

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

March 17, 2011

MEMBERS PRESENT: Louis Boitano, Supervisor, District IV
Richard Forster, Supervisor, District II

Supervisor Boitano called the meeting to order at 10:05 a.m.

AGENDA: Approved.

CORRESPONDENCE: None.

APPROVAL OF MINUTES: The minutes of the January 20, 2011 meeting were approved with the elimination of the comma after “submitted” in the third paragraph on page 2.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. DISCUSSION REGARDING ADA REQUIREMENTS FOR THE BED & BREAKFAST AT AVIO WINERY--Building Department
(Present: Rich Millar, Building Department; Stephano Watson, property owner)

Mr. Watson was before the Committee seeking direction on what he would need to do to bring the room he is renting out at his private residence into compliance. Rich Millar, Building Department, said the rental unit needs to meet current code for a habitable structure; i.e. has heat, ventilation, light and proper plumbing facilities. Mr. Watson would need to obtain a building permit to bring the structure up to code or to verify the work performed was done to code. It appears that an in line tempering valve under the sink counter needs to be installed to limit the hot water to 110 degrees to prevent scalding. ADA accessibility is secondary to the code for a habitable structure as long as a reasonable attempt is made; i.e. grab bars for tub, turnaround space in bathroom, thresholds, access to room and parking area.

Committee Action: The Committee advised Mr. Watson that he has a responsibility to meet ADA requirements and is liable if the requirements are not met. Mr. Watson needs to obtain a building permit and meet current code for a habitable structure if he continues to rent out the room at his private residence.

The meeting adjourned at 10:25 a.m.