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**APPROVED**

Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom call  
Wednesday, March 12, 2025  
7:00 PM

Due to the nature of the zoom calls, the Committee met an hour prior to meeting to view plans.

1. **Call to order:** 7:01PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Chris Brittle, Ken Bowers (zoom). Absent: Gil Solorio, Brian Nakamoto.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui, abs.
4. **Guests:** Greg Sheppard, architect for 1797 Durrow Ct.
5. **Minutes:** The February 12, 2025 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee and applicants notified in February:**
  - a. 1884 Landmark/Parinas – cover eaves or remove vegetation (approved)
  - b. 2556 Marshfield/Kouznetsov – remove tree (approved)
  - c. 5070 Staghorn/Nuqui – locate solar batteries (requested more info)

- d. 3017 Overlook/Magallanes – add large pergola (approved electronically with City of Vallejo permits)
- e. 1336 Misawa/McCleskey – garage door hardware and deadlines (approved electronically upon receipt of samples )

## 7. New Projects of Issues to review:

### I. Old Business:

- a. 5070 Staghorn/Nuqui – locate solar batteries outside (approved 3-0). The applicant requested a change to the HARC approval to install solar panels in October, 2024 to allow locating solar batteries on an outside wall near the front of the house. The Hiddenbrooke Guidelines require locating any new equipment inside the fence or in the garage to reduce visibility and prevent vandalism. The applicant's house has a zero lot line. According to the contractor Sunrun, the location of the batteries had multiple limitations due to codes and cost. After numerous exchanges, the Committee accepted the applicant's location subject to screening the batteries with large potted plants that are actually on the neighbor's property.

### II. New Business:

- a. **1797 Durrow Court/ Sohal – revised custom home plan (approved 4-0 with conditions).** A proposed house was previously approved in 2021. Due to a new change in the City of Vallejo's building ordinance for hillside development, the original plan was not permitted. Therefore, the owner has modified the plan and will re-submit to the City. The major modifications are as follows: reduce livable area from 7300 sf to 6062 sf; reduce accessory pool structure's area from 2366 sf to 1795 sf; reduce building footprint by 35%; reduce building height from 34 feet to 30.5 feet and raise the retaining walls low point by 13 feet thereby reducing the vertical impact. The Committee was in favor of the modification and approved the project in order for the applicant to commence with the City of Vallejo permitting process which will involve granting a variance to the Hillside Development ordinance. The approval will be conditioned, requiring the applicants to submit the specific details for lighting fixtures, mailbox design and location, address signage and fencing prior to the start of construction.

- b. **1336 Misawa/ McCleskey – add stone pillar to fence (recommendation).** HARC recently informed McCleskey that the stone pillar at the end of the wrought iron fence abutting the golf course was missing and he must add it. He then requested that HARC provide the specifications for the pillar. Unfortunately, after a search throughout the community, it was determined that there are none. The Committee recommended that the owner have his contractor take photos of the existing pillar and have it duplicated for installation at the opposite end.
- c. **1832 Landmark/Tanjnaquio – non-conforming fence and gate (discussion).** HARC was requested to review photos of a non-conforming stucco fence and wooden gate and make a recommendation to the Board. The Committee was inclined to approve the fence as is attractive. However, the owner will have to submit a HARC application for an official decision. The other issue is that the owner made a change without HARC approval and therefore should be called to a hearing and assessed a fine.

**8. Upcoming projects:**

- a. **1346 and 1356 Misawa – custom homes**
- b. **7271 Willow Court/ Martinez – add paver patio**

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

- a. **2833 Olivewood/Gonzales – solar**
- b. **3023 Overlook/DeFiesta - solar**

**10. HPOA Board report – Marco/abs/none**

**11. Items for discussion:**

- a. **Discuss fence guidelines.** This item has been on previous agenda but postponed. The Chair would like the Committee to consider revising the guidelines to address allowing portions of fences that abut homes to be constructed of non-flammable materials.
- b. **Follow up to HPOA meeting with City officials.** The Chair informed the Committee that the City's presentation was on the Hiddenbrooke webpage.

- c. **Responds to request for suggested plants in HB Park.** The Chair visited the Park and observed the issue which is an accumulation of water running off the hillside. However, the Committee concluded that it is a City issue and they must have plant experts that will have a better solution than anything HARC could provide.
- d. **MM to attend seminar regarding plants.** Will forward link to anyone else who is interested.

12. **Future Meetings:** The next meeting is scheduled for April 9, 2025/ 7:00pm. Applications due: March 30, 2025

13. **Adjourned:** 8:00pm