placed on the existing pad and will not have electricity. Therefore the Committee was able to approve without City of Vallejo building permits.
- i. **2318 Pinnacle Point/Ponder/Thomas - custom home ( update only).** Kim Ponder was able to give the Committee an update on the progress of obtaining approval for their new home. She had provided a colored rendering that was previously distributed to the Committee. There was a discussion regarding the dark shade of green but ultimately the majority of the Committee concluded it was appropriate for the lot and its surroundings. The number of garages was also questioned. It was believed that the number of garages was limited to four, however subsequent to the meeting it was determined that reference was an out of date section in the CC&Rs. Kim also indicated that the materials boards were being assembled and will be ready for the final review hopefully in June. She did confirm that the roof would be slate. They were still working on the irrigation plan and they would probably wait to install solar at a later date.

**j. 6671 Chalk Hill/Lopez - comprehensive back yard plan ( tentative approval 5-0).**

Mr. Lopez is proposing a very comprehensive plan for the back yard consisting of a new paver patio, a small lawn, a clear-roof pergola and a border of plants in the flat portion of the yard. The remaining portion of the yard is a very large embankment that will be planted with a variety of plants that are common in our zone. At the top of the embankment they are proposing a 20 x 6 foot deck that will be located in a flat area next to an existing retaining wall. A 2' x 12' x 3' garden box will also be located at the bottom of the hill. Stairs will connect the deck to the patio.

The Committee was very much in favor with the majority of the project. However they expressed concerns about the upper deck and if it would invade the privacy of the neighbors. Plants or shrubs were suggested to screen the deck from the neighbors' view while providing privacy for the Lopezes as well.

Under normal circumstances the Committee would visit the site and get a better opportunity to evaluate the plan. As Chris Brittle is a neighbor and represents the Summit HOA, he volunteered to visit the yard and evaluate the situation. The Committee will wait for Chris's response before sending out an approval.

**k. 2733 Olivewood/Cooper - repaint. ( postponed).** The Coopers would like to repaint their home. They chose one of the schemes off the new Hiddenbrooke Color Palette Book. However they wanted to change one of the accent colors from a shade of red to one of three shades of blue grey. They only provided small samples of the options and the Committee had difficulty choosing one. They also said they would be open to choosing one of the other schemes if need be. The Committee would like to see the actual paint samples applied to the house and will request that before making a decision. If that can be accomplished, the members would visit the home and make a timely decision and not make them wait until June.

**l. 6521 Deerfield/Xiang - repaint trim and backyard landscape. ( approved 5-0)**

Annie Xiang, the owner of the home is putting the house on the market. She is requesting approval to repaint the trim which would not need Committee review.

However she recently requested approval to create a modest landscape plan in the back yard to improve the appearance for the sale. The plan includes a small section of sod and a row of approved plants along the fence and to fill in the rest of the yard with black mulch. The homes in the Summit have very small yards and this would definitely be sufficient to enhance the appearance. The Committee was concerned about irrigation, but Annie's realtor indicated a basic sprinkler system would be tied in to the existing water line and be placed on a timer. It is the hope of the Committee that the new owner would add to the plan but felt at least this much would help sell the house. They also asked about installing netting to prevent golf balls from the driving range from damaging windows as has happened. They were informed that the CC&Rs prohibits netting and this should be disclosed to any potential buyer. Several members suggested upgrading the actual window panes to a product that withstands golf ball contact.

**8. Minor and solar Projects approved by Chair**

- a. 3064 Overlook/Benner - repaint trim/minor
- b. No solar

**9. Upcoming Projects and Issues:**

- a. 2726 Overlook/Howard - expand driveway
- b. 6576 Deerfield/Martin - landscape backyard
- c. 5060 Staghorn/Frey - repaint

**10. HPOA Board report - Chris Brittle**

- a. Annual meeting is scheduled for July not June
- b. Looking for HPOA Board applicants

c. Annual report sent to residents and documents are on the webpage.

**11. Items for discussion:**

- a. **Prefab gazebo.** There has been some confusion over whether prefab gazebos are subject to the same requirements as ones actually constructed. The City has indicated that any structure over 120 square feet, is laid in concrete and has electricity needs a City permit. Some members wondered if a prefab gazebo that did not have electricity really needed a permit and could HARC approve them even if they exceeded 120 sf. The Committee concluded they wanted to remain within the City's codes and HARC should continue to refer large gazebos whether prefab or not to the City. Our approval letter states that it is the applicant's responsibility to determine if they City permits.
- b. **Extensions for completion dates.** The Chair suggested that HARC extend completion dates to those projects whose timeframe to complete fell during the shut down. It was suggested that HARC request those who fall into this category, inform HARC of a new date they believe is realistic under their circumstance.

**12. Future Meetings:** The next meeting is scheduled for: June 10, 2020/ 7:00pm

**13. Adjourned:** 9:00 PM