

BOULEVARD ONE DESIGN REVIEW COMMITTEE
December 7, 2017

Attendees

Committee: Jamie Fogle, Monty Force, Steve Lane, Carla McConnell, Chuck Woodward and Kevin Yoshida
Latsis: Jim Latsis, Scott Roberts
Metropolitan: Nicholas Elster, Sarah Hunter, Craig Karn, Peter Kudla, Colin Wattleworth
Public: 0

The meeting convened at 9:45 a.m.

- **Minutes Approval (11/16/17)**

A motion by Carla McConnell and seconded by Chuck Woodward was passed to approve the minutes of the November 16th BDRC meeting as presented.

- **Latsis**
Archer Customs – Lot 12, Filing 4
Combined Design Development/Final

Applicant:

- Final grading plan submitted as requested.
- Responded to previous comments by using a warmer tone on the stucco, window frames made less bold, centered windows on front cantilever above the garage door.
- Decided to go with same size brick rather than mixing the thicknesses.
- Energy report shows 39 HERS

Committee:

- Grading plan has been reviewed and approved by Roger Wingate.
- Show a notation of fire rating on the soffit vents
- Verify there are combined 10' side setbacks. **Applicant requested a copy of the site plan for Lot 13.**

A motion by Carla McConnell and seconded by Steve Lane was passed for Final approval of the design for Lot 12, Filing 4 subject to the submittal of adjustments from the comments.

- **Alpert**
Archer Custom Lot 14, Filing 4
Final follow up

The committee had requested a minor modification to the 2nd floor rear window in relation to the material transition and that the landscape plan needed to 1) reflect the handicap ramp as shown on the plot plan and 2) street trees should be Heritage Oak per the TEP rather than White Oak.

Approval was for the modification to the 2nd floor rear window and the landscape plan with the requested changes.

- **Alpert**
Archer Custom Lot 3, Filing 8
Revised Final follow up

Due to the extension of the study wall to meet CCD zoning code for setback of the garage from the front façade, the committee had requested the addition of a high horizontal window on the east wall of the study to break up the massing.

There was approval of the elevation showing the addition of the horizontal window on the east wall of the study.

- **Metropolitan**
Monaco Condominiums
Design Development
- Architecture

Applicant:

- Elevations have remained the same since the last review.
- Unit count is being re-evaluated and might go from 102 to 90.
- Fascias have been slimmed down.
- Caps to columns and walls changed to concrete.
- Corner unit patios enlarged.

Committee:

- Would still recommend a rear entry awning. **From an engineering standpoint that would be no problem, but the design team wants to keep it as shown with no awning. At other Metropolitan built locations there haven't been any complaints from residents or guests about using an entry without an awning.**
- There was unanimous agreement that the strong urban design has appeal and they like it.
- Caution on the thickness of the canopy to avoid oil canning.
- Steve preferred red brick capping throughout rather than using tan brick in some areas.
- Capping the columns and walls with concrete rather than brick is a good move.

- Site Planning

Applicant:

- Path to the entrance from Lowry Blvd for pick up/drop off via taxi/uber – there are two lanes and a momentary stop is ok with CCD reviewers.
- Site wall on Monaco side for less slope and planting area.

Committee:

- The garage entry has been clarified in a good way.

- Landscape

Applicant:

- Minor modifications from the last review due to utility placement, light poles, etc.
- Simplified the massing of the tree lawn with trees as per the TEP and a variety of native grasses.
- Using more perennials at the entries and ends of the buildings where they are less subject to street damage from gravel and exhaust.
- Softening of the walls with plantings and ornamental trees for layering.
- Use of a variety of tree species for seasonal interest.

Committee:

- Jamie - There is a wide diversity at the shrub level and scale along Lowry Blvd. Concerned about the life span and interest during winter. **The applicant does dead heading in March rather than November to maintain that winter interest.**
- Jamie - Seems to be a conflict with the cadence of the TEP and alignment of annuals at the corners allowing for access for maintenance without damaging the vegetation. **If there is a cadence disconnect we can address that and if specifics can be provided we will address any conflicts to the TEP. Applicant has done their best to follow the TEP and have clarified responsibilities of build and maintenance.**
- Jamie – Still conflicts with the flow along Lowry Blvd and the connections to the LRA work along the berm and coordinated grading. The scale seems overpowering. **The scale of the landscaping is meant to match the scale of a 3-story building that is long and large with softening provided with five species of large trees and less sizing in the 12’ span between the building and the sidewalk with ornamental scaling. Metropolitan’s team will send the grading plan to the LRA for distribution.**
- Kevin – Need help to understand the reasoning of the pods and the landscaping associated with each.
- Monty – BDRC’s purview is to the architecture, pedestrian realm and the streetscape on the edges. Behind that it feels very much like a park setting and perhaps needs coordination with what has been designed elsewhere, so there are not abrupt transitions.
- Monty – There is a continuity and conformance to Lowry Blvd and creates a strong statement at the western end of the community. Circulation of pedestrian movement can be addressed as part of the conversation, but there is no need to dwell today on the level or the whys of the landscaping plan and decisions. The Monaco entry to the Metropolitan property line and the coordination of the LRA work and the grading from the berm can be discussed outside of this meeting.

Adjournment was at 12:20 a.m.