



# City of Santa Barbara

## BUILDING AND FIRE CODE BOARD OF APPEALS MINUTES SEPTEMBER 7, 2017

2:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### BOARD MEMBERS:

Patrick C. Carroll, *Chair*  
Bonnie Elliot  
Eric N. Pedersen  
Nick Koonce  
John Maloney

### STAFF:

Andrew Stuffer, Chief Building Official  
Joe Poire, Fire Prevention Division Chief  
Krystal M. Vaughn, Commission Secretary

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### CALL TO ORDER

The Full Board meeting was called to order at 2:30 p.m. by Chair Carroll.

### ATTENDANCE

Members present: Carroll, Elliot, Koonce, and Maloney  
Members absent: Pedersen  
Staff present: Stuffer and Vaughn

### GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Building and Fire Code Board of Appeals meeting of **July 6, 2017**, as submitted.

Action: Elliot/Maloney, 4/0/0. (Pedersen absent.) Motion carried.

C. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

Mr. Stuffer welcomed Board Member Koonce, as this was his first meeting, and thanked him for his dedication to the City and for volunteering on the Building and Fire Code Board of Appeals.

**SUBJECT ITEMS**

1. Ratification of Hardship – 1046 Coast Village Road: BLD2017-00698  
Description: Access compliance hardship request.

Actual time: 2:32 p.m.

Present: Mark Morando, Agent; and Deborah Longo, Owner

Public comment opened at 2:51 p.m.

Jim Marston spoke with concerns and explained that the upper level of the complex is inaccessible. He made some suggestions on how to modestly alleviate the accessibility concerns, and stated that an accessible parking space should be placed on the upper level.

Public comment closed at 2:58 p.m.

**Motion: Approval of the Ratification of Hardship with the condition that the owner will prepare and submit City Access Compliance forms and that the following prioritized accessibility barriers will be addressed with the State-mandated 20% of the project cost:**

1. Create an accessible parking space next to the existing upper-level ramp closest to the project trash enclosure.
2. Install yellow truncated domes at the ramp mentioned in item 1 above.
3. Replace any truncated domes that are currently not compliant with the Federal yellow color.

Action: Koonce/Maloney, 4/0/0. Motion carried.

**\* MEETING ADJOURNED AT 3:26 P.M. \***