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APPROVED

Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom call  
Wednesday, April 10, 2024  
7:00 PM

Due to the nature of the Zoom calls, the Committee meets an hour prior to the meeting to view the applications and exhibits in person.

1. **Call to order:** 7:03 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Gil Solorio (Zoom), Ken Bowers, Nadine Spingola-Hutton, and Chris Brittle, Ernie Stockinger, abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** Donnie McClesky, Kevin Jai, Ed Frey, Marcus Hill, Gayla DiMaggio (not connected)
5. **Minutes:** The March 13, 2024, minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in March and applicants notified in June:**
  - a. 7232 Willow Creek/Alfonso – repaint (approved)
  - b. 5070 Staghorn/Nuqui – revised front yard (approved)
  - c. 1360 Wildwing/Milano – repaint (approved)
  - d. 2279 Bennington/Rafols – rehab front after tree removal (approved)

- e. 2940 Carlingford/Alabanza remove rock and add landscaping 9approved upon revision)
- f. 1933 Landmark/Moroyoqui – add gate (approved)
- g. 8436 Bennington/Jai – repaint house (requested more info)
- h. 8028 Carlisle/Miceli – repaint (approved electronically 3/20/24)

## 7. New Projects of Issues to review:

### I. Old Business:

- a. **2940 Carlingford/Alabanza – rehab front.** The Committee had previously approved the project subject to revised plans eliminating the large expanse of rock and adding plants to achieve the 50% coverage in one year. The applicants submitted a plan, but the Chair requested that they submit one to include a key for the individual plant location. The plan they eventually submitted was illegible and they were invited to attend the Zoom meeting. They did not attend. The Committee was unable to finalize the approval until they provided a key and increased the number and size of the plants.
- b. **1336 Misawa/McClesky – modification to plan ( approved 5-0, 4-1)** Donnie McClesky submitted two plans. Wants to add sunrooms under the upper decks in the rear of the house and another to add a free-standing accessory structure to house a workout room. The Committee unanimously approved the addition of the sunrooms as they fit into the footprint of the house and will match the exterior elements.

There was a longer discussion about the workroom. The Chair was not in favor as it did not comply with the guidelines for accessory structures. Primarily it did not match the architectural features of the house. However, the rest of the Committee did approve 4-1 subject to a screening plan and building permits for electrical outlets.

- c. **8436 Bennington Ct./Jai – power washed house and paint touch-up (approved 5-0).** Mr. Jai had received a notice to repaint his house. However, the Committee members visited the property and suggested that he first power wash the house, touch up the paint spots with matching, and return to HARC. He followed the suggestion and the Committee voted to approve noting it was not perfect but an acceptable improvement.

## II. New Business:

- a. **4052 Nottingham/Hill – repaint house. (requested new shades and no black).** Marcus Hill applied to repaint his house and obtained The Village HOA approval. HARC had two issues: a. there was no real contrast between the body shade (off white) and the trim (white) and b. the use of black for the garage door. After a lengthy discussion, Mr. Hill agreed to choose a darker version of the cream or tan for the body and paint the garage door the same shade. He can submit to HARC once the change is approved by The Village HOA. HARC will review asap.
- b. **5066 Staghorn/ Frey – trim tree (approved subject to arborist opinion 5-0)** This was an unfortunate situation. Frey's next-door neighbor added a sidewalk to the area between the two house. In this neighborhood, the property line for the neighbor is the Frey house. The Frey's have a beautiful tree in their front yard near the property line and its roots extended into the neighbor's yard. The neighbor chopped the roots back to the property line for the sidewalk. It is unclear if the two neighbors discussed the situation prior to the work. Mr. Frey applied to trim his tree like other tree trimmings in his neighborhood. Unfortunately, the other trees were improperly trimmed and should have been fined. After a long discussion, it was agreed that Frey's should hire an arborist to evaluate the tree and make a recommendation about the trimming. HARC would abide by the recommendation.
- c. **5148 Carisbrooke/Muyco – repaint (approved 5-0).** Mr. Muyco applied to repaint the house using scheme 5 from the Kelly-Moore paint booklet. It was approved. Mr. Muyco had previously wanted to remove a trellis feature over his garage but since had it repaired, and it will be repainted.
- d. **1346. Misawa – inquiry regarding two-story ADU in Custom home.** The designer for the property has made numerous inquiries about what is allowed on the properties at 1346 and 1356 Misawa. To date, HARC has not received any applications or plans. Their latest inquiry is whether a two-story ADU is allowed. The guideline stip-

ulated ADUs in Hiddenbrooke can only be one-story. The Chair requested a plan. Upon receipt of a vague concept plan, it was apparent that the guidelines were not followed for a separate covered garage for an ADU in a custom home. This was brought to their attention and no further information has been submitted. The Committee is reluctant to change the guideline to allow two-story ADUs.

- e. **1544 Landmark/DiMaggio – add a patio cover ( will be approved upon submittal of building permits 5-0).** The DiMaggios had previously installed a store-bought small pergola for their new patio back in 2015. They now wish to replace that pergola with a 16 x16 patio cover trellis that will be attached to the house and painted to match. The Committee was in favor of the new cover however it will require City of Vallejo permits. The DiMaggios were directed to drop off a copy of the permits in the HPOA black box and HARC will grant an approval. They will not have to attend another HARC meeting.

#### **8. Upcoming Projects and Issues:**

- a. **2346 Lansdowne/Caragan – remove fence**
- b. **0 Broadleigh – custom home**
- c. **6098 Ashwell/Antonio – remove tree**

#### **9. Minor or Solar Projects approved by Chair;**

- a. 8016 Carlisle/Bazzaz – stain fence
- b. 1516 Landmark/Graden – repaint trim (on hold)
- c. 7104 South Hill/Sitjar – repair and repaint balcony

#### **10. HPOA Board report – Laurie Foster**

- a. Next open Board meeting – May 22, 2024
- b. Annual meeting – June 26, 2024 - location tbd
- c. Openings on the board – 2 (but 3 after Laurie moves)
- d. Prior to year-end in June, the Board will be working on multiple items such as the budget, assessments, election materials, etc.

**11. Items for discussion:**

- a. Select colors for new Idea Book: The Chair has been working with Sherman Williams to create a new color booklet. The Committee preferred a simple chart of various color schemes. The Committee will meet separately to decide on colors.
- b. The chair suggested amending the ADU guidelines to limit the number of ADU on small cul de sacs of 8 (?) or less. The Committee was not in favor of the change.

**12. Future Meetings:** The next meeting is scheduled for May 8, 2024 at 7:00PM. Applications will be due by April 28, 2024

**13. Adjourned:** 8:30 PM

**Special Meeting for Custom Home Review**

**Minutes**

**Hiddenbrooke Architectural Review Committee (HARC)**

**Special Meeting for final review**

**2339-1 Broadleigh**

**Hiddenbrooke Golf Club**

**Wednesday, April 24, 2024**

**6:30 PM**

**A. Call to order:** 6:42 pm

**B. HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Chris Brittle, alt/abs.

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

**D. Guests:** Nyeisha Dewitt, applicant, Mahya Salehi and Kim Salehi, designers

**E. Review:** custom home at 2339-1 ((aka 0 Broadleigh:

Project:

2.5 split-level single-family residence on a 62,726-square-foot lot  
5745 sf house of 4 bedrooms and 4.5 baths

Level 1.5 includes the upper 2-car garage, entry foyer, powder room, office space, master suite, and private deck

Level 1 includes the kitchen area, living room, dining room and deck.

Level 0 includes the lower 2-car garage, 3 ensuite bedrooms, a family room, laundry, lower deck, and future pool.

#### Review:

Follow up to preliminary review conducted in August, 2023 with a letter dated August 12, 2023.

The Designer, Mahya Salehi addressed all the items listed in the letter as follows:

Verified – The HPOA Board approval to allow a deviation from the Design Guidelines for unique lots.

Permanent Address and verification of ownership; TBD

Color scheme and materials

Roofing

Driveway

Garage doors,

Fencing

Landscape plan

Irrigation system

Drainage and grading plan

Soils report and engineering report

Solar installation

Zoning approval.

#### Approval:

The majority of the Committee voted to approve all the concepts presented and the color scheme.

HARC understands materials may change based on availability at construction. Therefore, prior to construction, HARC requests an additional meeting to approve any colors or material update. Specifically:

Roofing; approved TPO material but requires exact color

Siding: Require an exact sample of the final siding choice.

#### Other items discussed:

Solar Installation: submit a separate application

Pool: submit a separate application ( suggest considering plumbing and electric connections in the current build).

Pool house: submit a separate application ( suggest considering plumbing and electric connections in the current build).

Zoning approval: In progress and waiting for HARC approval.

Permanent address to be provided after zoning approval.

Disclaimer:

Although HARC requested the technical reports for grading, drainage, soils, and engineering, the Committee does not review the contents of the report. That review is conducted by the City to determine if there will be changes to the plans.

**F.** Adjourned: 7:55 PM