



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, August 9, 2023
7:00 PM

I a.5:30 PM - Preliminary review of custom home at 0 Broadleigh Place. Nyeisha Dewitt submitted an application for a 5460 square foot home that introduces a new home style to the Hiddenbrooke Community. The multi-level home is designed to fit into the hillside rather than sit atop of it. It could best be described as a Prairie style home. Although the design of the house is not specifically listed in the Hiddenbrooke Architectural Design Guidelines, it does meet the overall goal of ensuring excellence in architectural design that enhance and compliment the overall community. The house sits on a lot that has no immediate neighbors and therefore does not have to mirror similar style homes found in the more established neighborhoods. The house sits at the end of a 150 foot driveway and is orientated away from the street. The main level consists of a living room, a master bath and bedroom, a kitchen, a dining room, an office, a two car garage and large decking. The lower level has three baths and bedrooms, a family room, a laundry and another two car garage. There is a proposed lower deck and pool for the future. The exterior of the house has natural horizontal and vertical wood siding and smooth concrete finishes. The roofline is flat with wide overhangs. The applicant and her architect are working with the City of Vallejo to meet the new Vallejo Zoning code for Hillside Development. HARC was encouraged by the response by the City and therefore approved the concept and will provide further information to allow them to move on to the next step.

I.b. 6:30 PM – The Committee met prior to the public meeting to view the Applications together in person and prepare questions and comments.

II. Scheduled HARC Meeting: Call to order: 7:02 PM

A HARC Committee Members: Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Nadine Spingola-Hutton. Chris Brittle, alt

B. HPOA Board/ CC&R Manager: HPOA Board liaison: Laurie Foster

C. Guests: Tim Henry, Delano Ignacio, Loida Bautista, Nikhil Sandhu and Dale Dombrowski,

D. Minutes: The July 12, 2023 minutes were previously approved and posted.

E. Items reviewed by the HARC Committee in July and applicants notified:

- a. 1555 Landmark/Hall – revised plan (approved 5-0)
- b. 2381 Lansdowne/Schaffer – add large pergola once permitted (approved 5-0)
- c. 2631 Feldspar/Henry – remove tree (postponed)
- d. 2720 Overlook/Ignacia – repainted unapproved colors (refer)
- e. 6615 Deerfield/Aztec – repainted (approved 5-0)
- f. 2681 Marshfield/Sandhu – add large patio cover (needs permits)
- g. 2039 Bennington/Heckmann – repaint (approved 5-0)
- h. 7032 Alder Creek/Kinhead – repaint (approved 5-0)
- i. 2342 Lansdowne/Madyag – replace lawn (revised plan approved 7/27)
- j. 2765 Olivewood/Lirio – relocate shed, add pergola and remove tree (approved 5-0)
- k. 6012 Stonehouse/Yao – remove tree and add landscaping (approved 5-0)
- l. 1919 Beltaine/Salcedo repaint (on hold)

F. New Projects of Issues to review:

Old Business:

a. **6675 Chalk Hill /Tejada – added multiple elements to backyard without approval. The Tejadas added several features to their backyard without the approval of the Summit HOA or HARC. The Chair and another HARC member visited the site after neighbors informed the Summit HOA of the work. The owners had installed artificial turf, covered a backyard hill with plastic, added two sheds and constructed a 12 x 20 foot pergola which exceeded the size HARC can approve. They were directed to provide a new plan that indicated the following:**

a. Removal of the plastic which they did; b. Improve the installation of the turf to better fit the backyard; c. Agreement to screen the sheds or relocate them, and d. Obtain City of Vallejo permits for the pergola.

HARC has been waiting since November for an update. They failed to provide updates. In addition to the pergola, the Committee had concerns about the visibility of the two sheds not just from the next door and the street but also the neighbors up the hill that look down on the yard. A letter from all the neighbors will be required.

The Committee will send them one more letter outlining everything that has to be addressed in a new plan and supporting documents. They are to submit by the 9/13/23 meeting and complete by 12/13,23. If no response, the Committee suggests the owners be called to a hearing and fines imposed.

b. **3057 Blue Sky/ Vasquez – added shed without approval. The owner of the property has constructed a shed and possible carport without HARC approval. There is still a question as to whether he obtained City of Vallejo Building permits. However in any event he still needs to submit a HARC application for HARC approval. He should be called to a hearing and directed to do so or accrue fines.**

c. **2720 Overlook/Ignacio - provided new color for garages and shutters (approved 5-0). Mr. Ignacio submitted a new color for his garage,railings and shutters that was approved.**

d. **2361 Feldspar/Henry – remove and replace tree (approved 3, 1 denied,1 abstained). HARC continued to have questions as to why Mr. Henry wanted to remove a healthy tree. He represented that the tree needs to be trimmed every year at a sizable**

expense, is messy and the roots are growing toward the driveway and the neighbor's lawn. The Committee voted three to one with one abstention to approve the removal with the following conditions: replace with a minimum 24 inch box crepe myrtle tree, install barriers around the root ball and water generously to ensure proper root growth.

New Business :

- a. **2812 Olivewood/Bautista – replace lawn (approved 5-0).** Loida Bautista applied to replace her dead lawn with xeriscape. Her plan consisted of adding a variety of five gallon plants to the existing shrubs that run along the perimeter of the yard. Black mulch or bark will cover the ground. She is also adding a Y shaped path of two foot natural stones. HARC determined the plan needed a transition area to separate the bark from the street. She is to add a two foot border of ground cover that resembles grass such as myoporum or creeping thyme. She indicated that she will be using fiber mesh weed barriers instead of cardboard. The sprinklers will be converted to a drip system.
- b. **7084 Alder Creek/Lally – replace lawn (approved 5-0).** Mr. Sandhu also applied to replace his small front lawn with xeriscape. His plan is to add six five gallon plans and redwood bark or crushed rock. HARC will require natural colored bark and no rock. He agreed to add a border of ground cover along the street to keep the bark from spilling into the street while enhancing the appearance of the plan.
- c. **6573 Deerfield/Dombrowski – rehab patio and add plants (approved 5-0).** Mr. Dombrowski's would like to get more use out his small backyard. He is applying to create a new flagstone patio surrounded by a variety of seasonal flowers. The proposed plan stays within the limit of hardscape and was approved.

G. Upcoming Projects and Issues:

- a. 6675 Chalk Hill/Tejada – rehabbed backyard without approval
- b. 3057 Blue Sky/Vasquez – construction without HARC or city approval

- c. 1919 Beltaine/Salcedo – rehab front and backyards (need revised plan0
- d. 2225 Bennington/Adin – replace bark
- e. 3023 Overlook/Cai – convert garage to office (multiple issues to resolve)
- f. 2555 Shadetree Circle/Wahleithner - add exterior lights
- g. 6186 Ashwell/Ignacio – rehab front
- h. 2659 Marshfield/Fernandez – add patio cover (needs permits)
- i. 1919 Beltaine/Salcedo – reaint and rehab
- j. 2618 Marshfield/Sandhu – add large patio cover (needs permits)
- k.

H. Minor or Solar Projects approved by Chair:

- a. **3020 Overlook/McDonald – extended competition date to April 16, 2024**
- b. **7072 Alder Creek/Ligoeki – replace windows**
- c. **1718 Landmark/Bundy -repaint same**

I. HPOA Board report – Laurie Foster

- a. **National Night was a success with a large turnout.**
- b. **The first focus presentation by HARC was informative. Laurie asked for any suggestions for future focus presentations. Possibly HMD in addition to the parkway.**

J. Items for discussion:

- a. **Xeriscape guideline update. After several years of approving xeriscape plans, HARC has been disappointed with the results. It was suggested that the guidelines be updated to address some of the issues. The Chair highlighted some of the sections to be updated and received feedback. She will draft a new set of guidelines for the next meeting.**
- b. **Artificial turf guideline update. The Committee concluded that the Artificial guideline were still viable since the last update. However the problems have occurred with the installation. It**

was suggested that a clause be added that requires a final approval after installation. The Chair will draft language for the next HARC meeting.

- c. The Chair summarized her meeting with the City of Vallejo, Planning Manager, Margaret Kavanaugh-Lynch on July 24, 2021. The topics were the new zoning code and the 30% slope limitation, the lack of approval of custom homes in Hiddenbrooke and a designated planner for Hiddenbrooke. The new codes went into effect in July 2021. Any project that had not completed their review by then is subject to the new code. Only public notices were generated, no individual lot owners. The City had no idea how many lots will be impacted by the Hillside Development component of the code as it takes a lot civil survey to determine the actual slope. She volunteered to be the point person for Hiddenbrooke when issues arise.
- d. Custom home application submittal update. In light of the new Zoning codes regarding hillside development, language should be added to the guidelines directing applicants to consult with the City to determine the status of their lot before submitting to HARC. For very unique lots that are located apart from other neighborhoods, HARC will accept designs that fit into the contour of the topography and are do not conform to one of the approved designs.
- e. One of the Custom home applicants requested HARC join in challenging new zoning code. The Committee decided if necessary they would recommend that the HPOA Board contact the City Manager about issue that only pertain to our community in general and not an individual property. It is also too early to know what if any lots in Hiddenbrooke are impacted.
- f. CC&R violations and fines. The Chair was recently informed by a resident that several trees on Landmark were being "topped". After bringing the issue to the Board, she was informed that the HPOA Board did away with fines for tree topping even though the CC&Rs prohibit it. A lengthy discussion ensued. It was

decided the language in the CC&Rs was too vague to be enforced. A section on tree maintenance and tree topping will be added to the guidelines.

**g. HARC members up for renewal:
Ernie, Nadine and Chris will be up for HARC renewal next month.**

K. Future Meetings: The next meeting is scheduled for September 13, 2023/7:00PM.

L. Adjourned: 9:02PM