



Hiddenbrooke Property Owners Association, Inc.

850 Hiddenbrooke Parkway
Vallejo, CA 94591

Phone: 855 355-4762
Listen to Options

August 27, 2018

Mr. Marcus Adams
Planning Division
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

Re: Custom Homes on Landmark Drive

Dear Mr. Adams,

As you know, the Hiddenbrooke Architectural Review Committee (HARC) completed its review of two applications to construct custom homes on Landmark Dr. in April (1601 and 1607 Landmark Dr.). HARC approved the Design features and landscape plans for the homes, but did not comment on the construction of Accessory Dwelling Units (ADUs) on the lots due to ambiguities in the Hiddenbrooke CC&Rs. Despite presenting the plans for the homes at an Open Board of Directors meeting in March, there now appears to be significant opposition from many members of the Hiddenbrooke Property Owners Association (HPOA) to these homes.

Due to a growing level of concern, HPOA agreed to conduct a community-wide Workshop on August 16th to address questions about the homes and Accessory Dwelling Units. This was followed by a regular Board of Directors meeting on August 21 which was also attended by City of Vallejo Staff. At these meetings some new issues were raised that arguably warrant review by the Planning Department and/or Planning Commission. These issues relate to the potential future uses of the homes (including the ADUs) and should be considered by City staff.

As you can tell from the plans submitted by the Applicant, the designs for these homes are somewhat unusual. They have a large number of rooms along with ADUs and elevators. One has a second floor loft and office, both with a bathroom attached (possible bedrooms). One even has an ADU *and* a Guest House. Due to the unique design of these homes, they could be used for a variety of purposes. It is clear from the comments we've received that a number of members of the HPOA community fear the two homes will be used as large residential complexes with many unrelated residents renting individual rooms. Such uses could significantly strain parking on site for residents and their visitors as well as increase vehicle traffic to and from the homes.

The HPOA Board of Directors requests that the City keep these concerns in mind as it evaluates the Applicant's request to construct such large homes within Hiddenbrooke. HPOA is considering the adoption of its own restrictions to ensure that the construction of future ADUs within Hiddenbrooke fit in with the rest of the community.

While it may seem premature to raise these issues without any guarantee of how the custom homes and their ADUs will be used, these are important planning considerations that are beyond the architectural standards that the HPOA normally evaluates.

Additionally, to provide some assurance to the community that these two Custom Homes will be well maintained and free of any future nuisance issues, the community would like to see the City require owner-occupancy. Although owner-occupancy is not currently included in the City's proposed ADU Ordinance, it is clearly something that the City could require because the applications for construction of these homes were submitted under State ADU law. State ADU law allows local jurisdictions to require owner-occupancy.

The HPOA Board of Directors believes the above concerns from the community are legitimate and sufficiently important that they should be considered by the City Planning Commission and/or City Council.

Sincerely,

A handwritten signature in blue ink that reads "Chris Buttle". The signature is written in a cursive, flowing style.

President