



City of Santa Barbara

BUILDING AND FIRE CODE BOARD OF APPEALS MINUTES DECEMBER 5, 2019

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

BOARD MEMBERS:

Paul Spieler, *Chair*
Nick Koonce
John Maloney
Ken McLellan
Vincent E. Wood

STAFF:

Andrew Stuffer, Chief Building Official
Joe Poire, Fire Prevention Division Chief
Greta Walters, Executive Assistant

Note: These are action minutes; an audio recording of this meeting is available at <https://www.santabarbaraca.gov/gov/brdcomm/ac/bfcba/audio.asp>

CALL TO ORDER

The Full Board meeting was called to order at 2:29 p.m. by Chair Spieler

ATTENDANCE

Members present: Koonce, Maloney, Spieler, Wood, and McLellan

Members absent: None

Staff present: Chief Building Official Andrew Stuffer
Elizabeth Sorgman, Senior Plans Examiner
Executive Assistant Greta Walters

GENERAL BUSINESS

A. Public Comment:

The meeting opened for public comment at 2:30 P.M. There were no comments, so the chair closed the public comment portion at 2:30.

B. Approval of Minutes:

Motion: Approve the minutes of the Building and Fire Code Board of Appeals meeting of **October 3, 2019**, as submitted.

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

NOTE: Agenda schedule is subject to change as cancellations occur.

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

1. Mr. Stuffer announced the following:

- a. The 2020 Building and Fire Code Board of Appeals meeting schedule has been set and posted on the City's web site.
- b. Item #1, the statement of findings for 958-1002 Arbolado Road, was postponed until the next Board of Appeals meeting to allow owners of 958 Arbolado to attend the hearing, as an affected party.

A hard copy of the 2020 Building and Fire Code Board of Appeals Meeting Schedule was distributed to the board members.

2. Chair Spieler announced that he attended an accessibility summit hosted by Santa Barbara American Institute of Architects. He reported that the seminar focused on disabled access issues, design, and government policy.

Subject Item #1: 7 West Figueroa – Ratification of Hardship – Elevator Exemption

Speakers:

- Staff: Chief Building Official Andrew Stuffer, Senior Plans Examiner Elizabeth Sorgman
- Members of the Public: Will Rehling, Jim Marston, Bonnie Elliott

Lewis Rayburn was available to answer questions on behalf of the applicant.

Discussion:

Staff member Elizabeth Sorgman stated that she felt she could support the ratification of hardship because the expense of the elevator would be disproportionate to the project's construction costs. Staff members responded to questions from the Board and members of the public.

Motion: Nick Koonce made a motion to deny the decision of the Chief Building Official (CBO). The motion was seconded by Ken McLellan.

Action: Vote 2/3/0. (Spieler, Maloney, and Wood opposed.) Motion did not carry.

Motion: John Maloney made a motion to amend the decision of the Chief Building Official with respect to the approval of the unreasonable hardship. Board Member Maloney asked that the Board of Appeals receive and review additional information about the project, based on Board Member Koonce's concerns, and to have the matter return to the Board for further discussion. Vince Wood seconded the motion.

Action: Vote 4/1/0. (Koonce opposed.) Motion carried.

Subject Item #2: Informational Staff Report: Board Comments on Two New Division Accessibility Policies

Speakers:

- Staff: Chief Building Official Andrew Stuffer, Senior Plans Examiner Elizabeth Sorgman

- Members of the Public: Will Rehling, Jim Marston

Discussion: The Chief Building Official explained that the Building and Safety Division is working to establish policies that clarify the Division's decision making with respect to accessibility issues during plan check. CBO Stuffer also asked for the Board's feedback regarding fixture counts in common use restrooms. The Board discussed both matters, and the CBO responded to their questions.

Motion: Vince Wood made a motion to adjourn the meeting. The motion was seconded by Nick Koonce.

Action: Vote 5/0/0. Motion carried.

Meeting adjourned at 4:26 p.m.