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APPROVED

Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Brookside Room at Hiddenbrooke Golf club  
Zoom  
Wednesday, March 8, 2023

I. 5:30 PM Brookside room: Special Review

- a. 1336 Misawa Court/McCleskey - custom home with ADU
- b. Guests; Stephne and Kevin Elliot, Kurt Leintz, Donnie McCleskey, Laurie Foster, Troy Killorn and Committee members, Ernie Stockinger, Ken Bowers, Gil Solorio, Nadine Spignola - Hutton, Marcelline Mahern, Abs: Chris Brittle, alternate
- c. A preliminary review was conducted in January whereby the conceptual plans were discussed for a 2922 square foot home consisting of a 557 sf ADU, a 692sf 2 car garage and landscape plan. A letter was generated indicating all the items that needed more information or modification. This meeting review was to determine if all the issues were addressed in order for approval and referral to the City of Vallejo for the required permits.  
The main issues were: enlarging the garage to comply with the covered garage requirement for an ADU in a custom home, assuring an extra room in the ADU was not or would never be a bedroom in the ADU, adding architectural interest to the exterior design and enhancing the landscaping. HARC also required a materials board with actual samples of colors, stone trims, lighting, roofing, The applicant was also to notify the neighbors within five hundred feet of the property.  
The applicant submitted a revised plan that followed the guidelines for ADUs and addressed all the design concerns. The new plan is increased to 3125 sf to accommodate a larger garage. Another deck was added to the rear for interest. There was an issue of providing the plans to the Committee within the required time frame for proper review. However the bigger issue was notifying the neighbors in a timely manner as listed in the ADU Guidelines. Two of the neighbors received the plans only two days prior to the meeting and the next door neighbor who is out the country did not receive them at all.  
The Committee decided that more time would have been helpful but felt that the issues were resolved and they did not want to hold up approval with another meeting. The remaining obstacle was notifying the neighbors.  
The Committee voted to approve the project pending notification of the neighbors. The Elliotts, the neighbor at 1316 Misawa would contact Mr. McCleskey when the next door neighbor at 1326 Misawa returned. He then would have two weeks to present the plans and answer question. In the meantime Mr. McCleskey would be available to answer questions from the neighbor at 1306 Misawa  
HARC would then be notified and the final approval would be provided.

## II. Regular Meeting: zoom

1. Call to order: 7:30 PM
2. HARC Committee Members: Marcelline Mahern, Chair ( Administrator), Ernest Stockinger, Ken Bowers, Nadine Spignola-Hutton, Gil Solorio. Abs: Chris Brittle alternate
3. HPOA Board/ CC&R Manager: HPOA Board liaison: Troy Killorn
4. Guests/Applicants: Cathy Rojas, Chris Fuchs, Renata Porto, Mark Brandenburg abs. Jim Wimsatt.
5. Minutes: The January 11, 2023 minutes were previously approved and posted. HARC did not meet in February
6. Items reviewed by HARC Committee in November and applicants notified:
  - a. 1336 Misawa Ct. / McCleskey - custom home prelim ( approved to proceed)
  - b. 6678 Chalk Hill/ Tejada - unapproved back yard ( on hold)
  - c. 1222 Landmark/Kung - unapproved landscape ( denied)
  - d. 2720 Overlook/Ignacio - unapproved paint for garage and shutter ( notify)
  - e. 13318 Swainson/Sugent - repaint shutters ( on hold)
  - f. 2343 Lansdown/Saini - landscape front yard ( approved)
  - g. 3020 Overlook/McDonald - variance for deck ( approved)
  - h. 2238 Bennington/Bhandal- lot subdivision ( referred to HPOA)
  - i. 2538 Marshfield/Cavanaugh - add solar light fixture ( approved/minor)
7. Projects or issues for review:
  1. Old business/ no response. See # 6
    - a. 6678 Chalk Hill/Tejada
    - b. 1222 Landmark/Kung
    - c. 2720 Overlook/Ignacio
    - d. 1338 Swainson/Sugent
  2. New Projects:
    - a. 2926 Carlingford/Rojas - replace bark with small crushed slate ( approved 5-0). Cathy Rojas applied to replace the black bark through her front yard with small crushed slate. The request is to reduce the spreading of the bark caused by rabbits and wind. The Committee voted to approve the smaller version of the slate stones.
    - b. 6658 Chalk Hill/Fuchs - add privacy feature to one end of upper deck ( approved 5-0) The applicant wanted to add a louvered feature to the end of the second story deck to add privacy to the deck, reduce the wind and provide shade. The Committee approved the request as submitted.
    - c. 2983 Carlingford/Porto -repaint house and replace fence. ( approved revised paint colors 5-0). There were two items in this application: repaint house and replace fence. The applicant provided paint samples and a rendering of the house with the proposed colors. However she wanted to paint the garage and front door a dark blue/ black shade. The Committee denied the dark shade for the garage door due the contrast with the much lighter body, drawing one's eyes to the garage. Instead of painting the garage the same as the proposed body, the applicant decided to go with Scheme I of the Hiddenbrooke color booklet except changing out the black oak to

the proposed "Soot". The Committee agreed and voted to approve. The Committee also approved the new fence and stain.

- d. 1973 Beltaine/Brandeneburg - add patio under second story deck ( approved 5 - 0)  
The Brandenburg's homes style includes a second story deck the back. They propose to add a concrete and paver patio under the deck. The Committee approved the application with the suggestion that they add a concrete or paver walkway to connect the existing walkway to the patio.
  - e. 1567 Landmark/Wimsatt - repaint ( denied paint 5-0)). The Wimsatts applied to re paint their home very bright shades of apricot. The shades for the body and trim would have been approved however the shutters and front door were a very bright shade and not in compliance with the guidelines. The Committee decided it would be best for them to propose three colors all at one time instead of trying to pick another color for the shutters, etc. Although the house referred to as a sample is very nice, it only has two colors and the style better suits the colors. HARC suggests they choose different color palette for their style house. t  
HARC did approve the rehab of the front steps and the addition of plants in the front yard. (5-0)
8. Upcoming projects: TBD
  9. Solar applications approved by Chair:
    - a. 1717 Landmark/Bundy
  10. Minor Projects approved by Chair
    - a. 7020 Alder Creek/Francheis - repaint same
    - b. 4168 Summer Gate/Slayman - remove picket fence
    - c. 6548 Deerfield/Zhong - change style of paver for backyard
  11. HPOA Board Report: Laurie Foster
    - a. The work on the Parkway has commenced and hopefully will be completed by June.
    - b. The next HPOA Board meeting is March 15, 2023 by zoom
  12. HARC items for discussion:
    - a. The Chair will be vacationing in May and again in June. She requests that the May HARC meeting be rescheduled to May 3, 2023 with applications due on April 23, 2023. The Committee agreed.  
The bigger issue was June when she will be gone from June 3rd to the 17th. The Annual meeting will be on June 21st. Tory Killorn as the HPOA Board Liaison agreed to chair a zoom meeting as long as all the paper work was provided by the Chair prior to her departure and after her return. The logistics will be determined at the next HARC meeting.
  13. Next HARC Meeting: April 12, 2023/7:00 pm
  14. Adjourned: 8:20 PM