



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Wednesday, October 14, 2020  
7:00 PM  
Zoom meeting**

**(In order to review all the applications within the time Zoom allows, the Committee met at 6:00pm to review the applications, generate questions, express concerns and exchange the desirable elements of each project.)**

1. **Call to order: 7:00PM**
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Kurt Eleam, Troy Killorn, Christine Fitzgerald, Ernest Stockinger. Absent: Chris Brittle, alternate
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle, absent
4. **Guests:** Ahmed Suleiman, Mark Ligocki, Jocelyn Martinez, Mr. Nilhil Sandhu, Angelito Barrera and Mike Bertnick, Mr. Norris and Rodolfo Chacon, Elise Lau
5. **The September 9, 2020 minutes were previously approved and posted.**
6. **Issues addressed at September meeting and applicants notified:**
  - a. 2404 Waterfall/Mo - remove tree (approved)
  - b. 1241 Landmark/Hesgard - repaint. (approved)
  - c. 6056 Ashwell/Dooley - remove and replace tree (approved)
  - d. 1625 Landmark/Recidoro - rehab front yard and repaint fence (approved)
  - e. 4135 Sheffield/Millare - repaint shutters (approved)
  - f. 6576 Deerfield/Martin - rehab back yard (approved)

7. **New projects or issues to review:**

- a. 2274 Bennington/Rashid - landscape front of house (approved with conditions 5-0). Ahmed Sulieman represented his father Bodi Rashid with a plan to landscape the front of the uninhabited house on Bennington. The parties have received numerous notices requesting a landscape plan for this highly visible location. Upon the first submittal in March, HARC strongly suggested that the applicants consult with a professional landscape designer or at least ask the advice of the nearby nurseries for assistance in creating a plan. HARC refrains from designing landscape plans but reacts to what is proposed. However, the applicants were given a list of items that should be addressed in order to obtain approval.

The current plan addresses several of the items but did not cover the main objection to the front yard which is a large V-shaped cement "walkway" that zig zags across the left portion of the yard. That feature can be eliminated, or its appearance should be softened with a border of plants and shrubs. The Committee concluded that yard should be landscaped with some of the elements of the plan first and then make a further determination what should be added in about a year. A letter will be forwarded identifying the elements that must be addressed immediately, namely the installation of the sod lawn, the upgraded irrigation system, the removal or treatment of the V walkway, the planted area surrounding the water main, the addition of trees along the property lines on both sides of the property and the addition of shrubs separating the lawn and the lanes of trees. The additional elements such as the planted border along the street and driveway, the trees in the middle of the lawn and additional plants may be added if the applicant desires them at a later date or if HARC determines additional landscaping is warranted.

- b. 7072 Alder Creek/Ligocki - add cement walkway alongside of house (approved 5-0) The applicants submitted a proposal to add a cement walkway along the side. The Committee had no issues with the request and voted to approve.
- c. 7271 Willow Creek/Martinez - replace lawn with xeriscape (requested revised plan 5-0). The applicants were sent a notice when they removed their lawn and added bark. They were referred to HARC. The application did not provide a diagram with dimension and drawn to scale as required by the Guidelines. She sent a photo with only four circles drawn where they intended to plant orange blossom and iris without the size and amount. The Committee directed the applicant to revise the plan to conform with the guidelines. It was suggested that they use graph paper and designate the dimensions of the yard, identify the type of plants, the size and where they will be located to result with a 60% vegetation coverage within two years. The revised plans must be received in time for the November 11th HARC meeting.
- d. 7084 Alder Creek/Sandhu - replace lawn with plants, bark and rock (requested revised plan) 5-0). The same issue existed with this application as it was not drawn to scale, nor did it identify all the plants and exactly where they will be located. They only provided a black and white photo with plants indicated in green marker.

They were directed to submit a revised plan by the November meeting. They inquired if they replaced the lawn and plants as existing would they need to submit an application. They were informed that replacements did not have to be approved. Then they asked if they could get the \$50 review fee returned. They were denied.

- e. 2201 Bennington/Barrera - enclose patio with glass sunroom. (approved 5-0). Mr. Barrera applied to enclose the patio in the back yard with a glass sunroom. The room will not extend beyond the existing patio and will be located under the existing overhang. His contractor also attended and explained the project and what will be re- quired to obtain City of Vallejo Building permits. He answered the concerns raised by some of the Committee members. Therefore, the Committee considered the addition appropriate and approved as submitted.
  - f. 1931 Beltaine/Norris - add trellis, fire pit, rehab railing, add planter beds and re- place window with bifold doors. (Approved 5-0). Mr. Norris applied to add a trellis over his rehabbed existing patio which will be enhanced with two long planters along the edge. He also is adding a stone fire pit with a concrete seat surrounding the pit. The Committee agreed with the update from wood burning to gas or propane as verbalized by applicant and his representative. The plans also included replacing three windows or doors with bold doors. The railing on the second-floor deck will be updated as wells the outdoor light fixtures. The Com mittee was in favor of this comprehensive plans and voted its approval subject to a prohibition of wood burning fueling and City of Vallejo building permits.
  - g. 1710 Landmark/Kerrigan - repaint (approved 5-0). Christina Kerrigan applied to re- paint her home with a modified version of one of the proposed Kelly Moore paint scheme #16. She is proposing a slight modification. She would like to switch out the Oxford Brown shown for the front door and shutter with Wild Truffle. She also would like to paint wood trim around the window frame with Frost. The Committee agree with the request and approved the application.
  - h. 8073 Red Oak/Lau - repaint (approved 5-0). The Laus applied to repaint their house the new paint palette # 15. The Committee agreed with the choice and approved the project.
8. **Solar project approved by Chair:**
- a. 1320 Landmark/Sada
  - b. 4020 Stepping Stone/Heckman
  - c. 4269 Andover/Welts
9. **Minor Projects approved by Chair: none**
10. **Upcoming Projects and Issues:**
- a. 1797 Darrow Court/ Sohal - custom home
  - b. 2728 Washburn/Conley - repaint

11. **HPOA Board report** - Chris Brittle: none
  
12. **Items for discussion:** none
  
13. **Future Meetings:** The next meeting is scheduled for: November 11, 2020/Zoom
  
14. **Adjourned:** 7:38pm