

BOULEVARD ONE DESIGN REVIEW COMMITTEE

February 21, 2019

Attendees

Committee: Jamie Fogle, Monty Force, Carla McConnell. Chuck Woodward and Kevin Yoshida
Latsis: Eric Dillon, Jim Latsis, Scott Roberts
GO: Michael Noda, Guy Obermeier

The meeting convened at 8:00 a.m.

- **Minutes Approval (2/7/19)**

A motion by Carla McConnell and seconded by Chuck Woodward was passed to approve the minutes of the February 7th BDRC meeting as presented.

- **Latsis**

Lot 13, Filing 4 (7066 E Archer)

Custom Home

Schematic

Applicant:

- Open welcoming entry with front patio featuring a fire pit.
- Samples of materials were presented with a smooth blonde brick, warm taupe stucco, cedar siding, dark trim and mid-gray fascia with a dark gray shingle roof.
- Previously shown dark nichiha product was changed to a cedar colored siding with wider slating.
- Garage door changed from glass to solid material.
- Perspective shows a horizontal panel front door that will be corrected to a vertical panel to match the vertical panels of the siding.
- Changed central front to fewer ganged windows.

Committee:

- Carla liked the Gothic treatment on the front, but suggested consideration of hip roofs on the east and west elevations and to continue the fascia band around those sides for a better architectural consistency on all facades.
- Landscape plan looks good.
- Colors and materials were good.
- The framing around the front features is very important in the detail development. Material, how installed, seam treatment in order to keep the clean crisp lines should all be considered for the next review.
- Again, to maintain the crisp lines on the front, need to have hidden gutters and downspouts.
- Consider how to hide edge of roof shingling behind the front framing.

A motion by Carla McConnell and seconded by Kevin Yoshida was passed with follow up on the noted detail treatment at the next review.

- **Latsis**

Lot 2, Filing 4 (6886 E Archer)

Custom Home

Final

Committee:

- There is a height discrepancy of the FFE with the CCLT eastern end units that might impact the aesthetics of Lot 2 in relation to the CCLT units. J3's suggested FFE study did not extend to the CCLT site so CCLT proceeded with its own grading plan that has been approved by CCD and they have started construction. Is there a way to lower the Lot 2 house to lessen the impact? **Jim Latsis felt it would be difficult to lower the house without impacting the grading.** Roger Wingate will have the CCLT architect get their grading plans to Latsis to compare and research the possibility of adjustments to coordinate the FFE and associated grading. **Jim thought it might involve a short retaining wall along the western edge of the driveway.**
- Kevin noted that the sills above the garage and along the right elevation need to be adjusted to allow for a better application of the stucco strip below those windows.

A motion by Carla McConnell and seconded by Chuck Woodward was passed to approved the Final architectural plans for Lot 2, Filing 4 with the adjustment to the window sill height with electronic review by the BDRC. (Steve Lane was absent but provided email approval of the plans) Landscaping and grading plans to be continued for later consideration after research and coordination with the CCLT parcel.

Editor's note: The window adjustment was submitted with email approval by the BDRC members shortly after the BDRC meeting.

- **GO Builders**

Lot 4, Filing 8 (7256 E Archer)

Revised Final

Applicant:

- When the plans were submitted to CCD for review prior to permitting, there had been a change in interpretation of the code that garages have a 10' set back requirement from the face of the heated portion of the house.
- The BDRC had previously approved plans for a side loaded garage, which constituted the front face of the house.
- Plans changed to a front loaded garage with the required 10' set back, resulting in some floor plan adjustments.
- The entry is now fully covered rather than the previous partial covering.
- Materials remained the same.

Committee:

- It appears that there is some interior wasted space on the main level that could be rearranged to allow for a study. With the entry on the north wall rather than the east, enlarging the interior by creating a less dense entry porch the floor plan could be rearranged for better utilization.
- The front window well should be relocated to the east.
- The energy report will need to be updated with these changes.

A motion by Carla McConnell and seconded by Kevin Yoshida was passed to approved the front loaded garage to meet the 10' set back and with the relocation of the front window well. Front entry, interior floor plan adjustments, and an updated energy report are pending further review.

Adjournment was at 9:30 a.m.