



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
APRIL 24, 2017

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Courtney Jane Miller
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Jaime Limón, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Moore, Miller, and Tripp
Staff present: Cameron

REFERRED BY FULL BOARD

A. 116 E COTA ST

C-M Zone

Assessor's Parcel Number: 031-201-003
Application Number: MST2015-00627
Owner: Cota Street, LLC
Architect: DesignARC

(This is a revised project description for a project using the Average Unit Density Incentive Program (AUD): Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 738 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. The proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this parcel with a General Plan Land Use designation of Medium-High Density within the Priority Housing Overlay area.)

(Final Approval is requested. Project requires conditions for the Average Unit-Size Density Incentive Program Annual Residents Survey and Priority Housing Overlay Covenant requirements.)

Final Approval with comments:

1. Applicant to provide Landscape Compliance statement on the plans.
2. Vertical face of Detail 14 on Sheet A821 "roof step" is to be similar in color to bonderized sheet metal of "eyebrow."

3. For Detail 11 on Sheet A821, study raising gutter to minimize the view of the coping.
4. Stair light to be SLT Tehran, not HRS Tehran fixture, with no decorative light strip on outward face.
5. 20/30 sand for body finish and smooth trowel for cowell, commercial, and eyebrows is acceptable.
6. Parapet detail is acceptable as proposed.
7. Plantings are acceptable as proposed.
8. The angle trim silver green-screen is acceptable as proposed.
9. The revised color palette is acceptable.
10. Light fixtures and locations are acceptable.