



APPROVED AS CORRECTED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, February 21, 2018
7:00 PM**

I. Preview Meeting for 1601 and 1607 Landmark/Rover: 6:00 PM

HARC Committee Member: Stephne Elliott, Chris Brittle, Kurt Eleam, Marcelline Mahern

1601 and 1607 Landmark Drive. This project consists of two custom homes and a new private road to access the properties. 1607 Landmark is an approximately 4800 square foot, two story home that includes four bedrooms, 4.5 baths, a three car tandem garage and an accessory dwelling unit of one bedroom and one bath. 1601 Landmark is approximately 5400 square feet plus a 402 sf guest house. It is also two stories and includes an accessory dwelling unit. The main house has a total of seven bedrooms, 8.5 bathrooms and a tandem three car garage. The guest house has an additional bedroom, one bath and a one car garage. The two homes have a total of 13 bedrooms but only seven parking spaces. The Committee was not able to review the entire packet of plans, exhibits and the City's and Architect's comments until this evening. There were many items that were identified and needed further research, revision and legal opinions.

i. ADUs

When the project was first submitted last July, the Committee was concerned with the amount of bedrooms versus the amount of parking. On this go around, the Committee realized that both of the homes contained Accessory Dwelling Units (ADU). ADUs are a new State mandated concept that allows for the addition of extra living units that are not subject to local regulations. The goal of the new ordinance is to provide increased housing opportunities throughout the State to address a housing shortage. Units of up to 1200 square feet can exist under the same roof without requiring additional parking, connection fees or local restrictions. The units can be rented. This concept is not consistent with the original Specific Plan for Hiddenbrooke nor its CC&Rs which state that custom lots are to be used for single family units. The original Specific Plan's goal was to provide upscale housing and recreational opportunities that were lacking in the City of Vallejo. The Committee will seek a legal opinion regarding if the CC&Rs can apply to these new units. The Committee also needs to understand if HARC has the ability to restrict or condition the units.

ii. Design issues:

There are still many unresolved design issues that need to be revised or eliminated:

- a. **Roofing** - The developer is still calling out composite roofing with tile caps. This type of roofing can be observed currently in the Knolls, Farirway Villas, Village and the Summit. The Committee raised this issue in the first review but remains unchanged.

The Committee expects a more upscale type of roofing for custom homes such as tile or slate but at the very least, roofing that currently exists along Landmark Drive.

b. **Gravel road** - A new private road has to be constructed to provide access to the two lots. The road will be gated and lined with a variety of trees. However the road is to be made of compacted decomposed granite and not a hard surface such as macadam or concrete. Some members have concerns that gravel will not hold up under the traffic and can be noisy and dusty for the neighbors. There are no gravel roads currently in Hiddenbrooke. The Committee determined that this is a substantial savings to the developer as it is less expensive than concrete and partially pervious which saves the cost of water runoff mitigation required by State regulations.

c. **Parking** - The two lots will have a total of 13 bedrooms with only seven parking spaces of which one space in each garage is tandem. This situation would create a need for several cars to park in the driveways and possibly on the street especially when visitors are present. Typically custom homes have three car garages that are not tandem for much fewer bedrooms.

d. **The species of trees** - The landscape plan appears to be very comprehensive but contains the use of a variety of sycamore trees that are no longer approved in Hiddenbrooke as street trees near foundations and sidewalks

The Committee addressed these issues and others with the developer during the regular HARC meeting

II. Regular Meeting

1. **Call to order:** 6:47 PM
(One of the applicants arrived early, so the Committee started the meeting ahead of time as it anticipated a very long meeting.)
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Chris Brittle, Kurt Eleam, Tim Moore
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Julie and Robert Nash, Cathy and Carl Rojas, Vin Rover
5. **Minutes:** The January 10, 2018 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in January and applicants notified**
 - a. 4200 Summer Gate/ Balsham - remove and replace tree. Approved/withdrew
 - b. 7245 Willow Creek/ Babitt - landscape plan. Approved
 - c. 1280 Wildwing/St. Julien - revised landscape plan - approved
 - d. 930 Lyndhurst/Duckett - add shed and planter boxes - denied/revision
 - e. 1559 Landmark/Millan - replace dead lawn in back yard - approved
7. **Solar applications approved by Chair**
 - a. 5090 Staghorn/Calalang - solar installation. Approved
8. **New projects:**
 - a. 2555 Shadetree/ Norberg - repaint house (approved 5-0). The Norbergs applied to repaint their. They chose colors that are very close to the existing colors: Sherwin Williams 7532 Urban Putty for the body and SW VAC0039-18 Plus 30 for the eaves, gutters and pop out trim. The Committee concluded the colors were very tasteful and unanimously approved the application.

- b. **2926 Carlingford/Rojas - repaint shutters** (approved 4-1). The Rojas had previously re-painted their house which included a shade of red shutters and some trim. The Rojas have not been satisfied with the results. They had wanted black but were denied as black shutters are not approved in their neighborhood. This time they submitted a dark charcoal shade. The majority of the Committee felt the color would be acceptable as long as only the shutters were painted charcoal and the peaks on the front of the house were painted the same color as the body of the house.
- c. **4172 Summer Gate/Joslin - front yard improvement. (Approved 5-0)** The Joslin made improvements to their front yard with the approval of the Villages HOA. They replaced the lawn with raised planter areas created with rocks and nice and variety of plants and bark. They also removed the white picket fence. The Committee determined that the landscape was underplanted but decided to evaluate the yard in two years to allow time to achieve the amount of coverage pursuant to the Hiddenbrooke Landscape Guidelines. The project was approved with that condition.
- d. **1504 Landmark/Nash -front yard improvement including tree removal (approved 5-0).** Robert and Julie Nash recently moved into their home on Landmark. The front yard is in need of improvement due overgrown trees and resulting debris. They intend to completely redo the yard but unfortunately were inundated with flooding problems inside the house which need immediate attention. However they would like to remove two City trees which are the source of the plumbing problems. They have contacted the city and are aware of the required permits. They intend to submit a comprehensive plan to landscape the front yard. The Committee approved the removal of the trees subject to the City of Vallejo tree ordinance. The Committee gave them several months to submit their application for the rest of the improvements.
- e. **2225 Bennington/Conte - remove dirt border and replace with rocks in back yard. (approved 5-50)** Jack Conte applied to remove the existing old ground cover that creates a border around the perimeter of his back yard with a variety of rocks. The Committee agreed the river rocks were attractive and approved the project.
- f. **1316 Misawa/Elliott - repaint the shutters a different color and widen the size to match the size of the window. (approved 4-0, 1 abstain).** The Elliotts recently obtained approval to change the design of their front door to the design shown on their original blue print. In connection with that change they also wanted to change the color and size of the shutters. The door approval was conditioned upon them submitting an application to change the color and size of the shutters once they decided upon the color etc. There was a discussion if an application and fee were required because they were staying within the original color palette. Ultimately the Committee decided that because it involved two changes plus the one previously approved, an application and fee was warranted and approved the improvements.
- g. **1601 & 1607 Landmark/Rover - two custom homes (no decision).** The Committee discussed all the above mentioned concerns with the developer. It was suggested that he pave the road, use higher grade tiles for the roof and change the guest house to a two car garage. He was also questioned about the tree selection. Some Committee members wanted a rendering or a method to determine what will actually be seen from Landmark and other areas within Hiddenbrooke, especial regarding the roof. He would not agree to any of the changes due the cost factor. He did agree to place a deed restriction the property to require all cars to be parked inside the garages. However experience tells the Committee that is hard to enforce. The Committee agreed to generate a letter that outlines all the unresolved issues and forward the comments by the consulting architect and the City. However the main concern of the project is concentrated on the ADUs. Much more information is required before any approval is considered. At the very least HARC would like to wait until The City of Vallejo has drafted an ADU ordinance that would include input from the Hiddenbrooke Community. HARC also will obtain a legal opinion as soon as possible.

9. Upcoming Projects and Issues:

- a. 2238 Bennington/Franco - custom home
- b. 930 Lyndhurst.Duckett - add shed and planted box revision
- c. 2749 Overlook/Warren - repaint house revision
- d. 2343 Lansdowne/Tu - front yard landscape
- e. 2338 Lansdowne/Qui - front yard landscape
- f. 2025 Bennington/Contreras - replace tree

10. HPOA Board report - Chris Brittle

- a. HARC is to participate in updating Landscape and Design Guidelines when CC&Rs are up dated.

11. Minor Projects: none

12. Items for discussion:

- a. Tim Moore requested that Chris bring the issue of eroding stone pillars to the HPOA board's attention
- b. Chris will also discuss the issue of ADUs with the Board and request HPOA/ HARC offer input to the City of Vallejo's ordinance that is being drafted.

13. Future Meetings: The next meeting is scheduled for: March 14, 2018/7:00PM
Possible preliminary meeting

14. Adjourned: 9:05PM