



Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, March 13, 2019
7:00 PM

I. 6:00 PM. Preliminary Review meeting:

HARC Committee Member: Chris Brittle, Christine Fitzgerald, Marcelline Mahern
Guests: Mark Thomas, Kimberley Ponder Anthony Cotton/designer and Richard Akia

A. 2318 Pinnacle Point: The applicants Mark Thomas and Kimberley Ponder submitted plans for a 3933 square foot single family home on a .9 acres lot at the corner of Pinnacle Point and Broadleigh in the St. Andrews neighborhood. The style is a raised Mediterranean ranch. The floor plan includes a living room, family room, dining room, den, kitchen, a large master suite and three bedrooms and two split garages. The house is situated on a flat portion of an otherwise steep lot. The driveway will be located off Pinnacle with a split entrance in order to save several existing trees. The applicants also intend to retain most of natural landscape at the corner and along Broadleigh. The Committee was in favor of the design and are ready to move to the next step which requires submittal of a more detailed set of plans. The applicants will be given a comprehensive list of additional information that should include: a. A material board of color samples, exterior finishes, roofing material, fixtures, doors; b. Samples of the driveway pavers, stones for any retaining wall, fencing, mailboxes; c. Colored elevations of the entire house; d. Elevations from the street view; A comprehensive landscape and irrigation plan; and a drainage and grading plan. They hope to be able to provide all the information for final review in April.

B. 2336 Langton Court: This application was submitted by Jane Luna but her brother Richard Akia presented the project. They are proposing converting the existing garage to a bedroom and bath. A second story room currently exists over the garage. The resulting living space would be a two story suite for Richard who will reside with them for approximately three years. It would not contain a kitchen nor be rented. The application also includes adding a three car garage in the back of the property and widening the current driveway to access the garage. The Committee voted to allow the applicant to move to the next step however, the plans submitted were only conceptual and more detailed plans will be required. The Committee will generate a list of items that should be included in the next submittal. They should include: a. Revised plan relocating the garage to line up with the driveway and removal of existing shed; b. exterior elevations of the new living space and proposed garage; c. material board of the color samples of the exterior finishes, roofing material, fixtures, doors; d. samples of the driveway material; e. Calculation of hard-scape versus planted areas for the front yard and back yard; and f. A landscape plan for the entire property. The applicant should notify HARC when the plans are complete to schedule the next review.

II. Regular Meeting

1. **Call to order:** 7:00 Pm
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Kurt Elean (7:10PM), Christine Fitzgerald. Absent: Troy Killorn. Ernest Stockinger.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Corey Blackman
5. **Minutes:** The February 13, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in February and applicants notified:**
 - a. **2935 Carlingford/Mauger - swimming pool . Approved**
 - b. **6130 Ashwell Way/Sarmiento - repaint house. Approved**
 - c. **2833 Olivewood/Gonzales - replace window with different style. Approved**
 - d. **2025 Bennington/Contreras - added flag pole. Approved**
 - e. **3053 Blue Sky/Gan add large gazebo. Approved subject to City of Vallejo permit**
7. **Solar and minor applications approved by Chair:**
 - a. **2704 Overlook/Duggan - repaint same or similar. Approved**
 - b. **2025 Bennington/Contreras - replace multiple windows of same style. Approved**
 - c. **2728 Overlook/Howard - solar installation. Approved**
 - d. **4196 Summer Gate/Zhou - repaint same - Approved**

8. **New projects:**

a. **3053 Blue Sky/Gan - revised gazebo/trellis plan. (approved 4-0).** After contacting the City with his gazebo plan, Mr.Gan determined it was too expensive to provide all the required drawings and fees. He decided to scale down the design and construction of a gazebo. He submitted a proposed structure that is within the 120 square foot limit and can be placed over an existing cement pad not requiring electricity nor attachment to the house. The Committee approved the simpler design and concluded that it might not need a permit. However the standard language placing the responsibility on the applicant to determine if a permit is required.

b. **1817 Landmark/Peralta - screen existing gazebo. (approved 4-0 with revised plant selection).** Mr. Peralta had obtained approval to install a gazebo in the back rear corner of his property several years ago. However a plan was not found in his file so it was requested that he resubmit a diagram indicating its location and the type of plants he was proposing to screen the gazebo for view on the golf course pursuant to the CC&Rs. The Committee approved the location as it met the setbacks but was not in favor of the plants. They voted to direct him to choose plants that would provide a dense tall hedge rather than the olive trees he proposed. Once he makes his selection, he can notify HARC by email of his choice. The Committee is requiring at least three plants between the gazebo and the fence and one to side corner.

c. **1302 Landmark/Sada - replace several rear windows and door with a different style. (Approved 4-0).** The application included a very detailed diagram of the location of the windows as well as the brochure for the wood windows and door. The Committee was in favor of the improvement to the home and voted its approval.

d. **4103 Summer Gate/Boileve - repaint different color. (approved 4-0 subject to The Villages HOA approval).** The applicant submitted the brush out samples of the proposed colors along with photos of her home and adjoining neighbors. The Committee voted to approve the change but the approval from the Villages HOA is still required. Once she provides the letter,HARC will forward its approval.

e. **1873 Landmark/Byrd - added a dog kennel and brick path way.** (Approved brick path 4-0) and reserved approval of kennel pending revision). The Byrds are new residents and installed a chain link dog kennel along their side yard and added a brick path to their gate without HARC approval. The CC&R s require approval of animal structures as well as changes to the yard. They applied to obtain approval of their projects. The Committee approved the brick path with the condition that a few more plants be added to the barked area next to the path. The Committee was not in favor of the dog kennel as it does not meet the required setbacks and could be considered a nuisance to the neighbors. The Committee is requiring the applicant provide a letter from the next door neighbor confirming that the kennel would not create a nuisance from a barking dog and would not oppose a newly configured kennel. If the neighbor agrees, the applicant must submit a revised plan with a new linear configuration that is setback five feet from the property/fence line. The letter and new plans must be received in time for the next HARC meeting in April and follow its conditions to avoid further action. If the neighbors do not agree, then the parties involved will have to revisit the issue.

f. **1928 Landmark/Singh - redesign of nonconforming rear fence, location of shed and approval of nonconforming gate and supporting fence.** (Approved with conditions 4-0). Unfortunately the Singh's did not attend the meeting so the Committee had to make decisions without their input. The Singhs have maintained multiple violations on their property and were applying to correct some of the items. They had been given numerous instructions to submit a plan for the proposed work before beginning a project. They have ignored the instructions from HARC and continue to complete nonconforming elements to their yard. However as a show of good faith, the Committee voted to approve the alterations they made to the fence in the rear side and rear fence even they were not an exact match to the neighboring fence. However the Committee still has concerned about the location of a shed that they have already relocated once. Using an aerial view of their yard as the Sing's did not provide a diagram, the Committee is directing them to move the shed to a spot that abuts their house near the chimney. If that blocks access or windows, then they are given the option of screening the shed from street view, as required in the CC&RS, by creating planters area along the side and back of the shed. This will entail choosing plant from the approved plant list and getting HARC approval. The last item the Committee discussed was the original violation which is a nonconforming wrought iron gate with gold spikes and medallions. The Singhs provided a drawing for the modification of the gate as a sample of what they were willing to do. However they requested that the HPOA pay for it. The Committee is approving the revised plan for the gate and supporting fence but at their own expense.

g. **8184 Carlisle/Blackman - paint most of trim to match previously approved trim color.** (Approved 3-0). Corey Blackman emailed a request to repaint most of the trim on his house the shade of white approved by the Committee last year for the porch, garage door and trim. He requested approval for the side balcony and the stucco and wood trim around some of the windows along the top of the house. The Committee approved his request.

h. **4060 Nottingham/Nelson - repaint house different colors.** (approved 3-1). Mr. Nelson submitted an application with brush out samples, photos and approval from the Villages HOA to repaint his house a more modern color. The majority of the Committee voted to approve the applications. However a cancer was raised that the colors were similar to the newly painted house next door. The glitch is that the house ext does not have HARC approval. The Chair will contact the Village HOA for clarification.

9. Upcoming Projects and Issues:

- a. 4171 Summer Gate/Saltzberg - new landscape plan for front yard

10. HPOA Board report - Chris Brittle

- a. HPOA Board meeting to be April 10th to conduct to discuss CC&R updates. HARC will have to reschedule.

11. Items for discussion:

a. The Committee was given options of three dates for the April HARC meeting. Those attending choose either 4/11 or 4/17. The other members will be contacted and hopefully a date will be selected before the final version of the minutes are forwarded.

12. Future Meetings: The next meeting is scheduled for: April 17, 2019 at 7:00PM

13. Adjourned: 8:10PM