



**CITY OF SANTA BARBARA
BUILDING AND FIRE CODE BOARD OF APPEALS
MINUTES**

Tuesday, July 07, 2016

David Gebhard Public Meeting Room: 630 Garden Street 2:30 P.M.

BOARD MEMBERS:

PATRICK C. CARROLL, *Chair*

BONNIE ELLIOTT

JAMES D. LANGHORNE

VINCENT E. WOOD

MARSHA ZILLES

STAFF:

ANDREW STUFFLER, Chief Building Official

JOE POIRE, Fire Prevention Division Chief

KRYSTAL M. VAUGHN, Acting Commission Secretary

Website: www.SantaBarbaraCa.gov

CALL TO ORDER.

Chair Carroll called the Board meeting to order at 2:42 p.m.

ATTENDANCE:

Members present: Carroll, Elliott, Langhorne, Wood, and Zilles

Members absent: None

Staff present: Stuffer and Vaughn

GENERAL BUSINESS:

A. Public Comment:

Public comments opened at 2:44

1. **Jim Marsten:** expressed a need for an advanced notification system to be in place for the disabled community on items regarding accessibility concerns. Additionally, the cost of projects should be investigated more thoroughly to avoid exaggerations presented by the public.

The board made the following motion:

Motion: Staff is to study what options are available that would give advance notice to know representatives of the disabled community on items that may be of interest and report back to the full board.

Action: Ziles/ Wood 5/0/0 Motion carried

2. **Will Rehling:** Commented on an item from February regarding sprinklers.

Public comments closed at 2:48

B. Approval of Minutes.

Motion: **Approval of the minutes of the Building and Fire Code Board of Appeals meeting of June 14, 2016, as amended.**

Action: Langhorne/Wood, 5/0/0. Motion carried.

C. Announcements, Requests by Applicants for Continuances and Withdrawals.

Chief Building Official, Andrew Stuffer, announced the following:

1. Agenda item one, 314 W. Ortega Ave., will be postponed to the August agenda, if necessary, at the appellant's request.
2. It was suggested that agenda item two, 3732 & 3714 State Street, be heard as two separate items; First being 3732 State Street as agenda item two and second, 3714 State Street as agenda item three.
3. New Board member John Maloney, Kevin Steenberge, and Eric Pedersen were acknowledged.

SUBJECT ITEMS

1. 314 W. Ortega – Appeal of Notice of Violation for Alterations to the Mission Creek Floodway

Present: Andrew Stuffer, Chief Building Official.

Item postponed to the August Agenda by the appellant's request

2. 3732 & 3714 State St. – Appeal of the following decisions of the Building Official

Standing Motion: Uphold the Building Official’s approval of the Alternate Method of Compliance for the 3732 & 3714 State St “Sandman” project’s detectable warnings within the shared walk/driveway referred to as a Woonerf.

Time: 2:50 p.m.

Present: Andrew Stuffer, Chief Building Official, Brian Cearnal, Project Architect, and Will Rehling, Appellant.

Public Comment opened at 3:18pm

1. **Jacob Buxton:** Expressed opposition of the Building Officials Decision as he feels the alternate method of compliance is not equivalent to the standard method and will hinder the community relying on truncated domes and high contrasting colors.
2. **Dani Anderson:** Executive Director of Independent Living Resource Center; Expressed opposition of the Building Official’s decision. She explained, any departure from the accepted access accommodations potentially brings a danger to the individuals who depend on the accommodation, as they will not be expecting it in an alternative fashion.
3. **Patty Niemeyer:** Expressed opposition of the Building Official’s decision as her guide dog is trained to recognize the yellow truncated domes and may not react, as she should, to an alternative method of compliance.
4. **Sarah Potak:** Expressed opposition of the Building Official’s decision as she has extremely low vision and depends on the accepted access accommodations to function daily.
5. **Adelaide Ortega:** Expressed opposition of the Building Official’s decision as she went to the St Frances Hospital [now the Bella Riviera site], which is currently using the Alternate Method of Compliance for truncated domes, and found that she could not identify the little pebbles intended to warn the visually impaired of street danger.
6. **Bob Burnham:** Expressed opposition of the Building Official’s decision as he visited the Bella Riviera site and could not identify the one-foot pebble strip with his white cane.
7. **Jim Marsten:** Expressed opposition of the Building Official’s decision as he feels the alternate method of compliance is not equivalent to the standard method and will hinder the AUD community.
8. **John J. Schuck:** Owner and Developer of Sandman project; Expressed support of the project as this project has a private one way driveway throughout the complex not a two way street. He also expressed that there are plenty of similar projects already developed and in use all over the world that have zero safety issues for pedestrians and drivers.

Public comment closed at 3:48pm

Motion: Uphold the decision of the Building Official.
Action: 4/1/0. Motion carried.

3. Appeal the issuance of a permit that includes references to item two above.

Present: Andrew Stuffer, Chief Building Official and Will Rehling, Appellant.

Appeal request removed at the appellant's request.

There being no further business to come before the Building and Fire Code Board of Appeals, Board Member Carroll moved, second by Wood, and carried by a vote of 5 to 0 to adjourn the meeting at 4:04 A.M on Thursday, July 07, 2016, in the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA 93101.