



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Garden Room, Hiddenbrooke Golf Club

Wednesday, June 10, 2015

7:00 PM

1. **Call to order:** 7:00 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator), Stephne Elliott, Chris Brittle and Aya Aly
3. **HPOA Board/ CC&R Manager:** Aya Aly
4. **Guests:** Pat Hendl, William and Patricia Pfann, Gayla DiMaggio, Gary Lee, Dennis Frazier, Dana Hanson, and Kurt Eleam
5. **Minutes:** The May minutes were previously approved and posted
6. **Items approved by HARC Committee in May and applicant notified**
 - a. 2756 Overlook - Hendl – Change color of house paint and replace lawn with xeriscape
 - b. 2408 Waterfall Way – Estes – install artificial turf in side and back yards
 - c. 4162 Summergeate – Bixby-Fields – patio cover
 - d. 5047 Staghorn – Batiuk – change house color
 - e. 1896 Landmark – Zhang – Gazebo reapproved
 - f. 2532 Marshfield – Pace – swimming pool, hot tub, and landscaping
 - g. 1961 Beltaine – Sowell – replace lawn with xeriscape
 - h. 2843 Olivewood – Lopez – patio and landscape
7. **Solar applications approved by Chair Steven Lane**
 - a. 1942 Beltaine – Clark/solar
 - b. 1710 Landmark/Kerrigan /solar
 - c. 2334 Langton – Sumodobila/ solar
 - d. 6363 Newhaven - Martinez/solar
 - e. 2507 Marshfield – Davis/solar
8. **New projects:**
 - a. **2627 Feldspar /Gary Lee** – Pear tree removal and replacement. (approved 4-0)
Mr. Lee proposed that he be allowed to remove an over grown pear tree in his front side yard. The tree was originally planted by the developer and is too close to his home. It was leaning into the neighbor’s yard and the roots were compromising the driveway. He is proposing planting a

Japanese maple tree in an area closer to the street and away from the house. The tree will be planted in a brick tree ring. The committee agreed with his proposal.

b. 2575 Marshfield/Pfann – replace lawn with xeriscape. (approved 4 -0)

Mr. Pfann proposed an Allison Fleck xeriscape plan for his front and back yard. He will remove all but a small patch of grass, add a new set of steps and several small retaining walls to terrace the landscaped area in front the home. The selection of plants is consistent with committee's desire to use plants that are common in Northern California. The ground will be covered in a natural shade of bark. The committee encouraged the Pfanns to use five gallon plants where possible and available. The only work in the back yard is the replacement of existing plants and removal of a concrete element. Upon completion the total amount of concrete in the yard is forty-five percent.

c. 6383 Newhaven/Hanzlik – add a flagstone patio, gazebo and planters. (approved 4-0)

The applicant had already started his project when he was advised to stop by the Villas HOA and the HPOA CC&R manager. He obtained the final approval from the Villas on May 15, 2015 after his account was current. He then applied to HARC. Once he cleared his account with the HPOA, the committee reviewed and approved the project. As his yard was very small he was allowed to exceed the limit on concrete. He has added large planters along the back fence to screen the property from the golf course which are appropriate for small yards. The only remaining work is to finish laying the flagstone patio.

d. 1555 Landmark/Frazier – nonconforming fence gate (denied for lack of majority)

Mr. Frazier installed a gate that did not match the rest of the fencing. As the need to maintain a consistent look for front fences has been an issue before and some houses have been fined for not matching their existing fences, the gate was not approved by a majority of the committee. Mr. Frazier agreed to replace it with a gate of similar construction to the fence with lattice on top.

f. 1544 Landmark/DiMaggio – add a small front yard patio, steps and widen the driveway and walkway (partially approved 4-0)

The committee was in favor of the small patio they want to install next to the front door area. It will be enclosed with a 24 inch stucco wall. The patio area cannot be seen from the street. They will also construct a set of steps from their sidewalk to the street. Pillars will be set at the entry of the steps. The sidewalk running along the front of their home will be widened by one foot, the shrubs will be removed and large plants in planters will be added. However the committee was not in favor of the widening of their driveway on each side. The Applicant's estimate for additional concrete was not clear and the committee felt it should not encourage residents to park cars in the driveway all the time.

g. 2756 Overlook/Hendl – Pat Hendl had requested emergency approval to remove a mature tree from his side front yard last week. The tree had split and branches crashed into his fence and neighbor's fence. The committee approved the removal subject to approval from the City. Pat talked to Marcus Adams, Vallejo City Planner who granted permission due to the emergency nature. The committee was then asked to make a determination if he needed to replace the tree and when. The Hendls are in the process of replacing their front yards. The committee postponed any decision until next March, once the new yard is in place and growing.

h. 3050 Blue Sky/Hanson - replace a portion of the front yard with xeriscape. (postponed)

The committee did not receive the application until 1:00 pm the day of the meeting and was unable to review it. He was advised how to make his application complete and given direction regarding a landscape plan and the appropriate plants. He qualified for a Solano County rebate on May 13, 2015 and is under a time line. The Chair said the committee would try to work with him to get a plan that could be approved for the July meeting.

8. Upcoming Projects:

a. **1781 Durrow Court/ Hoffman-** custom home

The Hoffmanns met with Stephen Lane and Marcelline Mahern along with Aya Aly prior to the general meeting. They are proposing a 3880 square foot Mediterranean style home on a large custom lot between Landmark Drive and Durrow Court. Their plans were very preliminary. Stephen gave them multiple suggestions, primarily regarding how to add elements to give the house interest and definition. They recently closed on the property and want to bring updated plans to the July meeting.

b. **1658 Landmark/Lozada – second story deck.**

Mr. Lozada continues to gather information in order to submit a plan acceptable to both HARC and the City of Vallejo.

9. Issues Discussed

a. **5039 Staghorn/Montoya** - Mr. Montoya was seeking approval for a small amount of artificial turf that he has installed in his front yard. HARC has discussed this issue to great length and does not believe it is appropriate. He will be asked to remove it and add ground cover.

b. Chris Brittle advised the committee that the State is considering legislation that would prevent HOAs from prohibiting artificial turf. However the committee believes this is just a consideration at this time and will wait until a law is enacted before changing HARC's policy.

c. **1961 Beltaine/ Sowell** - Mr. Sowell obtained HARC and HPOA approval to replace his yard with a xeriscape plan designed by Allison Fleck. The committee was concerned with his choice of rock instead of bark as a ground cover. Therefore the project was reviewed by the Board and his choice of rock was approved. Upon the implementation of the plan it has been observed that his yard is not in total compliance with the plan approved. He chose pea gravel as the cover and has not planted the amount of plants indicated on the plan. (Although the size of plants is correct.) The committee is going to contact him and request that his yard be enhanced with larger plants and the areas left out be planted. He will also be strongly advised to remove all or some of the gravel and replace it with larger rocks or bark. Subsequently the committee is proposing a change in the Landscape and Design Guidelines to help prevent a similar situations in the future.

d. The committee reviewed and revised four motions regarding changes to the Guidelines; Artificial turf, time limits on approval, submittal requirements and xeriscape. Aya will present them to the Board at the June17th meeting.

e. Aya will present the HARC presentation at the Annual Board Meeting also on June 17th. Stephen will be available for questions.

10. Minor Projects:

There was one minor projects approved that did not require a submittal:

a. 2764 Olivewood/ Connally – repaint house same color

11. Board Reports: none

12. Future Meetings: The next meeting is scheduled for July 8, 2015 at 7:00 pm
There was discussion about changing the August meeting due to vacations.

13. Adjourned: 9:10 PM