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Approved

**Minutes**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
**Zoom call**  
**Wednesday, September 11, 2024**  
**7:00 PM**

[Preliminary Review/ 6:00PM: 1346 and 1356 Misawa Court/Szarnicki/Katenberger - Two custom homes.](#)

Marilyn Crenshaw, architect for the applicants presented two sets of plans for proposed custom homes at 1346 and 1356 Misawa Court.

Starting with the home at 1356 Misawa. It is a 4612 sf house on a 16,740 sf lot with a total footprint of 3836 sf. It consists of living and dining rooms, kitchen, library, theater, five bedrooms, 6 baths, an 800 sf ADU with its own garage, an additional three-car garage, and multiple second-story decks. The design of the house is Mediterranean in shades of white with the red tile roof. The Committee was in favor of the majority elements of the house with the exception of the large expanse of garage doors across the front and the side main entry. The applicants did provide a depiction of proposed doors that are wood and wrought iron. However, they still appear as the focal point of the house. It was recommended that in addition to recessing the ADU garage door, the others should be a one-car and a two-car garage with a separation. An option that was discussed using the large setback from the street to create a circular driveway with landscaping in the center and adding a more pronounced entry with a gate and pillars. The architect is going to submit a revised version of what was discussed. The goal is to obtain preliminary approval and submit an application for final approval in October. HARC will prepare a letter of what is needed to obtain a final approval upon approval of the revised frontage.

The house at 1346 Misawa includes a 2532 sf house on a 19,244 sf lot plus an 800 sf ADU with a garage, a 2-car garage for the four-bedroom house. It also has 1558 sf of upper decking. The same issue was discussed about the large expanse of garage doors. The garage doors should be separated one and two-car garages. The option of moving the house further back onto the property and creating a round driveway and landscaping was discussed. The architect will also provide a revised plan for this option.

## Scheduled HARC Meeting

1. **Call to order:** 7:01 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, and Chris Brittle, alt.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui
4. **Guests:** Marilyn Crenshaw, architect, Michaelia Szarnicki, James Kojo, Diego Souse and Derrick Karimian from Krystle Realty, Donnie McCleskey, Drina Rowland, Virgilio Cordova
5. **Minutes:** The August 14, 2024 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee last month and applicants notified in August:**
  - a. 6098 Ashwell/Antonio- remove tree (approved)
  - b. 5071 Staghorn/Harris – landscape plan (approved)
  - c. 6592 Deerfield/Rocha – add patio and landscape to back (approved)
  - d. 2377 Lansdowne/Ogden – repaint (approved)
  - e. 2939 Carlingford/Ziermann – remove tree, stain fence (approved)
  - f. 3017 Overlook/Magallanes – replace exterior lights and landscape (approved)
  - g. 1872 Landmark/Booker – clarify repair and replace fence (approved)
  - h. 7096 Alder Creek/Caragan – add wall and sidewalk to back (approved 8/26/24)
7. **New Projects of Issues to review:**
  - I. **Old Business;**
    - a. **1337 Swainson/Maranan – extend patio cover, add netting. (no action).** The Chair requested that the applicant attend the meeting because there are many unresolved questions. As a reminder, the residents constructed a large extension of their patio cover, made of corrugated metal. They were directed to obtain City of Vallejo permits and use a different material. They also have covered the majority of their backyard with netting. Apparently, they obtained the permit or at least applied. They did not attend the meeting. HARC took no action. The Chair is going to arrange for a on-site visit to better evaluate the situation.
    - b. **1336 Misawa/McCleskey – add a pool house and landscape (no action).** The applicant attended the meeting and presented the proposed construction of a pergola instead of a workout / pool house. However, he did not submit an application or rendering beforehand. In the discussion, he mentioned he had submitted plans to the City for a pool without HARC approval. HARC directed him to submit a full set of drawings for the pool, pergola, pool equipment enclosure, and materials for the next HARC meeting in October. No construction should commence before obtaining HARC approval.
    - c. **7244 Willow Creek/Kojo – landscape plan (approved 5-0).** Mr. Kojo is trying to close a violation on his property that involves the front yard landscaping. He provided a

plan to HARC that was incomplete and not approved but went ahead and planted new plants. Before they could be approved, they died. He does not live in the home. He was asked to attend another HARC meeting to discuss the issue. His property managers attended as well. They admitted that the tenant had not watered and the first priority is to add an irrigation system. HARC gave them a 60-day time frame to add the irrigation system and approved the selection of plants.

## II. New Business:

a. **6327 Newhaven/Young – remove tree/ replace ( approved 5-0)** Grant Young applied to remove a dying birch tree in the small front yard. He obtained the approval of the Fairway Villas HOA with the stipulation that he replace the tree with a large shrub. HARC concurred and approved the application.

b. **2416 Rush Creek/Rowland – repaint and landscape (approved 5-0)**

The Rowlands are new residents and applied to repaint their house. However, they did not follow guidelines and submitted small chips of the proposed color. They were directed to provide brushouts or apply paint to the surface of their house. They did not resubmit but attended the meeting to obtain clarification. Gil our tech wizard on the Committee was able to generate a rendering of the house with their proposed colors.

The applicants and the Committee were able to agree on the color combinations for the house. The Committee also approved changing the landscape plan with the exception of the palms. They will provide a list of the new plants for the HARC files after reviewing the guidelines.

c. **3017 Overlook/Magallanes – added paver tops to patio ( approved 5 -0).** Virgilio Cordova represented the owner. He confirmed that the new owners were only installing new paver over the existing concrete patio and not adding hardscape. He was also granted approval to extend the pavers along the side of the house. He asked about replacing the sliding glass and front doors. He does not need HARC approval if replacing kind for kind. However, if they are making a change, they must submit HARC applications but no fee.

d. **7096 Alder Creek/Caragan – add wall and sidewall to back (approved 8/26/24).** Mr. Caragan requested an expedited approval for work he already started. His application to add a short retaining wall and sidewalk in the back was reviewed electronically and approved. Subsequently, he also applied to widen his driveway but withdrew after referring to the guidelines.

## 8. Upcoming Projects and Issues:

a. **1346 and 1356 Misawa – custom homes**

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

a. **2914 Carlingford/Choi – solar**

b. **3045 Blue Sky/Vignola -repaint trim – minor**

c. **6504 Deerfield/Williams – replace windows – minor**

d. **1816 Landmark/Liu – repair and replace gate, stain – minor**

e. **1532 Landmark/Davis - removed tree and stain fence – minor**

- f. **5157 Carisbrooke/Dunbar - repaint trim – minor**
- g. **2712 Overlook/Evans – repaint trim – minor**
- h. **5148 Carisbrooke/Muyco – solar (pending)**
- i. **6520 Deerfield/Reminer – repaint same - mino**

**10. HPOA Board report – Marco Moroyoqui**

- a. New HPOA Board member – James Wattleithner
- b. Another candidate to interview
- c. The Board is taking a more aggressive stance on parking
- d. The Board is addressing the option of entering properties to correct potential fire danger.

**11. Items for discussion:**

- a. Sherwin Williams Meeting regarding Idea Color Book:  
September 18, 2024. 11:00 am at HGC Grille
- b. Search for new member in progress  
Two potential back ups  
HPOA board announcement just sent out to the community.
- c. Fence stain: Change guidelines to reduce options to shade of brown except if brand new.  
Ken to prepare language.
- d. Add Tree Trimming requirement: Chris to work on language.
- e. Add shade cloth guidelines: The Chair provided language. The Committee approved adding an allowable size of up to 200 sf.
- f. Sub HOA violation policies: The Reflections and The Summit do have a policy of identifying violations but do rely on the HARC approval to correct if need be.

**12. Future Meetings:** The next meeting is scheduled for October 9, 2024  
Applications due September 29, 2024

**13. Adjourned:** 8:46 pm