

BOULEVARD ONE DESIGN REVIEW COMMITTEE
February 1, 2018

Attendees

Committee: Jamie Fogle, Monty Force, Steve Lane, Chuck Woodward and Kevin Yoshida
Latsis: Jim Latsis, Scott Roberts
GO: Michael Noda, Daniel Wilde
Metropolitan: Craig Karn, Kevin Kiernan, Colin Wattleworth
Public: 0

The meeting convened at 8:00 a.m.

- **Minutes Approval (1/18/18)**

A motion by Chuck Woodward and seconded by Kevin Yoshida was passed to approve the minutes of the January 18th BDRC meeting as presented.

- **Latsis**
Archer Customs – Lot 2, Filing 8 (7196 E Archer Place)
Schematic

Applicant:

- The “heaviness” of the front entry has been modified by broadening the opening, which narrows the brick framing. Also, a portion of the brick at the top was removed and replaced with a glass panel fronting the 2nd level balcony.
- A set of horizontal windows were added on the 2nd level on the rear as suggested at the last review.
- There is a question on coordination of the grading plan that is being explored with Roger Wingate to verify benchmarks.
- Using geothermal system.

Committee:

- Color palette, stucco and brick choices are approved.
- The front entry has been improved but could still use some refinement for a more elegant presentation. Several suggestions to explore: add a small window type opening on the east wall of the porch; remove some brick on the east upper section and replace with glass panel as on the front and west of balcony; lower the brick and use metal railing for balcony.
- Raise the lower edge of the header over the garage so it is not so thick. The overhang with the recessed garage door is good.
- Consider smaller pavers connecting the front porch to the driveway.
- Consider larger sodded area and smaller planting area in the rear.
- For the next review show the area wells/AC units, etc. on the landscape plan
- Add downspouts and gutters to elevations
- Will need energy report

A motion by Steve Lane and seconded by Chuck Woodward was passed to approve Schematic review contingent upon a response to the comments provided.

PDF submittal of modifications of the front porch and garage header will be sent to Jean for distribution for the committee's email review. Latsis to return on March 1 for Design Development review.

- **GO Builders**
Archer Customs – Lot 11, Filing 4 (7006 E Archer Place)
Revised Final

Applicant:

- Based on the open ended items from the Final review, the garage was lowered to lessen the slope of the driveway with some interior steps down
- A note was added regarding the type of stucco joints
- Energy report is being generated
- In discussions with a potential buyer, the request was made for a 4th bedroom on the rear above the sunroom. Revised CDs and depiction of before and after are provided in packet.

Committee:

- There were no comments or suggestions from the committee.

A motion by Steve Lane and seconded by Chuck Woodward was passed for approval contingent upon the energy report and its reflection of the appropriate HERS.

- **GO Builders**
Archer Customs – Lot 4, Filing 8 (7256 E Archer Place)
Pre-Design

Applicant:

- This is a modified version of the house design used at 91 Magnolia to be a “smaller big house” at just over 2000 SF due to the smaller lot size on Archer.
- The configuration of the house allows for larger side and rear yard areas.
- Side entry garage
- A hip roof has been added

Committee:

- Carry the transom above the brick on the east elevation to the front above the brick of the garage.
- Front activation – pull front entry forward and is the front patio too far removed from the interior of the house to be utilized?
- Pay attention to the fence and landscape treatment at the left front corner of house near family room.
- There was consensus to move into Schematic design.

- **Metropolitan**
Monaco Gateway Condominiums
Schematic (Landscaping)

Monty provided some background to this presentation: Schematic approval has been given for the Architectural review and Metropolitan is now seeking Schematic approval of the Landscaping. There was a work session conducted last week with Craig Karn, Colin Wattleworth, Jamie Fogle and Monty Force to work on the grading relationship of the building, curve and placement of the west walk, existing trees and the berm. A closing on the

transfer of the property is scheduled for February 14 so Monty stated that he hoped all parties are now on the same page with the coordination and that the committee agrees with the results of the work session.

Applicant:

- Moved the walk closer to the building
- Landscaped tiered retaining wall to screen the buildings foundation wall
- Metropolitan is confident that all existing trees (except one on the future Metropolitan property) can be saved. Protective measures will be employed when working on the grading in the area of the existing trees.

Committee:

- There was discussion of concerns of taking the walk up and over the berm and how Metropolitan would address the worst case scenario of tree loss/damage? **Metropolitan does use protective methods to prevent damage but if trees are damaged or lost due to construction activities they would be replaced.**
- The building foundations do extend out of the ground by quite a few feet. It would be helpful at the DD presentation to see west end sections of the south building treatment of the tiered retaining wall as shown for the north building and a 3-D view from various perspectives around the buildings.
- Monty pointed out the transition at property lines will need coordination for construction and maintenance.

A motion by Steve Lane and seconded by Chuck Woodward was passed to approve the Schematic landscaping plans based on the commentary and any further issues to be addressed for coordination with the LRA plans near the berm and other impacted property boundaries.

- **Embrey
Quebec Apartments
Temporary Signage**

An emailed request was submitted for temporary signage for an Embrey contractor in banner form to be attached and displayed on the fence. The committee discussed the potential precedent of allowing this one and how to handle future requests from other contractors or subcontractors at the Embrey site. There were no objections to this one banner, but to not allow any future requests to prevent the potential of banners all along Quebec and Lowry Blvd on the Embrey fence line.

Adjournment was at 10:15 a.m.