



APPROVED

**Minutes**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
**Garden Room, Hiddenbrooke Golf Club**  
**Wednesday, June 14, 2017**

**I. Preliminary Meeting for 2300 Bennington/Crisp**

**1. Call to order: 6:05pm**

**2. Attendees**

**a. HARC members:** Tim Moore, Chris Brittle, Kurt Eleam, Stephne Elliott, Marcelline Mahern

**b. Applicant and representatives:** Andre Crisp/owner, Laurie Nigliazzo/designer, Anthony Zand/ attorney and Cynthia/realtor.

**3. Proposed project:** Mr. Crisp is considering purchasing the lot next door to his property at 2300 Bennington Drive. Currently his home is uniquely designed and most closely resembles an Arts and Crafts Home in the Hiddenbrooke Design and Landscape Guidelines. He would like to make major improvements to the house in an attempt to make it closer fit the design guidelines as well as provide additional garage storage, a circular driveway and room for a future pool, pool house and play area. The total livable area of the house would only increase by a modest amount but the entire structure would increase from 4297sf to approximately 6000sf. The completed project would still be smaller than the largest homes in Hiddenbrooke. The project would include repositioning the front, changing the size and style of the windows, repainting the house, adding a garage and covered parking area, adding a circular driveway and changing the use of the existing garage. A major element of the design was the addition of a horizontal fence and two gates along the frontage of the house.

**4. Findings:** The Committee was in favor of most of the proposed changes including the expansion into the adjacent lot. The resulting home would be more in compliance with the Guidelines. The biggest stumbling block for the Committee was the fencing and gates. As proposed the fence created a compound like structure that was uninviting and unappealing. As this was the Committee's first review of the project, the applicant was directed to revise the plan pursuant to the suggestions of the Committee and return next month for the formal Preliminary Review. The applicant understands that the project will be reviewed by HARC consulting architect at the applicant's expense.

**II. The Regular HARC meeting**

**1. Call to order: 7:10PM**

**2. HARC Committee Members:** Marcelline Mahern, Chair ( Administrator),  
Stephne Elliott, Kurt Eleam, Tim Moore, Chris Brittle Absent: Gary Schwenk

**3. HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsyth ( absent)

4. **Guests:** Heidi Hawthorne and Ved Gupta
5. **Minutes:** The May, 2017 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in January and applicants notified**
  - a. 2797 Olivewood/Ellis – revised dry creek bed ( approved)
  - b. 2926 Carlingford/Rojas – two concrete pads and shed ( approved)
  - c. 2808 Olivewood/Haas – landscape plans for front yard ( approved)
  - d. 1852 Landmark/Wildermuth – change style of front door ( approved)
  - e. 4116 Sumer Gate/Palisoc – repaint house ( approved )
  - f. 3052 Overlook/Xu – add retaining wall and planter in back yard 9 approved)
  - g. 3024 Overlook/Smith – repaint shutters ( approved)
  - h. 2967 Carlingford/Stancomon – repaint house, use vinyl shutters as test ( approved)
7. **Solar applications approved by Chair Marcelline Mahern**
  - a. 4240 Rose Arbor/Bachan
  - b. 6371 Newhaven. Trujillo - pending

**8. New projects:**

- a. **1743 Landmark/Hawthorne – repaint house and add gazebo ( approved with conditions 5-0).**  
Heidi Hawthorne submitted color samples to repaint her house. Her original choice for the body was an extreme dark brown. Prior to the meeting she was advised to switch the color of the body with the color of one of the trims. She complied. She was also advised to choose a darker shade of cream for the other trim. She agreed and will provide a sample before the approval letter is generated. Heidi also had purchased a 10 x 12 gazebo and was planning on installing it. However according to her diagram the gazebo was within the five foot setback along her back fence. The Committee voted to grant a variance as her property is adjacent to the golf course and open space and she has no residence behind her that would be impacted.
- b. **2983 Carlingford/Eleam – add raised deck, outdoor kitchen, side yard fence and shade cloth ( approved pending verification of guideline).** Kurt Eleam presented a plan to improve his backyard. It included an outdoor kitchen and a new deck that would be 12 to 24 inches off the ground but abut the existing fence. The addition would be covered with a shade cloth. He also proposed an additional side fence to further enclose the yard. One element of the project was a fence screen on a portion of the deck to act as a backdrop for decorative elements or planters. The screen would be two feet higher than the existing fence. The project is within the allotted hardscape allowances. The Committee approved the kitchen, the side fence, the shade cloth and the deck/screen subject to confirmation of setback requirements. Marcelline will inform the Committee of the required setbacks if any. Conditions or variances will be voted upon by email and included in the approval letter.
- c. **2854 Dominion/Vito .** Miles Vito provided photos of the completed yard work and the Committee approved
- d. **1251 Landmark/Gupta – widen the front sidewalk.** Mr. Gupta attended the meeting with no prior submittal and tried to draw a diagram of his proposal on the back of his application. The Committee informed him that he needed to read the submittal requirements and provide the information at the next HARC meeting.

**9. Up coming projects and issues:**

- a. **1601 and 1607 Landmark/Rover -** Vin Rover provided floor plans for two custom lots on Landmark. He is requesting a preliminary review as soon as possible. However he did not provide a plot plan, landscape plan, fencing etc. He was informed that if he submitted all the required information, a preliminary would be scheduled for a time slot prior to the July HARC meeting . Mr. Rover indicated that he was a previous developer in Hiddenbrooke. He developed the Knolls.

**b. 2238 Bennington/Franco.** Kelvin Franco requested information for the process to obtain approval for a custom home. However he started to do work on his property such as laying a construction road without HARC or City of Vallejo approval. He was issued a Cease and Desist by the City.

**9. Projects referred to CC&R**

**a. 5070 Staghorn/Maria – resolved**

**10. Minor Projects:**

- a.** 4263 Andover/Peretto – repainted house same color
- b.** 4269 Andover/ Welts – repainted house same color
- c.** 2812 Olivewood/Buatista – repainted house same color

**11. HPOA Board Report: None**

**12. Items for discussion:**

- a. The Annual Meeting is June 21<sup>st</sup>.** Marcelline cannot attend and will provide a report for Ian. She will also provide handouts for new HARC policies.
- b. Artificial Turf.** The Committee discussed the first installation of artificial turf in front yards. Some of the members expressed their disappointment in the finished look. This yard in question installed a very high quality product that was supposed to have very visible blades of grass as indicated in the sample submitted. Instead the lawn looks like a shiny carpet. As California law mandates the use of artificial turf, the Committee cannot deny it installation. One suggestion was to consider ways to soften the look and/ or reduce the overall amount by adding a border of plants and shrubbery.

**14. Future Meetings:** The next meeting is scheduled for: July 12, 2017 at 7:00pm in the Brookside Room. One or two preliminary meetings may be added.

**15. Adjourned:** 8: 25 pm.