



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Zoom Call

Wednesday, January 11, 2023

7:00 PM

I. 5:30 - Preliminary Review for 1336 Misawa Court - Custom Home

Attendees: HARC members listed below, applicant Donnie McCleskey and designer, Kurt Leintz. HARC received an application for a preliminary review for a custom home at 1336 Misawa Court. The main house is 2239 sf with a 683 sf garage and 557 sf ADU. The purpose of preliminary review is to determine if the concept complies with the Hiddenbrooke CC&Rs and Guidelines and is consistent with other homes in the neighborhood.

Following the review, HARC will generate a letter setting forth any issues to be resolved and requesting a full set of revised house and landscape plans along with the brick and mortar samples of the materials.

The main issues that were addressed in the review were: a. improving the design of the house to match one of Hiddenbrooke's Architectural designs; b. redesigning the garage and driveway to accommodate a covered parking space for the ADU as required in the Guidelines; and c. a landscape plans that includes the rear yard and includes an irrigation system. They were also directed to notice the neighbors as required in the guidelines for ADUs.

The goal is for the applicant to obtain a final approval at the February 8, 2023 HARC meeting and proceed to the City of Vallejo for permits. The final review meeting will be in person and necessitates renting a room at the Golf course. Neighbors within 500 feet of the property will be invited to attend.

II. 6:00 PM - Pre Meeting to review applications in person and generate questions

III. 7:00 PM. Regular Meeting with applicants on Zoom

1. **Call to order:** 7:02 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Nadine Spignola-Hutton, Gil Solorio, Ken Bowers. Abs: Chris Brittle, alternate
3. **HPOA Board/ CC&R Manager:** HPOA Liaison: Troy Killorn
4. **Guests:** Laurin Foster, HPOA president, Sonia Saini, Veronica Delgado/property manager for 1338, David McDonald, Leo Cavanaugh
5. **Minutes:** The November 9, 2022 minutes were previously approved and posted. HARC did not meet in December, 2022.

6. Items reviewed by HARC Committee in November/December and applicants notified:

- a. 1555 Landmark/Hall - replace lawn with xeriscape (approved)
- b. 6675 Chalk Hill/Tejada - rehab back yard (postponed)
- c. 6548 Deerfield/Zhong - rehab backyard (approved after November meeting)
- d. 2797 Olivewood/Ellis - replace lawn and add sideway and steps (approved)
- e. 2411 Rush Creek/Brau- add gazebo (approved/ was permitted by City)
- f. 2357 Langton/McDonald - move and increase size of retaining wall (approved with condition/ no storage)
- g. 6008 Stonehouse/Quinjano - rehab front (approved)
- h. 1149 Songwood/Maldonado- add steps, replace lawn and add sidewalk (approved) (denied adding cement patio and sidewalks)

7. New and previous projects reviewed

I. Old business:

- a. 2720 Overlook/Ignacio - repainted garage and front door a color different than approved. HARC will refer the address as a violation

II. New Business:

a. 1222 Landmark/Kung - replace lawn (denied 5-0). The applicant started work on the front yard without approval. She submitted a plan that the Committee denied and is requesting a revision that is to be approved before anymore work commences. The plan submitted is primarily composed of numerous flower beds that will only be in bloom for short periods. The plan needs a variety of plants that thrive annually and are common in Northern California. Southwest designs and succulents are discouraged. The flower beds also are defined by the use of rocks that are discouraged in the Guidelines and prohibited along the street and sidewalk. HARC will address the specific issues in a letter and require revision that complies with the xeriscape guidelines for the February HARC meeting.

b. 1338 Swainson/Sugeng - repaint shutters (on hold)

c. 2343 Lansdowne/Saini - landscape plan for front yard (requested revision). Due to a glitch in the HARC email system, the Chair did not receive the information requested and the Committee was unable to complete the review. Subsequently the Committee was sent the information and will determine what if any information in addition to an irrigation plan is to be provided.

d. 3020 Overlook/McDonald - variance for deck previously approved (approved 5-0). David McDonald received HARC approval to extend his second story deck to cover an existing patio.

Upon applying to the City for permits, he was informed his project fell within a 25 foot setback required for building along the golf course. He was directed to obtain HARC and possibly Golf Course approval. There is some question about the exact property line but the Committee granted variance to allow the deck to encroach into the setback. His fence is more than 100 yards to the golf course and includes a large slope and drainage ditch. The addition will have no impact on the course or neighbors.

e. 2238 Bennington/Bhandal - lot subdivision. HARC received an application to subdivide a lot. However pursuant to the CC&Rs all lot subdivisions are to be reviewed by the HPOA Board. HARC will forward the application to the Board.

f. 2538 Marshfield/Cavanaugh - request to add solar light fixture. The Committee determined this request could be reviewed by the Chair similar to solar reviews so no action was taken. The Chair will draft a conditional letter of approval

8. Solar applications approved by Chair:

- a. 2592 Marshfield/Nieuwenhis
- b. 2566 Marshfield/Maionchi

9. Minor Projects approved by Chair;

- a. 6678 Chalk Hill/Rosenthal - replace garage door

10. Upcoming Projects and Issues:

- a. 6675 Chalk Hill/Tejada - rehab back yard.

11. HPOA Board report - Laurie Foster/Troy Killorn

a. The Parkway rehab project was approved by the Vallejo City Council. The work will commence as soon as weather permits.

b. The HPOA president was surprised to learn that a portion of the Hiddenbrooke Parkway is in Napa County pursuant to agreement enacted at the time of the initial development of Hiddenbrooke. However the City of Vallejo is responsible for the maintenance etc.

c. The HPOA Board had changed its meeting schedule. It will now only meet by zoom on the odd months of the year except it will conduct an in person Annual Meeting in June

12. Items for discussion:

a. The Committee had a discussion regarding how to limit lengthy discussion by Individual applicants that are repetitive and unproductive. Without placing a time limit on a presentation and to assist the Chair, the Committee members will step in as needed and end a conversation by requesting a revision or continuance.

13. Future Meetings: The next meeting is scheduled for: February 8, 2023/TBD

14. Adjourned: 7:54PM