



City of Santa Barbara
Community Development

Memorandum

DATE: May 23, 2016
TO: Building & Fire Code Appeals Board
FROM: Lonnie Cassidy, Building Plan Check Supervisor
SUBJECT: Ratification of Hardship – 2130 Mission Ridge Road.

RATIFICATION OF HARDSHIPS

Pursuant to the 2013 State Building Code, Section 11B-202.4 Exception 8, whenever the Building Official determines that application of all of the accessibility provisions of the code create an unreasonable hardship, the Building Official's determination must be ratified by the local Appeals Board. "Ratification" is a review and approval (by vote) of the basis for the granting of the hardship. The Appeals Board may choose to not ratify the Building Official's decision and then must give the Building Official additional direction relative to the extent of accessibility that the Board feels is reasonable.

According to the 2013 State Building Code definition of "Unreasonable Hardship", the question before the Appeals Board during any accessibility hardship ratification is this:

Is the extent of accessibility being required by the Building Official reasonable after considering the following?

- *The cost of providing access as prescribed by the Code*
- *The cost of all construction contemplated*
- *The impact of Code mandated access improvements on the financial feasibility of the project*
- *The nature of accessibility which would be gained or lost by granting a hardship*
- *The nature of the use of the facility under construction and its availability to persons with disabilities*

PROJECT:

In this particular situation, an existing facility at the upper school campus is being renovated into a robotics workshop. The extent of the work being proposed is estimated to have a total construction cost of \$233,130.00. The building owner proposes to spend \$47,076.00 on relocating the van accessible parking stall, upgrading the accessible route from the new accessible van parking stall to the area of alteration, replacing an existing ramp with a compliant one and adding a new accessible restroom. This works results in an adjusted cost of construction of \$186,054.00. The adjusted costs of construction are determined by subtracting the proposed accessible features from the total construction costs. (\$233,130.00 - \$47,076.00 = \$186,054.00).

The proposed work would trigger "Path of Travel" obligations to the new robotics workshop which could be met by providing an accessible route from Tremonto Road to the new workshop OR by providing an accessible route from the lower campus up to the upper campus. In order to comply with the code requirements the existing path from Tremonto Road would need to be separated from the vehicular way and handrails would be required where the slope exceeds 5%. The cost of construction for modifying the existing pedestrian route from Tremonto Road is estimated to be \$131,800.00 by the project architect. Unfortunately there is no public sidewalk on Tremonto Road. Providing an accessible route from the lower campus to the upper campus is also technically infeasible due to the 68.37 foot elevation difference between campuses. The slope constraints and the absence of a public sidewalk at the Tremonto entrance qualify this project for a hardship waiver.

RECOMMENDATION

In light of the above, the City Building Official recommends ratification of the building owner's request for a hardship and eliminating the need to spend an additional \$131,800.00 on providing an accessible route to the Tremonto Road entry. A copy of the project's Access Compliance form, Construction Valuation and Hardship documentation have been attached in order to help clarify the costs associated with this recommendation.



City of Santa Barbara
 Building & Safety Division
**Request For Relief From
 Unreasonable Hardship**

Community Development
 630 Garden Street
 805-564-5485

(Above Valuation Threshold)
 2013 California Building Code, 11B-202.4, Exception 8.

1. Address of building or tenant space involved: 2130 Mission Ridge Road

2. **BLD2015-0** 00975

3. Occupancy Classification: Group E

4. Expected or potential use by persons with accessibility needs: Educational use: middle school classroom.

5. Reason for Hardship Request: All access to the middle school is via automobile. Tremonto Road doesn't have a sidewalk - providing an accessible route from Tremonto Road would require removing a portion of the existing building to create room for a new ramp system to address the portion of the route with a slope greater than 5%. The project improves the accessible parking space that will be used to access the new classroom, as well as replacing the entry ramp to the remodeled classroom. We respectfully request relief from unreasonable hardship for the portion of the accessible route that exceeds 5% - between Tremonto Road and the existing accessible path.

Access from the lower parking lot would require an extensive ramping system to accommodate an approximate 61' elevation gain from the Lower Campus entry.

6. Total adjusted cost of project (less accessibility requirements): \$ \$186,054 (A)

20% of total cost of project: \$ \$37,108 (20%A)

7. Path of Travel features to be constructed:

FEATURE	REMARKS	COST
Accessible entrance	_____	\$ _____
Accessible route to altered area	_____	\$ <u>21,976</u>
Parking	_____	\$ <u>7,100</u>
At least one accessible restroom for each sex	_____	\$ <u>18,000</u>
Accessible telephones	_____	\$ _____
Drinking fountain	_____	\$ _____
When possible, additional accessible elements	_____	\$ _____
		Total: \$ <u>47,076</u> (B)

City of Santa Barbara
 Building & Safety Division
Request For Relief From Unreasonable Hardship
 2013 California Building Code, 11B-202.4, Exception 8.
 (Continued from page 1)

Address: 2130 Mission Ridge Road

BLD2015-0 00975

8. Accessibility features subject to unreasonable hardship:

FEATURE	REMARKS	COST
Accessible entrance	Hardship Requested due to cost, feasibility and lack of use as a pedestrian entry for all users.	\$ <u>131,800</u>
Accessible route to altered area	_____	\$ _____
Parking	_____	\$ _____
At least one accessible restroom for each sex	_____	\$ _____
Accessible telephones	_____	\$ _____
Drinking fountain	_____	\$ _____
When possible, additional accessible elements	_____	\$ _____
		Total: \$ <u>131,800</u> (C)

9. The accessibility features, that will be constructed, increase construction by 25.3% %. (B divided by A) Must be greater than 20% of A.

10. The accessibility features, subject to unreasonable hardship, would increase construction by 70.8% %. (C divided by A)

11. Additionally, barrier removal is ongoing obligation for the Americans with Disabilities Act and the granting of an unreasonable hardship does not exempt the obligation of removing barriers in a reasonable time frame. By signing this document, you acknowledge that the project will be in reasonable compliance with Chapter 11B of the California Building Code, but will not necessarily fully comply with the Americans With Disabilities Act.

12. Name of Owner: Andrew F. Wooden, Head of School
 Signature: *Andrew F Wooden*
 Telephone number: 805-569-1811 Ext. 201

(office use only)	
Building Division Approved by: <u><i>[Signature]</i></u>	Title: <u>CBO</u>
Signature: <u>ANDREW STUFFLER</u>	Date: <u>5/24/16</u>

NATIVE SON  DESIGN STUDIO

3891 State Street, Suite 207, Santa Barbara CA 93105
805.729.5941 fax 484.906.1100

City of Santa Barbara
Land Development Team
630 Garden Street
Santa Barbara, CA 93101

April 29, 2016

RE: Request for Relief for Unreasonable Hardship: BLD2015-00975

To Whom It May Concern:

The Middle School Campus is accessed by way of automobile – there is no existing pedestrian way from Tremonto Road to the Middle School Campus. Providing a new accessible route from Tremonto Road would require the removal of a significant portion of an existing building to create room for a new ramp system. Without demolishing a portion of the existing building, this new ramp system would reduce the drive aisle width and create a more hazardous intersection for both vehicles and pedestrians.

Providing an accessible route from the nearest sidewalk (Mission Ridge Road) would require an extremely extensive and expensive ramping system (seven new triple switchbacking ramps) to overcome an elevation gain of approximately 68' from the lower campus to the upper campus.

The project scope includes a relocated ADA parking space that provides equivalent access to the new classroom. The new ADA parking space location eliminates the hazard of requiring the ADA vehicle to back out over the Accessible Path. The project scope also includes a new ramp to the new ADA compliant classroom door, as well as a new ADA compliant restroom, counters, light switches, receptacles and storage.

In light of the 2013 CBC exemption (11B-206.2.1 exclusion #2) - that exempts a project from providing an accessible route from the public right of way when the only way to get onto the property from the site arrival point is a vehicle way, we respectfully request relief from unreasonable hardship for providing an accessible route from the Tremonto Road Entrance.

NATIVE SON  DESIGN STUDIO

We also request relief from unreasonable hardship of providing an accessible route from the Mission Ridge Entrance due to the excessive cost and site challenges.

Kind regards,



Chris Cottrell, Architect

Attachments:

1. CASp letter dated 3/23/16
2. Photos
3. Equivalent Facilitation Document
4. Site Elevation Diagram



Project Cost Above Valuation Threshold

2130 MISSION RIDGE RD.
 Project Address

1926
 Year Built

BLD2015-00975
 Case Number

CALIFORNIA BUILDING CODE SECTION 11B-202.4 Accessibility for Existing Buildings & Facilities

All existing buildings and facilities - When alterations, structural repairs or additions are made to such buildings or facilities, an accessible path of travel¹⁹ to the specific area of alteration or addition shall be added.

Exception 8: When the total cost of construction exceeds the valuation threshold, compliance shall be provided to the maximum extent possible. However, when the total cost exceeds the valuation threshold (\$147,863.00) and the enforcing agency determines an unreasonable hardship exists, full compliance shall not be required. Compliance shall be provided to the greatest extent possible without creating an unreasonable hardship, but in no case shall it be less than 20%. A separate "Request For Relief From Unreasonable Hardship" is required for this determination.

INSTRUCTIONS: Complete, Sign and Reproduce this document onto the plans. See page 5 for additional instructions.

- 1a. Adjusted Cost of Construction for this Project (based on Marshall & Swift Cost Estimator or similar) \$ 186,054
- 2a. Cost of Construction over the last 3 years for this building or tenant space only, where no accessibility upgrades were included \$ 0
- 3a. Total Cost of Construction: (Add items 1a + 2a) \$ 186,054
- 4a. 20% of Total Cost of Construction (Multiply Item 3a by 0.2) \$ 37,108

*This is the minimum amount required to upgrade existing Path of Travel items on this project unless it is already fully compliant.

PROVIDE "COSTS TO UPGRADE" THE ACCESSIBLE "PATH OF TRAVEL" PER CBC 11B-202.4 EXCEPTION 8

<i>Please provide amounts for both columns and check the appropriate boxes for the items below.</i>		Already Compliant	Cost to Make Fully Compliant	Cost of Work On This Project (20%)
1b.	An accessible entrance to & into the structure (including travel from ROW and parking)	<input type="checkbox"/>	\$ 131,800	\$ <u>71.00</u>
2b.	An accessible route to the altered area (elevators, ramps, stairs, hallways, etc.)	<input type="checkbox"/>	\$ 12,600	\$ <u>21,976</u>
3b.	At least one accessible restroom for each sex (unless single use restroom allowed by plumbing code)	<input type="checkbox"/>	\$ 36,000	\$ <u>18,000</u>
4b.	Accessible public telephone(s) (if provided)	<input type="checkbox"/>	\$ N/A	\$
5b.	Accessible drinking fountains (if provided)	<input type="checkbox"/>	\$ N/A	\$
6b.	Additional accessible parking, storage/alarms (if possible) (This refers to items that are above and beyond the minimum listed above)	<input type="checkbox"/>	\$	\$
7b.	The total cost of providing accessible features		\$ 180,400	\$ <u>\$47,076</u>

I certify that the above costs are based upon a valid estimate by a qualified person or firm and existing compliance is based upon a site investigation by me or my authorized representative.

Applicant Printed: CHRIS COTTRELL Title/License #: ARCHITECT, C35621

Applicant Signature: [Signature] Date: 1/4/21/2016

(State Licensed Architect, or person knowledgeable with the current State and Federal Accessibility Codes)
 Applicant completing this form is responsible for providing accurate information determined from a site investigation.
 Please reproduce this form onto the plans (See Detailed Instructions on page 5)

Accessible Features to be Evaluated	Check Appropriate Box					Location on Plans	Compliance Cost	Compliance Cost
	Already Compliant	Compliance Required Under This Project	Hardship					
Licensed Professional Shall Determine Path of Travel Features Required to be Compliant with 2013 CBC & Chapters 11A & 11B						Location of Each Accessibility Requirement on Plans including Sheet/Detail Number	Show Cost of Work Necessary to Achieve Full Compliance (Elements that exceed 20% Hardship)	Show Cost of Each Element Provided Under This Permit Below (20% Hardship Rule does not apply to Area of Work)

SECTION 1b. Accessible Entrance(s)

Entry Door(s)						SEE SHT. A-4			
ISA Signage ^{2,3,4}		•					500		
Level Landing Each Side & Legal Size ¹		•					4,500		
Min. 32" Wide Door Opening Clearance ¹		•					300		
Top Threshold to Landing: 1/2" max. ¹		•					300		
24" Exterior Pull Side ¹	•								
12" Push Side @ Interior ¹	•								
Lever or Panic Hardware ¹		•					700		
10" Smooth Kick Plate ¹		•							
5 lb max. Opening Force + Timed Sweep ¹		•					800		
Section 1b Total								7,100	

SECTION 2b A. Exterior Accessible Route to Accessible Entrance(s)

Accessible Route from Public Sidewalk ³			X			Request for Relief From Hardship			
Min. 48" path to Accessible Entrance ⁶	•		X					↓ \$131,000	
Ramps:	•						9356		
Max. 1:12 slope		•				included in "Level Landing"			
Max. 1:48 Cross slope	•								
Handrails on both sides	•								
Site Signage ^{2,3}		•				SEE A-1.2	1,000		
Accessible Parking (AP) ⁸		•				" "	9,500		
Number of Van & Accessible Spaces		•				#Van #AP	{		
Van Stall w/ 8' Access Aisle on Right		•				SEE A-1.2	{		
Stall(s) Signage		•				" "	720		
Stall(s) Closest to Entry		•				" "			
Access Aisle Width 5' & 8' max 1:48 Slope.		•				" "			
Section 2b Subtotal A								20576	

SECTION 2b B. Interior Accessible Route to Area of Alteration

5' landings on pull side of doors ¹									
4' landings on push side of doors ¹									
Doors:									
18" strike edge clearance on pull side									
12" on push side with closer and latch									
Lever or "panic" hardware									
32" min. clear door opening									
Top Threshold to Landing: 1/2" max.									
Min. 44" corridor width > 10 occupants ⁹									
Tactile signage at exit/stairway doors ²		•				SEE A-4	200		
Tactile signage at other rooms w/signs ²		•				" "	1,200		
Ramps:									
Max. 1:12 slope									
Max. 1:48 cross slope									
Handrails on both sides									
Section 2b Subtotal B								1,400	
Section 2b Total								21976	\$131,000

SECTION 3b: Accessible Restroom	Check Appropriate Box					Location on Plans	Compliance Cost	Compliance Cost
	Already Compliant	Compliance Required Under This Project	Hardship	Men	Women			
At Least One Accessible Restroom for Each Sex, Unless Unisex is Allowed								
Accessible Signage on Door ¹⁰		•				SEE A-9 CLEV 5		
60" Circle ¹¹		•						
Doors: ¹		•						
18" strike edge clearance on pull side		•						
12" on push side with closer and latch		•						
Lever or no hardware		•						
32" min. clear door opening		•						
Top Threshold to Landing: 1/2" max.		•						
Toilet Seat Height: 17" min to 19" max ¹²		•						
Toilet Bowl 17" to 18" from center to Wall ¹²		•						
Toilet flush handle on wide side ¹²		•						
Grab bars: ¹²		•						
42" min. side grab bar length		•						
Side bar extends 24" in front of bowl		•						
36" min. rear grab bar length		•						
33"-36" grab bar height AFF		•						
Toilet Stall dimensions: ¹¹	N/A							
60" min width (no other fixture can overlap)								
Front Entrance Stall:								
48" min. clear in front of bowl								
Side Entrance Stall:								
60" clearance in front of bowl								
Lavatory Clearances: ¹²		•						
Top of sink - 34" max.		•						
Knee Clearance - 9"-27" high x 11" deep		•						
Toe clearance: 9" h x 17"-19" d.		•						
Underside of Counter 29" h x 8" d min.		•						
Lav faucet with lever handles		•						
Lav faucet 5lbs to operate max.		•						
Bottom of Mirror (not frame) 40" max. ¹³		•						
Toilet paper roll 19" AFF max, 7"-9" in front of WC		•						
Controls/Dispensers 40" high max. ¹³		•						
Urinals: ¹¹	N/A							
Lip height - 17" max.								
Projection from wall - 13.5" max.								
Section 3b Total							18,000	

	Check Appropriate Box					Location on Plans	Compliance Cost	Compliance Cost
	Already Compliant	Compliance Required Under This Project	Hardship					
						Location of Each Accessibility Requirement on Plans including Sheet/Detail Number	Show Cost of Work Necessary to Achieve Full Compliance (Elements that exceed 20% Hardship)	Show Cost of Each Element Provided Under This Permit Below (20% Hardship Rule does not apply to Area of Work)

SECTION 4b. Accessible Telephone (if Telephone is provided)

30"x48" clear approach	N/A					N/A		
27" min clear under phone enclosure	↓					↓		
48" max height to operable parts								
Volume control								
Text phone number	↓					↓		
Section 4b Total								

SECTION 5b. Accessible Drinking Fountain (if Drinking Fountain is provided)

Hi/Lo Fountain - High spout 38"-43" high	N/A					N/A		
18"-19" projection from wall	↓					↓		
30"x48" clear approach								
Min. 27" clear under fountain								
Spout 36" max. above floor, 5" min. from front								
Recessed Alcove:								
32" clear width	↓					↓		
18" min. depth								
Wing Wall Alternate:								
Min. 32" clear width, 18" clear depth	↓					↓		
Section 5b Total								

SECTION 6b: Additional Elements (if possible)

Elevator(s): ¹⁶	N/A					N/A		
36" min. door opening	↓					↓		
54"x80" min. clear cab size for center doors								
68"x54" min clear cab size for side doors								
Control Buttons:								
48" max. height for front approach	↓					↓		
54" max. height for side approach								
42" max. height for hallway call button								
Floor number at 60" AFF								
Tactile signs at controls/buttons								
Buttons min. 3/4" diameter, raised 1/8"								
Door to stay open min. 5 seconds								
Storage ¹⁷ & Alarms: ¹⁸								
Accessible fixed storage								
30"x48" clear approach	↓					↓		
54" max. height for side approach								
9" min. height for side reach								
46" max. height over obstruction								
Complying opening hardware								
Strobes								
Audible Alarm	↓					↓		
Section 6b Total								



City of Santa Barbara
 Building & Safety Division
CONSTRUCTION VALUATION

APPROVED
 BUILDING & SAFETY
 Community Development
 630 Garden Street
 805-564-5485

The Applicant is mandated by State law to provide an estimated value of work proposed on each application for a building permit. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. 2013 California Building Code Section [A] 109.3.

***** PLEASE COMPLETE THE FOLLOWING *****

Site Address: 2130 MISSION RIDGE ROAD Permit #: BLD2015-00975

Area of New Building: Ø Sq. Ft.

Area of Addition: Ø Sq. Ft.

Area of Remodel: 1,380 Sq. Ft.

Valuation is based on: RS Means Marshall Swift Engineering News & Review

I certify the value of all proposed construction work covered by the permit application including: all structural work, finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevator, labor costs and all permanent equipment is:

\$ 213,130 Building Construction Cost \$ 20,000 Site Work Cost **TOTAL = \$233,130.00**

CHRIS COTTRELL
 Printed Name of Qualified Professional

li lnc 4/21/16
 Signature Date

ARCHITECT I
 Title / Role

630 Garden Street, Santa Barbara, California 93101, (805) 564-5485

Parris Construction Inc.

Client Marymount School

Parris Construction inc.

Date 7/24/2015 Budget for planning puposes only

	Description	Notes	Budget	ADA Budget
1030	<u>Job Supervision</u>	Based on 9 weeks at \$65.00 per hr	\$12,800.00	\$3,200.00
1515	<u>Temp. Toilet</u>	If on site toilet can be used deducted	\$320.00	\$80.00
1530	<u>Dump Fees/Trash Removal</u>	Runs to Dump & Fees, collecting trash	\$400.00	\$100.00
1535	<u>Job Clean Up Labor</u>	Based on 20 hours of labor @ \$25.00 per hr.	\$400.00	\$100.00
1536	<u>Final Clean Up</u>	Based on 12 hours of labor @ \$25.00 per hr.	\$240.00	\$60.00
1537	<u>Window Clean Up</u>	Based on 4 hours of labor @ \$25.00 per hr.	\$80.00	\$20.00
1539	<u>General Labor</u>	Assisting w/ Carpentry, form work, Excavation, Clean-up, Etc.	\$800.00	\$200.00
2200	<u>Demolition</u>	5 labore's for 5 days	\$4,000.00	\$1,000.00
2400	<u>Grading</u>	Prep area for (N) slab & Footings	\$0.00	\$250.00
3200	<u>Foundation</u>	87 sq. ft. (N) slab w/ stemwall outside back door of lab & infill of ste	\$0.00	\$8,400.00
5100	<u>Structural Steel</u>	Cross members for holding up fire sprinkler system	\$500.00	\$0.00
6100	<u>Rough Framing</u>	All framing per plan, 5 days carpenter w/ 5 days helper	\$5,200.00	\$1,300.00
6200	<u>Finish Carpentry</u>	Hanging doors, base, trim, etc.	\$10,400.00	\$1,000.00
6500	<u>Custom Cabinets</u>	48'-6" lin. Ft. lowers & 25'-6" lin.ft. uppers @ \$300. per ft.	\$22,200.00	\$0.00
6600	<u>Rough Lumber/Materials</u>	Framing lumber for (N) walls & (N) Ceiling, PSL Beams, etc.	\$1,600.00	\$400.00
6700	<u>Rough Hardware</u>	Simpson post caps & base's, hold downs, straps, A-35's, etc.	\$400.00	\$100.00
6800	<u>Finish Materials</u>	Base board, Door trim,	\$400.00	\$125.00
7200	<u>Insulation</u>	306 sq.ft. R-30 Ceiling Insulation	\$400.00	\$100.00
7300	<u>Roofing</u>	w/ options #1,2 & 3 (N) 1/2" plwd sheeting to meet code	\$21,458.00	\$2,384.00
8100	<u>Interior Doors</u>	(1) 3'-0"x7'-0"x1-3/4" & (1) 2'-10"x7'-0"x1-3/4"	\$800.00	\$200.00
8300	<u>Special/Other Doors</u>	Custom triple barn type w/ wdo's, Singel top hung barn type / wdo	\$4,400.00	\$880.00
8700	<u>Finish Hardware</u>	Door hardware	\$800.00	\$450.00
9250	<u>Drywall/Sheetrock</u>	(N) framed walls patching and lid in room 2	\$4,000.00	\$1,000.00
9300	<u>Ceramic Tile (Sub/Labor)</u>	840 sq.ft. Flote & 42 sq.ft. Floor	\$6,000.00	\$2,000.00
9301	<u>Ceramic Tile Mat's Allowance</u>	840 sq.ft. of tile	\$2,528.00	\$657.00
9660	<u>Resilient Flooring</u>	900 sq.ft. Need to determine type of flooring	\$9,000.00	\$0.00
9680	<u>Carpet</u>	300 sq.ft.	\$1,500.00	\$0.00
9900	<u>Painting</u>	Interior painting walls & lid	\$3,800.00	\$2,200.00
10300	<u>Fireplaces & Stoves</u>	bathroom mirror	\$0.00	\$150.00
10800	<u>Bath Accessories</u>	Grab bars & paper towel dispenser	\$0.00	\$370.00
13601	<u>Solar Tubes</u>	(5) @ 500. per Tube	\$2,000.00	\$500.00
15100	<u>Plumbing</u>	Per plan	\$750.00	\$6,750.00
15400	<u>Plumbing Fixtures</u>	(1) Wall hung Lav, (1) Mullenium toilet system & (2) utiliy sinks	\$300.00	\$2,700.00
15700	<u>HVAC</u>	Mitsbishi ductless system based on previous installed system	\$10,400.00	\$2,600.00
15800	<u>Fire Sprinkler System</u>	Need fire sprinkler plan	\$14,400.00	\$3,600.00
15900	<u>Alarm System</u>	Type and model to be determined	\$800.00	\$200.00
16100	<u>Electrical Wiring</u>	budget only until bid from electric co.	\$8,000.00	\$2,000.00
16250	<u>Electrical Fixtures</u>	budget only until bid from electricion	\$10,000.00	\$2,000.00

Parris Construction Inc.

Description	Notes	Budget	ADA Buret
Subtotal		\$161,076.00	\$47,076.00
Contractor's fee 12%		\$24,978.24	
Budget amount		\$233,130.24	

Adjusted
construction
cost

233,130.24
(47,076.00)
\$ 186,054.00

NATIVE SON  DESIGN STUDIO

925B Calle Puerto Vallarta, Santa Barbara CA 93103
805.729.5941 fax 484.906.1100

City of Santa Barbara
Land Development Team
630 Garden Street
Santa Barbara, CA 93101

May 20, 2016

RE: Equivalent Facilitation for Accessible Users: Access to the upper campus from Mission Ridge Road Entrance

To Whom It May Concern:

The Middle School Campus, also referred to as the "Upper Campus" is accessed by way of automobile – there is no existing pedestrian way from Tremonto Road to the Middle School Campus.

When a disabled parent, student or visitor needs access from the Lower Campus to the Upper Campus, the School provides a shuttle service - either via golf cart or accessible van.

When a disabled parent, student or visitor arrives at via automobile at the Upper Campus parking lot, they will have the use of the proposed ADA parking space and the accessible path of travel for access to the entire Upper Campus. Should they need access to the Lower Campus, the School will provide shuttle service - via golf cart or accessible van. This system has worked well In the past to meet the challenges of the steep site.

Kind regards,



Chris Cottrell, Architect



PO Box 1843
Santa Ynez, CA 93460
www.CentralCoastADA.com
(805) 705-8846

March 23, 2016

RE: Marymount Accessible Route

The 2013 CBC exempts a project from providing an accessible route from the public right of way to an accessible entrance of the building when the only way to get onto the property from that site arrival point is a vehicle way (11B-206.2.1 exc #2).

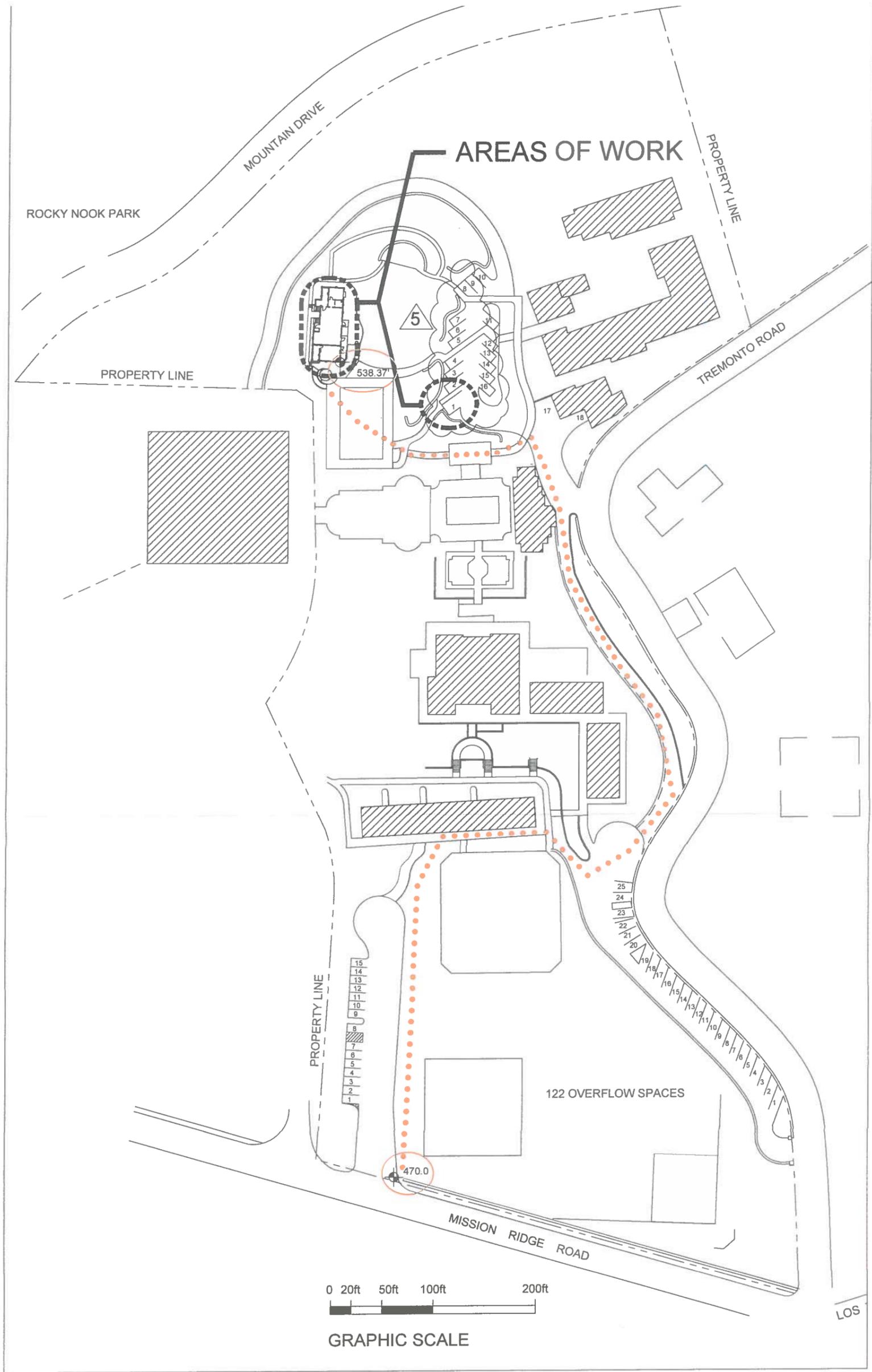
In this instance, there is no public sidewalk along Tremonto Rd, there is no existing pedestrian path from Tremonto Rd onto the property, and the only way to get onto the property from Tremonto Rd is by vehicle.

Providing a new accessible route from Tremonto Rd onto the property would require a series of switchback ramps in order to keep the slope under 5%, the max slope allowable without handrails, which would be both costly and use up a lot of real estate.

In addition, adding handrails along a path greater than 5%, or a barrier between the path and the vehicle drive even if the path is less than 5%, would narrow the width of the drive aisle and potentially be hazardous to vehicles coming in and out of that parking lot.

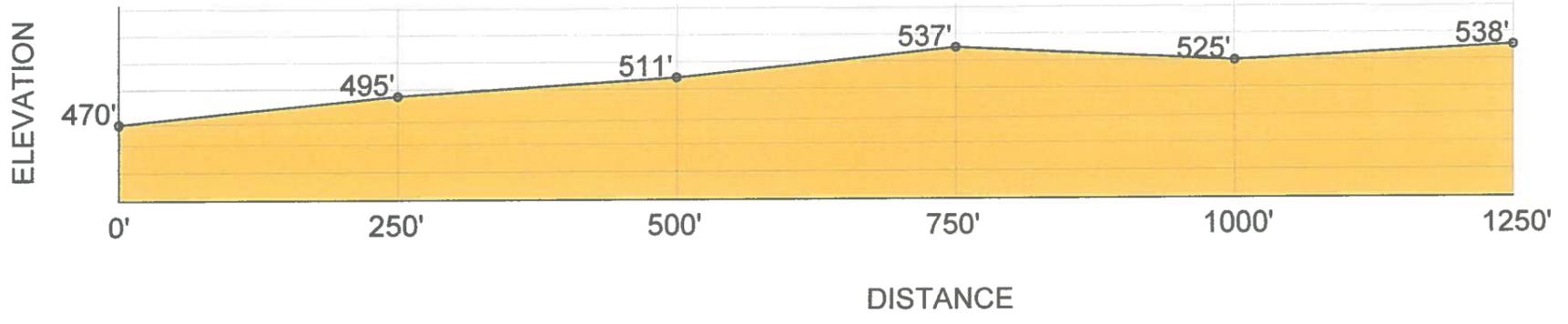
Please do not hesitate to call me if you have questions or further discussion and I thank you for your consideration.

Chris Hansen, CASp #270



SITE PLAN

SCALE: 1" = 100'-0"





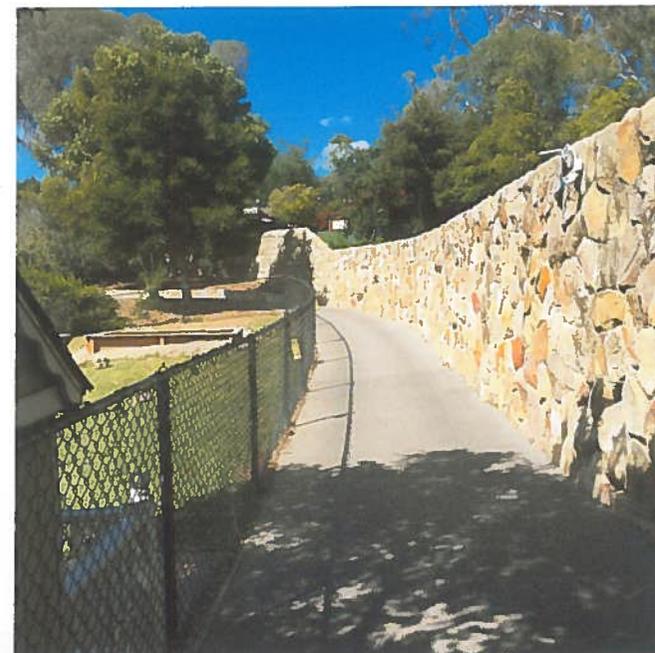
1. LOWER CAMPUS ENTRANCE - MISSION RIDGE ROAD



2. STAIRS TO LOWER CAMPUS



3. RAMP FROM LOWER CAMPUS



4. EXISTING PATH

EXISTING ROUTE FROM LOWER CAMPUS TO UPPER CAMPUS - 61' ELEVATION GAIN



5. PEDESTRIAN PATH TO UPPER CAMPUS



6. PEDESTRIAN PATH SOUTH OF UPPER CAMPUS



7. TREMONTI ENTRANCE - NO PEDESTRIAN ACCESS



8. EXISTING ADA PARKING SPACE



9. VIEW OF TREMONTO ENTRANCE FROM PARKING LOT



10. PROPOSED ADA PARKING SPACE LOCATION



11. VIEW DOWN TREMONTO FROM ENTRANCE



12. VIEW OF TREMONTO ENTRANCE FROM PARKING LOT



13. ACCESSIBLE PARKING AND PATH



14. ACCESSIBLE PATH - OVER SPORT COURT



ACCESSIBLE ROUTE - UPPER CAMPUS



City of Santa Barbara

APPEAL HEARING PROCEDURES

Appeal public hearings are held at either the City Council Chambers or the David Gebhard Public Meeting Room. Below is information on the order of presentations at appeal hearings.

CITY COUNCIL CHAMBERS

1. City Council hearings:

The order of presentation after the Deputy City Clerk introduces the item is as follows:

1. Presentation by Staff (20 minutes)*.
2. Presentation by Appellant (including petitioners and applicants who are appellants) (30 minutes)*.
3. Presentation by Applicant (if they are not the appellant) (30 minutes)*.
4. Additional response by Staff (10 minutes)*.
5. Public Hearing (30 minutes)*.
6. Questions and comments by the Council and Council deliberation (30 minutes).
7. Motion, discussion of motion, and vote by the Council.

2. Planning Commission hearings:

The order of presentation after the Chairperson introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Appellant (including petitioners and applicants who are appellants) (15 minutes)*.
3. Presentation by Applicant (if they are not the appellant) (15 minutes)*.
4. Public Hearing*.
5. Questions and comments by the Commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

DAVID GEBHARD PUBLIC MEETING ROOM

1. Sign Committee appeal hearings held by the Architectural Board of Review or Historic Landmarks Commission:

The order of presentation after the Chairperson introduces the item is as follows:

1. Presentation by Staff (5 minutes)*.
2. Presentation by Appellant (including petitioners and applicants who are appellants) (5 minutes)*.
3. Presentation by Applicant (if they are not the appellant) (5 minutes)*.
4. Public Hearing*.
5. Questions and comments by the Board/Commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Board/Commission.

2. Application Completeness hearings held by the Staff Hearing Officer:*

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (5 minutes)*.
2. Presentation by Appellant (including petitioners and applicants who are appellants) (5 minutes)*.
3. Presentation by Applicant (if they are not the appellant) (5 minutes)*.
4. Public Hearing*.
5. Questions and comments by the Staff Hearing Officer.
6. Motion, discussion of motion, decision, and vote by the Staff Hearing Officer.

Appeal Process

3. Appeal hearings held by the Building and Fire Code Board of Appeals:*

The order of presentation after the Chairperson introduces the item is as follows:

1. Presentation by Staff (5 minutes)*.
2. Presentation by Appellant (including petitioners and applicants who are appellants) (5 minutes)*.
3. Public Hearing*.
4. Questions and comments by the Board.
5. Motion, discussion of motion, decision, and vote by the Board.

***Time limits may be limited or extended at the discretion of the Mayor/Chairperson.**



City of Santa Barbara

WRITTEN CORRESPONDENCE

The public is encouraged to submit written correspondence to the decision-makers as early as possible for their consideration. All written correspondence is forwarded by staff to the decision-makers and is included as part of the official record. Please note that written correspondence is not read into the record at the hearings. Below is information on distribution of written correspondence for appeal hearings.

APPEALS HEARD BY THE CITY COUNCIL:

No. of Copies: Representatives and members of the public wishing to provide written correspondence to the City Council and appropriate staff should provide 11 copies.

Receipt of Correspondence: Written correspondence may be mailed directly to the Santa Barbara City Clerk's Office, P.O. Box 1990, Santa Barbara, CA 93102-1990; hand delivered to the City Clerk's Office at 735 Anacapa Street; or presented at the hearing while speaking. If mailed or hand delivered, please ensure that the documents will be received with sufficient lead time to allow distribution prior to the meeting.

If representatives wish to have their written correspondence included in the agenda packet, which is also published on the City's website, copies must be submitted to the City Clerk's Office no later than the close of business on Tuesday, one week prior to the hearing date.

SHO APPEALS HEARD BY THE PLANNING COMMISSION:

No. of Copies: Representatives and members of the public wishing to provide written correspondence to the Planning Commission and appropriate staff should provide 13 copies.

Receipt of Correspondence: Written correspondence may be hand-delivered prior to the meeting at the Planning Division Office, 630 Garden St; by mail to the Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov.

If people wish to have their written correspondence included in the mailing to the Planning Commission, copies must be submitted to the Planning Commission Secretary no later than the close of business on Tuesday, one week prior to the hearing date.

Written comments are accepted at, and up to, the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the deadline.

SIGN COMMITTEE APPEALS HEARD BY THE ARCHITECTURAL BOARD OF REVIEW:

No. of Copies: Representatives and members of the public wishing to provide written correspondence to the Architectural Board of Review and appropriate staff should provide 8 copies.

Receipt of Correspondence: Written correspondence may be hand-delivered prior to the meeting at the Planning Division Office, 630 Garden St; by mail to the Architectural Board of Review Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at ABRSecretary@SantaBarbaraCa.gov.

If people wish to have their written correspondence forwarded to the Architectural Board of Review prior to the meeting, copies must be submitted to the ABR Secretary no later than 10 a.m. of the hearing date.

Written comments are accepted at, and up to, the time of the hearing; however, the Architectural Board of Review may not have time to consider materials submitted after the deadline.

SIGN COMMITTEE APPEALS HEARD BY THE HISTORIC LANDMARKS COMMISSION:

No. of Copies: Representatives and members of the public wishing to provide written correspondence to the Historic Landmarks Commission and appropriate staff should provide 10 copies.

Receipt of Correspondence: Written correspondence may be hand-delivered prior to the meeting at the Planning Division Office, 630 Garden St; by mail to the Historic Landmarks Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at HLCSecretary@SantaBarbaraCa.gov.

Appeal Process

If people wish to have their written correspondence forwarded to the Historic Landmarks Commission prior to the hearing, copies must be submitted to the HLC Secretary no later than the close of business on Tuesday prior to the hearing date.

Written comments are accepted at, and up to, the time of the hearing; however, the Historic Landmarks Commission may not have time to consider materials submitted after the deadline.

APPLICATION COMPLETENESS DETERMINATIONS HEARD BY THE STAFF HEARING OFFICER:

No. of Copies: Representatives and members of the public wishing to provide written correspondence to the Staff Hearing Officer and appropriate staff should provide 4 copies.

Receipt of Correspondence: Written correspondence may be hand-delivered prior to the meeting at the Planning Division Office, 630 Garden St; by mail to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at SHOSecretary@SantaBarbaraCa.gov.

If people wish to have their written correspondence forwarded to the Staff Hearing Officer prior to the hearing, copies must be submitted to the SHO Secretary no later than the close of business on Monday prior to the hearing date.

Written comments are accepted at, and up to, the time of the hearing; however, the Staff Hearing Officer may not have time to consider materials submitted after the deadline.

APPEALS HEARD BY THE BUILDING AND FIRE CODE BOARD OF APPEALS:

No. of Copies: Representatives and members of the public wishing to provide written correspondence to the Board and appropriate staff should provide 10 copies.

Receipt of Correspondence: Written correspondence may be hand-delivered prior to the meeting at the Building & Safety Division Counter, 630 Garden St; by mail to the Chief Building Official, P.O. Box 1990, Santa Barbara, CA 93102-1990.

If people wish to have their written correspondence forwarded to the Board prior to the hearing, copies must be submitted to the Chief Building Official no later than 10 calendar days prior to the hearing date.

Written comments are accepted at, and up to, the time of the hearing; however, the Board may not have time to consider materials submitted after the deadline.



City of Santa Barbara

APPEAL HEARING GUIDELINES

Below is additional information on appeal hearing guidelines and visual presentations.²

PUBLIC COMMENT PROCEDURE

1. Complete a "Request to Speak" form and submit it to City Staff at the hearing prior to the time the item is taken up.
2. When the public hearing is opened, the Mayor/Chairperson will call out the names of the persons requesting to speak on the item.
3. After receiving recognition from the Mayor/Chairperson, please approach the podium and speaking into the microphone, state your name and make your comments.

Please note that individual public comment is limited to a maximum of 2 minutes (including any video or computer presentations).*

COMPUTER PRESENTATIONS*

Representatives or members of the public wishing to make a computer presentation must provide their own laptop, which must be set up at Council Chambers. It is highly recommended that people set up a time to test their equipment prior to the meeting, in order to ensure their presentation projects properly. If assistance is needed, contact City TV at (805) 564-5311. People wishing to test their equipment prior to the meeting date should contact City TV at least 48 hours prior to the meeting to make arrangements. Additionally, please contact City Planning Staff at (805) 564-5578 to confirm time limitations for said presentations, and for hearings held at the David Gebhard Public Meeting Room.

VIDEOS*

Representatives or members of the public wishing to play a video during the hearing should contact City TV at (805) 564-5311 at least 48 hours prior to the meeting to make arrangements. Additionally, please contact City Planning Staff to confirm time limitations for said presentations.

AMERICANS WITH DISABILITIES ACT

If you need auxiliary aids or services or staff assistance to attend or participate in these meetings, please contact the City Administrator's Office at (805) 564-5305 for City Council appeals or the Planning Division at (805) 564-5578 for all other appeals. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

AGENDA TIME

It is not possible to determine the precise time an item will be heard. Monitoring the live broadcast may assist in determining when the item will be heard. (Appeal hearings are broadcast live on Government Access Television Channel 18 & online at <http://www.santabarbaraca.gov/gov/depts/cityadmin/watch/default.asp>) Any continued items are announced at the beginning of the meeting by the Chairperson. Videos of previously recorded hearings may be found at <http://www.santabarbaraca.gov/gov/news/video/>. Please refer to the appropriate decision-making body. For further assistance you may contact the Planning Counter at (805) 564-5578 during office hours. Please note that video recordings may not be available for all public hearings.

***Time may be limited or extended by the Mayor/Chairperson.**

² Contact City Staff prior to the hearing to confirm logistics and limitations related to visual presentations.