



APPROVED

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

6:00PM - In order to ensure the meeting will be held in a timely manner, the members met in person prior to the scheduled meeting to review the applications and generate questions.

1. **Call to order:** 7:03PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Troy Killorn, Ernie Stockinger, Joseph Joslin, Chris Brittle (alternate). Patrick Isaacs, absent.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Andre Crisp
4. **Guests:** Laurie Foster, Jerome Leonard, Tina and Fred Dodson, Shawna Thomas, Michael and Irene Ring, Roberto Calderon, Eric Kaufman and Ian Hall
5. **Minutes:** The February 9, 2022 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in February and applicants notified:**
 - a. 961 Lyndhurst/Le - reviewed conceptual drawing (sent back for major revisions)
 - b. 2825 Olivewood/Aslian - repaint (approved)
 - c. 6679 Chalk Hill/Bard - add large retaining wall (approved)
 - d. 2357 Langton/McDonald - repaint (approved after review of change)
 - e. 1928 Landmark/Singh - rehab back yard (postponed)
 - f. 2559 Shade Tree/Schussel - remove tree (approved)
 - g. 8104 Carlisle/Nash/Angove - resurface and repaint (approved)
7. **New Project and Issues to review:**
 - a. **2302 Broadleigh/Leonard - lot subdivision recommendation to HPOA Board. (re - referred to HPOA Board. 5-0).** Jerome Leonard purchased the 1/2 acre lot at 2302 with the intention of building a custom house for his retirement. Since the purchase, the State of California has enacted a law to streamline the process to subdivide lots in order to address the housing shortage and promote the additions of ADUs. Mr. Leonard would like to take advantage of that law and subdivide his lot and construct two homes and two or more ADUs thereby increasing the density of the lot from one single family home to possibly four units. He contacted HARC to begin the process. In the meantime HARC realized that it does not have the authority to review lot subdivision. Approval has to be decided by the HPOA Board. The Committee did discuss the concerns regarding the lot subdivision. According the original Specific

Plan between the Developers of Hiddenbrooke and the City of Vallejo, the lots in this area of Hiddenbrooke are designated for Custom homes. A custom home is described as a single family home of not less than 2500 square feet. Mr. Leonard's proposal for homes of 2200 and 1800 sf do not comply with the CC&R's and Guidelines. It would insert a small 8,000 sf lot in the midst of much larger lots of 13,000 sf to 1.28 acres along Broadleigh and Bennington thereby changing the original designation. There also needs to be clarification regarding when Mr. Leonard can actually subdivide and if the HPOA can deny the subdivision.

Therefore HARC recommends that the HPOA Board promptly seek a legal opinion clarifying and interpreting the actual law in order to establish a course of action.

- b. **1743 Landmark/Davantes - replace front lawn with xeriscape (approved 3-2).** Asia and Brian Davantes are new residents to Hiddenbrooke. Since they purchased their beautiful home last summer, they have decided in an effort to conserve water to replace their front lawn with xeriscape. They designed the landscape plan and are installing it themselves. The Committee has concerns about the type and amount of plants chosen and cautioned them about results when landscape plans are self installed. However, due to the eventual water conservation aspect, three of the members were in favor and it was approved.
- c. **1571 Landmark/Dodson - repaint (approved 5-0).** Tina and Fred Dodson applied to repaint their house. They were trying to match a color used on a home a block way. HARC was able to find the shade they preferred. HARC approved the Farmers Market KM # 5757 for the Body, KM#4273, Trail Dust for the trim and KM# A45, Red Velvet for the shutters and doors.
- d. **2870 Olivewood/Thomas - repaint.(approved 5-0)** Shawna Thomas obtained approval to repaint her home as follows: Body: Sherwin Williams #7017, Dorian Gray; Trim SW#7008 Alabaster and front door # 7069, Iron Ore.
- e. **1797 Durrow/Sohal - custom home (requested further information.** In June of 2021, HARC approved a portion of the plans to construct a custom 6300 sf home on a 1.05 acre lot, a covered pool and gazebo. Although the property has a Durrow Court address the majority of the house and lot are highly visible along Landmark Drive and throughout the Community.
The owner now has a new architectural team working on the elements not approved; namely the design of the pool enclosure, the design of a gazebo, fencing and the method to soften the appearance of the large expanses of concrete that are highly visible from Landmark. They submitted new drawings for the configuration of the yard along with a comprehensive landscape plan. HARC was in favor of the landscape plan and changes to the pool and the enclosure. However there are still a number of outstanding issues. They were directed to provide the following: a) an irrigation plan, b) a three dimensional design of the gazebo that matches the design of the house, c) a three dimensional design of the pool enclosure that matches the design of the house, and d) a detailed elevation of the plan to soften the appearance of the large expanses of concrete along the entire back of the house. They were also directed to review the fencing in the neighborhood and use similar design. The Committee was not opposed to using fencing set back approximately 25 feet off Landmark and screened with dense landscaping.
Hopefully the next submission will include all the required elements and can be reviewed in April.
- f. **4119 Summer Gate/Ring - repaint. (approved 5-0).** The Committee voted to approve the repainting of the Ring's home in accordance with the approval of the Villages HOA as follows: Body- Kelly Moore # 304, Stonegate, Window and door trim - KM # 49, Antique White and Roof trim and front door, KM#A72, Barnwood

- g. **3044 Overlook/Moore - add artificial turf (approved 4-0 prior)**
- h. **5031 Staghorn/Soon - repaint third choice (approved 5-0)** The Soons received approval to repaint their home at the last meeting. However once they saw the actual shades, they changed their mind twice. Their final choice is approved as follows: Kelly Moore #5740, Montecito (Scheme 14), entry door and Shutters: KM#4806, Tree of Life and Garage door and trim, KM#5772, Palm Lane

8. Solar applications approved by Chair:

- a. **2062 Bennington/Bower**
- b. **6367 Newhaven/Lewis**

9. Minor Projects approved by Chair:

- a. **2025 Bennington/Frazier - replace back door**

10. Upcoming Projects and Issues:

- a. 961 Lyndhurst/Le - custom home
- b. 2302 Broadleigh - custom home with ADU
- c. 1928 Landmark/Singh - rehab back yard
- d. 1797 Durrow Court/Sohal- custom house
- e. 2726 Overlook/Howard - remove tree
- f. 8096 Carlisle/Larsen - repaint
- g. 2938 Carlingford/Peterson/Martin - repaint

11. HPOA Board report - Andre Crisp/Laurie Foster

- a. Laurie Foster, President of HPOA has been in contact with the golf course to discuss several proposed social events. However she also learned that the Club would now be charging an hourly rate of \$100 to rent the meetings rooms for Board and HARC meetings. In the past the Board only paid \$75.00 per meeting and HARC was free. The new expense would be five times what has been budgeted. Both the Board and HARC will probably reduce the times they will use the clubhouse.
- b. There will be two openings for those wishing to serve on the Board starting July 2022.

12. Items for discussion:

- a. **SB 9 Lot subdivision questions for legal discussed above.**
- b. **Artificial turf update.** - After reviewing multiple applications for artificial turf, the Committee determined that many of the required specs in our guidelines were either confusing or no longer applicable. The best criteria for evaluating the turf is the sample. A 12 x 12 inch will now be required. Color, weight, pile and drainage can be determined from the sample. The warranty will be reduced to an average of five years as most manufacturers use a sliding scale. The Chair will present the changes to Board next week
- c. **Future meeting;** In light of the rental policy from the golf course, HARC will continue to conduct its meeting by zoom except when large projects like custom home reviews are on the agenda. HARC will have to be more vigilant in accepting applications ten days in advance of the meeting to determine if a room rental is necessary. Hopefully HARC will not have to rent a room more that three times a year.

13. Future Meetings: The next meeting is scheduled for: April 13, 2022/7:00PM

14. Adjourned: 9:25 PM