



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Zoom Meeting

Wednesday, April 14, 2021

7:00 PM

6:00PM - HARC conducted a preliminary meeting to review the application to expedite the review process for the zoom call.

Present: Kurt Eleam, Ernest Stockinger, Troy Killorn and Marcelline Mahern

1. **Call to order: 7:04PM**
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Kurt Eleam, Ernest Stockinger, Troy Killorn, Patrick Isaacs and Chris Brittle.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Joyce and Alex Gaoiran, Patrick Welsh, Sharon and Mario Millan, Norman Veloso, Rad Rafols, Ofelia and Jaime Valle, Angeline Bautista, Kenneth and Michelle Bowers
5. **Minutes:** The March 10, 2021 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified:**
 - a. **2850 Thornbury/Foster - replaced nonconforming gate and fence (approved)**
 - b. **Misawa/Mendoza - add shed to side yard (denied/revision)**
 - c. **7072 Alder Creek/Ligocki- repaint (approved)**
 - d. **6154 Ashwell/Dunlap - repaint (approved)**
 - e. **2368 Langton/Thomas - repaint/stain (revision)**
 - f. **2346 Langton/VonStudnitz - repaint (approved)**
 - g. **2274 Bennington/Rashid - front landscape plan (modified approved plan)**
 - h. **2894 Dominion/Murphy - inquiry (withdrew)**
7. **New Projects or Issues to review:**
 - a. **1306 Misawa/Mendoza - add shed to side yard (request attendance to provide additional information).** This is the second time the Committee has reviewed this application without the applicant attending the meeting. The Committee has expressed its concerns regarding the high visibility of the placement of a shed on a very prominent corner. In the past the Committee has asked the applicant to consider another location but gave him some options. He choose to retain the proposed location but to screen it with five 24 inch box trees. He was also advised to comply with the Guidelines regarding the design. He had to submit color samples to paint the shed the same color as the house and possibly provide other elements that match the house. He responded that the shed design was what was shown and indicated the planting of four trees. The Committee concluded they were not making any

progress and he must attend a meeting to resolve the issues. The Chair sent him an email to that effect.

- b. **2951 Carlingford/Gillis - add paver patio and prefab gazebo (approved 5-0).** The Gillises applied to add a 14 x14 foot interlocking paver patio and a 12 x 12 prefab gazebo on the new patio. The Committee recognized that they have a very large backyard with no neighbors behind them and determined the design and size was appropriate and approved the project. There is a question of whether the project needs City of Vallejo building permits however HARC informs all applicants that it is their responsibility to contact the City and determine what if any permits are required.
- c. **2255 Bennington/Gaoiran - Gazebo in question had been there for over ten years. (No action required).** The Chair had observed what appeared to be new construction at this address and noticed a gazebo in the back corner of the yard. The residents were directed to submit an application to HARC which they did. However they maintained the gazebo had been there since 2003 and they were only replacing a portion of the fence. The Committee determined the gazebo was grandfathered and thereby approved. Their fee will be returned.
- d. **2947 Carlingford/Welsh - repaint. (partially approved 5-0).** Patrick and Marife Welsh applied to repaint their house. They choose Choice Cream for the body and Mesa Tumbleweed for the trim which was approved. However they selected a shade of blue for the shutters that the Committee found hard to evaluate. Therefore they were requested to apply a stripe on the actual shutters and the members would visit the house to review it in the daylight.
- e. **1559 Landmark/Millan - paint garage door white (denied).** The Millans installed a new garage door with the intention of painting it the same shade as the original door. However they changed their mind and wanted to keep it white. HARC usually does not approve white doors unless there is white trim or other white accents on the house and denied the request. They will provide an alternative shade that is similar to the colors in the house and the Chair will review.
- f. **2834 Dominion/Veloso - repaint (approved body and trim) 5-0).** The applicants submitted Scheme 1 from the Hiddenbrooke Color Book for the body, shutters and trim to repaint their house. However they provided three other options for the front door. HARC was in favor of two of the three but the Velosos really wanted the third which is a shade of aqua. They are going to apply it to the front and members of the Committee will review it as well as other homes with similar colored doors.
- g. **2279 Bennington/Rafols - added sidewalk (approved) 5-0)** Rad Rafols submitted an application to obtain approval for a new sidewalk along the front side of the house. It is an attractive stone walkway and was approved. He was also cited for covering the main walkway in front of the house with black and red plastic mats. He was advised that if he wanted to keep them he must submit an application but it was doubtful it would be approved. The mats have been removed.
- h. **7008 Alder Creek/Valle - repaint shutters and trim and stain fence (approved 5-0 to repainting all the shutters on the front on the house).** The Valles received a notice to repair and repaint their shutters, trim and fence. They applied to repaint one set of shutters and stain the fence but challenged having to repaint all the trim. The Committee informed them that HARC could not change the items in the notice. HARC agreed to have the Chair approve the colors for the shutters but all the shutters in front had to be repainted. The fence stain was approved. The HPOA Board liaison would contact OMNI about postponing the other work.
- i. **5026 Staghorn/Bautista - repaint (requested samples on the house).** The applicants submitted an application to repaint their house. They chose several different

shades of grey. The Committee found it difficult to evaluate the colors and asked them to paint samples on the house. They also suggested that select at least on other contrasting shade for some variety. The applicants did not want to use white. They will notify HARC when the colors are painted on the house.

- j. **8372 Bennington Ct./Bowers - add trellis (approved 5-0).** The Bowers applied to construct a free standing pergola on their patio to provide shade along the back of the home. The Committee determined it was appropriate and approved it as submitted. They were advised that they should contact the City to determine if the project required permits. The Bowers indicated they had contacted the City and because the usable area did not exceed 120 square feet it did not require a building permit. The approval letter will include HARC's standard language making the property owner responsible to determine permit requirements.
- k. **2238 Bennington/Franco - restore hill side.** HARC approved a custom house on this lot several years ago. However recently a for sale sign was observed on the property. The owner of the property had created a road on the lot without HARC or City approval. The owner had been notified several times that if the property was not developed he must restore the hill to its natural condition. HARC will ask the HPOA Board to insist the road be removed and restored or be subject to further action.

8. Solar or Minor Projects approved by Chair:

- a. 1559 Landmark/Millan - repaint front doo - minor
- b. 1130 Songwood/Spirkin - solar
- c. 6521 Deerfield/Geronimo - solar
- d. 2053 Bennington/Bermudez - solar

9. Upcoming Projects and Issues:

- a. 1797 Durrow Court/Sohal - custom hom
- b. 6634 Solitude/Morris - rehab backyard
- c. 2302 Broadleigh/Dopp - custom home
- d. 1925 Beltaine/Smith - replace front yard landscaping

10. HPOA Board report - Chris Brittle

- a. Golf Course - There is still an interested party but moving slowly
- b. Annual Meeting - Scheduled for June 30, 2021
- c. Board Candidates - There are three HPOA Board positions open. Two HARC members, Patrick Isaacs and Troy Killorn expressed an interest
- d. Compliance Issues: The Board is revising notices to convey a more neighborly manner.

11. Items for discussion: None not previously discussed

12. Future Meetings: The next meeting is scheduled for: May 12, 2021 at 7:00 PM

13. Adjourned: 8:02PM