



---

**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom  
Wednesday, February 9, 2022  
7:00 PM**

**6:00PM. In order to complete the review in the time allotted for the zoom call, Committee members met prior to the meeting to review and generate questions.**

- I. 6:30PM - Preliminary review of 961 Lyndhurst/Aristotle home - custom home**  
Greg Garbolinsky of Aristotle Homes presented a very generic set of plans for a custom home at 961 Lyndhurst. At first it was thought to be a pre-fab home because of its lack of detail and interest. HARC had previously approved a custom home on that lot in 2017 but it was never built. The expectation is that any future home on that lot would be comparable in design and detail.  
The Committee was very clear to the developer that in concept a custom home of 3000+ square feet would be very welcome. However the renderings he presents would not be approved for its lack of interest, uniqueness and quality.  
The Committee agreed to work with him by providing a detailed list of items that need to be included in a revised set of plans to proceed to the next review. He was informed that it can take several meetings before a final or partial approval but HARC has been aggressive in moving the process forward. He was also informed that HARC has approved multiple custom homes over the past eight years and none were built. He should double check with all the departments within the City of Vallejo to become aware of any issue that can hold up the project.

**II. Regular Meeting**

- 1. Call to order:** 7:10 PM
- 2. HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Troy Killorn, Ernie Stockinger, Patrick Isaacs, Joseph Joslin (arrived 7:15). Chris Brittle, alternate
- 3. HPOA Board/ CC&R Manager:** HPOA Board liaison: Andre Crisp
- 4. Guests:** Greg Garbolinsky, Aristotle Homes, Andrew McDonald, Steven Bard, Laurie Foster
- 5. Minutes:** The January 12, 2022 minutes were previously approved and posted.

**6. Items reviewed by HARC Committee in January and applicants notified:**

- a. 2501 Marshfield/Abadilla - added two sheds ( approved)
- b. 5034 Staghorn/Ramos - replace roof and repaint eaves ( approved)
- c. 6363 Newhaven/Washington - repaint ( The Villas HOA did not approve the scheme and now she is only making repairs and painting the trim to become compliant)
- d. 5019 Staghorn/Longhofer - add pergola ( approved)
- e. 8104 Carlisle/Nash/Angove - replace wood siding with stucco and repaint (approved subject to Reflections HOA - still waiting)
- f. 2983 Carlingford/Porto - remove street tree ( denied/mitigate)
- g. 5031 Staghorn/Soon - repaint ( approved )
- h. 2300 Bennington/Crisp - add hood to divert water ( on hold)

**7. New Projects or Issues to review:**

- a. 2825 Olivewood/Aslian - repaint house ( approved 4-0). The Aslians submitted an application to paint the front of their home to bring the house into compliance. Although the Committee would have preferred they paint the entire house and will encourage them to do so, they recognize that the applicant is resistant to do anything and therefore is willing to compromise. The colors submitted are very similar to the current shades and are approved
- b. 6679 Chalk Hill/Bard - add retaining wall to back yard hill. ( approved 4-1). Mr. Bard presented a conceptual plan for rehabbing his backyard back in October. The plan included; expanding the yard by pushing the hill back with a large retaining wall, a swim spa, steps, a shed and landscaping. HARC was reluctant to review until the feasibility of the project was determined by the City of Vallejo. He was therefore directed to get a determination from the City and then submit a dimensioned plan including all the elements to HARC for approval. He was also directed to contact the neighbors especially the one behind the hill in question. Mr. Bard submitted a revised plan, permitted by the City but only for the seven foot retaining wall. He did not contact the neighbor. He indicated that he is not ready to submit a plan for the entire yard due to cost overrides. Therefore, the majority of the Committee voted to approve the retaining wall as permitted by the City with the stipulation that he submit a plan for the remaining improvements when he is ready to proceed. Mr. Bard must obtain the Summit HOA approval for the retaining wall now.
- c. 2357 Langton/McDonald - repaint. ( approved 5-0) Andrew McDonald who lives in the Vintage neighborhood, applied to repaint his craftsman style home. He provided samples on the house as well as detailed photos outlining the specific areas. The Committee voted to approve.
- d. 1928 Landmark/Singh - rehab backyard ( postponed)
- e. 2559 Shade Tree/Schussel - remove street tree. ( approved) Bob Schussel applied to remove a blighted Bradford pear tree from his front yard. HARC has been consistent in approving removal of that species of tree because of a disease. The question in this instance is whether the tree is a street tree and needs to be replaced. Upon review of the front yard, the Committee concluded that there were multiple existing trees and a replacement is not required. If he decides to replace the tree, his choice of a Shantung maple is approved. The Committee approved the removal of the pear tree with the condition that the stump and all the roots be removed and cover the Hoel with landscaping.

**8. Solar applications approved by Chair:**

- a. 6367 Newhaven/Lewis
- b. 1555 Landmark/Hall

**9. Minor Projects approved by Chair:**

- a. 2631 Feldspar/Henry - repaint the same
- b. 1979 Beltaine/Rochon - stain new fence
- c. 8057 Red Oak/ Arquelles - stain a new portion of fence to match

**10. Upcoming Projects and Issues:**

- a. 1251 Landmark/Atherwood - repaint and add gate
- b. 2302 Broadleigh/Leonard - subdivide lot in accordance with SB9 to promote ADUs.

**11. HPOA Board report: Andre Crisp/Laurie Foster**

- a. Andre and Laurie met with representatives from the Golf Course to start planning for future events and responsibilities.
- b. Live meetings. The board is still considering conducting live meetings in April, 2022.

**12. Items for discussion:**

- a. Lot subdivision per SB9 to promote ADUs. HARC will review an application next month. In the meantime, Laurie will contact OMNI for their opinion regarding HOAs status. A legal opinion might be necessary. The City of Vallejo has not adopted a policy.
- b. 2820 Thornbury - possible mix up on colors. Committee had no objections
- c. 2854 Dominion - The color appears darker than the approved color from scheme 18. The Committee will consider removing that scheme from the booklet after determining if those colors were the ones used. The shade varies slightly even in the booklet.

**13. Future Meetings:** The next meeting is scheduled for: March 9, 2022/7:00PM Zoom

**14. Adjourned:** 8:40PM