



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, July 12, 2017**

- I. **Preliminary Meeting for 1601 and 1607 Landmark Drive/ Rover**
 1. **Call to order: 6:05pm**
 2. **Attendees;**
 - a. **HARC Members: Stephne Elliott, Kurt Eleam, Chris Brittle, Marcelline Mahern**
 - b. **Applicant's representative; Natalie Rover**
 3. **Proposed project:** The developer, Vin Rover is proposing to build two custom homes off of Landmark Drive. A private road will be installed to access two lots across from each other. Two sets of plans were presented that depicted the floor plan of two different styles homes. Photos of the colors and roof materials were included along with the plot plans
 4. **Findings:** The Committee was in favor of the homes however much more information is needed to complete the review. A list will be generated and forwarded to the developer. Among the information requested will be brush outs of the colors on surfaces similar to those used in construction, samples of the roof tiles, a topographical layout, a drainage plan, a landscape plan, proposed fencing, the layout of the road and driveways and proposed parking. The developer will have to send a copy of the plans to HARC's consulting architect
- II. **The Regular HARC meeting**
 1. **Call to order: 7:00 PM**
 2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Stephne Elliott, Kurt Eleam, Chris Brittle **Absent:** Tim Moore
 3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: TBD
 4. **Guests:** Nemi Warren and Maria McKinney, Dan and Ruby Ordonio, Heather Markovich
 5. **Minutes:** The June, 2017 minutes were previously approved and posted.
 6. **Items reviewed by HARC Committee in June and applicants notified;**
 - a. **1743 Landmark/Hawthorne - repaint house and add shed. (approved)**
 - b. **2983 Carlingford/ Eleam - add fence/gate, add raised patio and outdoor kitchen and shade cloth**
 7. **Solar applications approved by Chair Marcelline Mahern**
 - a. **6381 Newhaven/Trujillo - solar**
 - b. **1927 Landmark/Garcia - solar**

8. New projects:

- a. **1251 Landmark/Gupta - widen sidewalk and driveway, landscape plan (partially approved 4-0).** Mr. Gupta applied to widen the sidewalk by eighteen inches near the front of their house to accommodate a wheelchair for his wife. He also wanted to widen their driveway. He also submitted a rough landscape plan that included the removal of a small retaining wall. The Committee voted to approve the widening of the sidewalk as long as it was engineered to provide for a flat surface for the entire walkway. The Committee further approved the landscape plan provided he researched the need for the retaining wall. The Committee was concerned that the wall provided a necessary function and its removal may cause an erosion or drainage issue. It could only be removed if it was safe. The Committee requested a list of the plants to be used and specified that they be five gallon plants. The Committee denied the proposed changes to the left side of the driveway by not allowing the widening of the driveway with concrete. They want to see that area planted but would allow stepping stones along the current driveway for an alternative to the cement.
- b. **2764 Olivewood. Connally - add nonconforming bark (denied 4-0).** The Connallys replaced their existing bark with red bark that is prohibited in the Guidelines. They will be directed to remove the bark and replace it with a more natural colored product.
- c. **2741 Olivewood/Ordonio - repaint house and add shed. (approved with conditions 4-0).** The Ordonios proposed to repair their house with a dark greenish grey color for the main body with a cream trim and reddish door and shutters. The committee wants to see the colors on the surface to be painted. In the discussion, the Ordonios decided to retain the existing color and will contact the Chair to verify the color. Subsequent to the meeting, the Chairperson reviewed the colors and determined they were the same and approved. They also were proposing to add a storage shed to their side yard. However the shed location did not meet the setback requirements. An alternative location adjacent to the side of the house was agreed upon and approved.
- d. **2749 Overlook/Warren - repaint house (approved pending on site review. 4-0).** The Warrens proposed a shade of yellow for the body of their house. The Committee wanted to see the color in the sunlight on the actual surface. The applicants will contact the Chair when a sample is applied and or an alternative is provided.
- e. **6501 Deerfield/Markovich - repaint house (approved 4-0 pending Summit approval)**

- 9. Up coming projects and issues: 2238 Bennington/Franco.** Kelvin Franco requested
- a. 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.

10. Minor Projects:

- a. 2025 Bennington/Conteras - replace windows. (pending)

11. HPOA Board Report: None

12. Items for discussion:

- a. **Variances:** The Committee discussed the practice of granting variances. In the future the Committee will require the applicant to demonstrate the need for a variance.
- b. **Permits:** The Committee reviewed the uses that require City permits.
- c. **Members:** There is an opening on the Committee. Also, Chris Brittle may not be able to serve as the alternate as he was recently elected to the HPOA Board and may be the HARC liaison. If he cannot serve as both an alternate will also be needed.

14. Future Meetings: The next meeting is scheduled for: August 9, 2017 at 7:00pm in the Brookside Room.

15. Adjourned: 8: 10 pm.

