

**BOULEVARD ONE DESIGN REVIEW COMMITTEE**  
**January 5, 2017**

**Attendees**

Committee: Jamie Fogle, Monty Force, Steve Lane, Chuck Woodward and Kevin Yoshida  
KUH: Peter Benson, Scott Chomiak, Michael Noda, Keith Schmelzer  
Bello: Dawn Burnley, Jeff Grazi, Audree Grubestic, Daniel Hambrick, Jason Hansen  
Public: 0

The meeting convened at 10:30 a.m.

- **Minutes Approval (12/15/16)**

**A motion made by Chuck Woodward and seconded by Steve Lane was passed to approve the minutes of the December 15th BDRC meeting as presented.**

- **KUH**  
**1<sup>st</sup> Ave Rowhomes**  
**Final**

Applicant presented the following responses to outstanding items from the 9/15/16 meeting, the CD drawings, elevations with material/color palette; and the landscaping plans:

- Fencing around front porch refined to horizontal slats in decreasing width from bottom to top with cedar stained to match portico.
- Garage door framing using a combination of materials has been changed. All of the end units (16 of the 29 units) have dark stucco framing with enhanced accent doors and the middle units have lighter brick framing with dark gray doors. Enhanced garage doors are also on the axis of views at end of pathways
- Used accent color of Butterscotch on end units garage doors, and on composite siding used in recessed areas.
- The “cube” element has been addressed by extending the material for a more cohesive connection to the building.
- The idea of using colored asphalt at some locations has been abandoned.
- The drainage pan in the alleys is now shown on the civil drawings. The site is fairly flat with drainage going toward the storm drains or the detention pond. (Railings around the detention pond will not be required since the walls are less than 30” in height.)

Committee:

- Is the 60% masonry requirement being met? **The applicant thought the average masonry for the entire project is close to 60%.** There was discussion with the consensus of the committee members being to accept a site wide average for the masonry if at 60%. **Michael Noda will confirm the calculations and forward to the committee coordinator.**
- A preface to the comment is that the LRA staff often hears from the public questioning “who decided and approved that color” no matter what color choice is made. Monty wanted to know if the committee was comfortable with the Butterscotch accent color. The committee all agreed that they approve of the Butterscotch accent color and how it brings a positive “punch” to the overall color palette of the design.
- Committee requested that a smooth finish on the fencing material be used.
- Some of the street tree species and caliper are not showing on the landscape legend and the species must match the TEP. (Editor’s note: as of 1/6/17 an updated landscape plan has been submitted and reviewed

by Jamie Fogle with all changes made with the exception of changing one street tree from Heritage Oak to Prospector Elm)

**A motion by Kevin Yoshida seconded by Chuck Woodward was passed to approve the Final plans for the KUH 1<sup>st</sup> Ave plans contingent upon confirmation of the aggregate of the masonry calculation; smooth finish on the fence material; and matching the TEP for street trees and listing all species and caliper on the legend.**

- **Bello**  
**Archer Custom Lot 13**  
**Pre-Design**

Applicant:

- This is a ranch 3,000 SF home with a fully finished basement.
- Large windows are featured in the front and rear with smaller windows on the sides.
- Drawings of all 4 views, roof plan and floor plans were presented.
- Interest is added to the ranch design through variety of roof forms and a cupola structure for natural light and higher ceilings in the main level living room.

Committee:

- All of the setbacks are being crowded so confirm the building code restrictions on 3' or less setback and the potential consequences to exterior design.
- Is there room for side drainage swale? The rear swale drainage might lessen the burden to the sides.
- Cohesiveness needs some work. Maybe through simplification of the roof forms.
- Need to meet the 60% masonry requirement with brick as the preference. **What if the home buyer has a strong desire for stone?** The brick preference is supported through community building in a planned development with contemporary integration. There can be further discussion of using stone as an accent material if desired.
- There might be more elegance to the design with the fascia being a little thinner.
- With being so close on all setbacks there needs to be good activation on the front with a well maintained area.
- Consider adding a railing on the west side of the front porch also.
- Understand the desire for the family room window well on the front to bring in light, but a grate on the front porch would detract from the overall design. Give some consideration to a railing or having the well inset more to give additional useable space on the porch.
- Pay attention to the design of the garage door as an enhanced feature.
- There needs to be more transparency at the entry along with more development of a “gift to the street” and the pedestrian realm. **The home buyer has requested restriction of visibility at the door.** There are types of glass for window panels that obscure the view into the home but can add natural light to the interior and an interesting glow of light to the exterior. Also, this is a prime lot to take advantage of the views to the park.

Adjournment was at 12:00 p.m.