



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, August 9, 2017
7:00 PM**

**I. Preliminary Review: 6:00PM
2328 Bennington/Franco - Custom home**

Attendees: Brenda Munoz, designer for the applicant Kelvin Franco, Stephne Elliott, Kurt Eleam, Chris Brittle and Marcelline Mahern

Review: The Designer walked the committee through the project which consists of a 4000 sf main house, a 1054 sf garage and a 1200 ancillary unit on a 1.01 acre parcel. In general the Committee was in favor of the project but had numerous items that needed additional information and clarification. These items as well as a list of concerns will be forwarded to the applicant in a separate letter. They include the color scheme, the materials, the grade of the driveway, the garage doors, a landscape plan, parking and access to the second unit. The applicant will also have to submit the plans to HARC's consulting architect.

II. Regular Meeting:

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Stephne Elliott, Chris Brittle, Kurt Eleam, Tim Moore (7:05)
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Gabino Lopez and Curtis Menzel.
5. **Minutes:** The July minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in July and applicants notified**
 - a. 1251 Landmark/Gupta - widen sidewalk and driveway and landscape plan (approved)
 - b. 2764 Olivewood/Connally - add red bark - (denied)
 - c. 2741 Olivewood/Ordonio - repaint house and add shed (approved)
 - d. 2749 Overlook/Warren - repaint house - requested revision
 - e. 6561 Deerfield/Markovich - repaint house (approved per H

7. New Projects:

- a. **2841 Thornbury/Audal - add gazebo. (approved 5-0) - replace fence and stain (approved 5 -0).** The applicant submitted a plan and rendering of a proposed 12 x16 pre-fabricated gazebo. The gazebo is a larger style but fits within all the setbacks in a siz-

able back yard. The Committee determined it was appropriate for the yard and voted in favor of it with the stipulation that the applicant obtain all necessary permits from the City of Vallejo.

- b. **5046 Staghorn/Van Dam - add rock bed along driveway (denied 5-0).**
Nan Van Dam requested approval to remove a portion of grass along the left side of the driveway and replace it with multi- colored rocks to improve the appearance of dead lawn. The committee determined the rock bed was not an improvement and denied the application. The Committee will make further suggestions to plants hardy plants along the driveway with bark accents.
 - c. **1527 Landmark/Menzel - replace lawn and add stone steps (approved 5-0).**
Mr. Menzel applied to replace his dying lawn with a variety of plants and bark and add steps. He presented a landscape plan that was well thought out and complied with the HARC guidelines. The proposed steps were attractive and were consistent with others in the neighborhood. The Committee voted to approve the project.
 - d. **6671 Chalk Hill/ Lopez - repaint house (Approved 4-0).**
Mr. Lopez proposed to repaint his house with a new color scheme that is used on other homes in the Summit. He choice were well received and approved by the Committee.
- 8. Upcoming Projects and Issues:**
- a. **2025 Bennington/Conteras - add flag pole and remove City tree**
 - b. **1601 and 1607 Landmark/Rover - 2 custom homes. Being reviewed by the consulting architect.**
 - c. **2749 Overlook/ Warren - submit new house paint color**
 - d. **2300 Bennington/ Crisp - revise plan to repaint house and widen driveway and add path**
 - e. **The Summit Lawn Replacement Program:**
Chris Brittle updated the status of the Summit's program. They have new volunteers and are considering two new ground covers. He will keep HARC in the loop.
- 9. Solar and Minor projects:**
- a. **2659 Marshfield/Perez - repaint house the same color (approved)**
- 10. HPOA Board Report: Chris Brittle**
Chris reported that the Board was going to start to enforce regulations regarding watering front lawns which were relaxed during the drought. Many homeowners let their yards deteriorate resulting in dead or sparsely planted lawns.
- 11. Items for discussion: None**
- 12. Future Meetings:** The next meeting is scheduled for September 13, 2017 at 7:00pm
- 13. Adjourned: 7:55 pm.**