



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, April 11, 2018
7:00 PM**

1. **Call to order:** 7:02PM
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:** Mike Grouf, Jermaine Duckett, Elaine and Marvin Saltzberg, John Badger, Vin Rover
5. **Minutes:** The March 14, 2018 minutes were previously approved and posted.
6. **Projects reviewed at March meeting and applicants notified:**
 - a. 1601 and 1607 Landmark/ Rover - two custom homes (approved design only)
 - b. 2750 Overlook/McKinney - repaint house (approved)
 - c. 2338 Lansdowne/Zhang - landscape plan (denied/revision requested)
 - d. 6564 Deerfield/Antonio - add sunroom (approved subject to Summit HOA)
 - e. 2025 Bennington/Contreras - replace patio cover (approved)
7. **Solar and minor applications approved by Chair:**
 - a. 5136 Carisbrooke/Hulet - solar
 - b. 2745 Overlook/Conrad - solar
 - c. 2749 Overlook/Warren - repaint house
8. **New projects:**
 - a. **4240 Rose Arbor/Bachan - repaint house, revised color for shutters. (approved 5-0).**
Mr. Bachan had previously submitted an application to repaint his house. The Committee was in favor of the colors for the Body and Trim but not in favor of the color black for the shutters. He resubmitted two options for the shutter color and the Committee approved the lighter of the two choices. The approved colors for the house are: Body and Garage door- Sherwin Williams 7031, Mega Greige: Trim around the windows and trim around the

garage door - SW 7013, Ivory lace; front door and trim -SW 2838 - Polished Mahogany; Shutters - SW 7047, Porpoise.

- b. **2409 Rush Creek/Badger - replace front door with a wider style and fill in small window. (approved 5-0)** John Badger applied to replace his 36 inch front door and small window with a 42 inch solid door. The project entails filling in the portion the window left over from the expansion. The door is a solid design that will be stained a medium wood color. The Committee determined the replacement was appropriate especially as it centered the door on the entry area and approved the application.
- c. **1280 Wildwing/St.Julien - revise a nonconforming fence (approved 5-0).** Ross St. Julien had replaced the deteriorating gate with a new gate and added a new section of fence that is located on top of the embankment. Neither the gate not the new section matched his and the neighbor's existing fences. He proposed to add lattice work to the top of the gate and lower the new section with lattice work to line up with the neighboring fence. The Committee determined more work was needed to bring the fence and gate into conformity with his existing fence and the neighbor's. The Committee approved the project with the conditions that in addition to the lattice work, crossed planks must be added to match the other fences.
- d. **2762 Overlook/Grouf - repaint house (approved 5-0).** The Groufs applied to repaint their home using three different colors. However by the meeting, they had changed their mind and applied to use only two colors and provided samples. The Committee was in favor of the colors and approved: Body - Sherwin Williams # 7042, Shoji white and the Trim and garage door and trim - SW #7514 - Foothills.
- e. **1400 Highgate/Saghafi - add concrete walkway and widened the driveway (denied as incomplete).** Mr. Saghafi, the grandson of the owner, Reina Saghafi applied to approve a concrete walkway that was installed parallel to the driveway as well as an extension of the original driveway. He did not attend the meeting nor did he provide the information requested by the Chair upon receipt of his application. It was noted that the "walkway" was originally used as a driveway addition to park cars. He is no longer parking car on the new concrete strip. He now wishes to get approval of the strip as an ADA compliant walkway which he says his grandmother uses to get access the side yard. His project was denied until the requested information is submitted. The Committee needs a " to scale" diagram of the entire area with the dimensions of the walkway and the driveway extension. The Committee also needs further information on the required standards for an ADA walkway and whether the walkway meets these standards.
- f. **930 Lyndhurst/Duckett - add shed, planter boxes (approved 5-0).** Mr. Duckett revised his plan to add a shed and planter boxes to this backyard. He attended the meeting to describe the features of the project that confused the Committee previously. He is currently proposing a smaller shed that will be placed at ground level and allowable distance from the property line and the fence. He will plant a variety of plants, shrubs and trees along the fence line to screen the shed's visibility from the golf course. He is also proposing to install several planter boxes near the shed and abutting a small retaining wall. The Committee was very concerned with the soil erosion occurring on the embankment that runs along the side yard and possible problems for the neighbor next door should the hillside have major erosion. As a condition of the approval he is to take steps to mitigate the erosion with drainage, ground cover and plants and that he raise the wall to 36 inches. The Committee also suggested he should consult a professional engineer to assist in determining how best to ensure the hill is stabilized.
- g. **4171 Summer Gate/Saltzberg - repaint house and add new LED exterior light fixtures (approved 5-0).** The Saltzbergs had obtained approval to to repaint their home the colors that the previous owner had chosen and were approved. However upon further consideration they choose a slightly different palette. The Committee was in favor of the change and approved them in accordance with the approval of the Villages HOA. The applicants also applied to replace the light fixtures next to the front door, the garage door and side and rear doors with attractive LED fixtures. They were also approved in accordance with the approval of the Villages HOA.
- h. **1601 and 1607 Landmark/Rover - two custom homes (approved 3-2).** The Committee has been in the process of reviewing applications for two custom homes to be developed by property owner, Vin Rover who was in attendance. The homes are to be built on separate lots across from each other at the end of a private road off Landmark Drive. 1601 Landmark is approximately 4200 sf with four bedrooms and a one bedroom Acces-

sory Dwelling Unit (ADU). 1607 Landmark is approximately 5700 sf consisting of four bedrooms, a three bedroom ADU and a detached guest house. The Committee approved the two homes in March but only in regards to the exterior design, roof materials, landscaping, parking plan and the decomposed granite road.

The Committee reserved making a decision regarding Accessory Dwelling Units (ADUs) until the HPOA Board obtained a legal opinion to determine if the governing documents (CC&Rs) of a Planned Development are controlling if there is conflict between the documents and the new State or proposed City Ordinance governing ADUs. The Attorney's opinion was summarized for HARC and concluded that CC&Rs would be controlling in the event of a conflict. Unfortunately, the Hiddenbrooke CC&Rs were unclear regarding the ADU concept created by the State Ordinance which includes building ADUs inside new homes. Specifically they are ambiguous in defining a single family residence and the ability to rent a portion of a property or residence. The Specific Plan also includes a variety of residential types including two or multi-family residences even though there are none in Hiddenbrooke. The Hiddenbrooke CC&Rs will have to be updated to address these items.

In the mean time, HARC can only address issues related to the current CC&Rs and the issue of ADUs is more appropriately addressed in the requirements set in State law and Vallejo's proposed ADU Ordinance which is currently being developed. However HARC had sent Mr. Rover a letter requesting he consider making changes to the plan by reducing the number of bedrooms to one in the three bedroom ADU; convert the guest house to a two car garage; include Deed Restrictions for owner occupancy of the main house or the ADU; not allow short term rentals and stipulate the home and ADU cannot be sold separately. He declined all the requests.

A motion was made to approve Mr Rover's project as presented including the ADUs and have the ADUs evaluated by the City using the requirements currently in effect. That motion failed. The majority of the Committee did not want to set a precedent that approved the concept of ADUs. It was then moved that HARC approve the project with regards only to items that fell within HARC's purview. That motion passed by a 3-2 vote.

A further discussion was conducted as to whether HARC should send a new letter to the City raising concerns shared by some of the HARC members. The Committee decided that was not necessary as HARC and the HPOA Board had made our concerns known in previous communications and the City had already addressed them in the latest Staff Report. The Committee further believes that the City is limited in their review of this project as it will be evaluated under the requirements of the State Ordinance until the City enacts its own ADU Ordinance.

9. Upcoming Projects and Issues:

- a. 2238 Bennington/Franco - custom home
- b. 2338 Lansdowne. Zhang - revised landscape plan
- c. 1613 Landmark/Cruz - landscape front strip

10. HPOA Board report - Chris Brittle

- a. All of the items to be reported were covered in other discussions during the meeting.

11. Items for discussion:

- a. ADU Ordinance update, Planning Commission, City Council
- b. Moratorium on accepting new plans featuring ADUs.

12. Future Meetings: The next meeting is scheduled for: May 9, 2018 /7:00 pm

13. Adjourned: 8:58pm

