

Commission on Disability

Special Meeting Minutes  
Wednesday, December 5, 2001 p.m.  
North Berkeley Senior Center, 1901 Hearst Avenue, Classrooms A and B

The Chair called the meeting to order at approximately 6:40 p.m.

ITEM: ROLL CALL

Present:

Miya Rodolfo-Sioson, Chair  
Commissioner Bob Allamand  
Commissioner Charlie Betcher  
Commissioner Norman Rabkin  
Commissioner Karen Rose  
Commissioner Marissa Shaw  
Commissioner Robert Smith  
Commissioner Delia Todd  
Commissioner Emilie Wilcox

Staff:

Don Brown, Disability Services Specialist/Secretary  
Eric Dibner, Disability Services Specialist

ITEM: PUBLIC COMMENT

Marie Baum one of the neighbors cited some weaknesses in the Affordable Housing Associates planned project. She raised questions with respect to the project satisfying enforced fire codes. She alleged that Affordable housing Associates failed to make any plan modifications, despite receiving feedback from fire officials.

Robert Baum, neighbor, spoke against the Affordable Housing Associates planned project. He indicated that the existing property provides parking and sunlight. The proposed property will put a 3 story building near his property. New construction should not block access to sunlight. If this building were to be built, you would have a 3-story wall blocking access to sunlight. There are 11 parking spaces for 38 units. The project is under planned for parking needs.

Helene hunter Lives next door to the planned Affordable housing Associates project. The shadows will greatly caste on her home. She urged the COD to listen to the concerns of the neighbors. The building is too large. It is larger than the existing building. Parking will be a problem in the neighborhood. Not only shadows, but also her chimmeney will be blocked. There a number of negatives.

## ITEM: ANNOUNCEMENTS

Commissioner Todd mentioned that DCRA offers computer training for individuals who are Deaf and hard of hearing. She invited Commissioners to become part of DCRA family donation.

Commissioner Betcher announced that he attended a rally from 7<sup>th</sup> Avenue to Bayer. The rally was to highlight the lack of involvement of drug companies in the HIV epidemic in Third World countries. Commissioner Batcher suggested that COD become more involved in this issue.

Eric reported that the "Scented Product" item has been finalized and will be on the Council's December 18<sup>th</sup> agenda.

Eric announced his resignation effective the end of December.

## ITEM: HOUSING TRUST FUND REVIEW PROCESS

The Chair distributed a document, which summarized each of the applicant's projects.

Commissioner Ros objected to the Chair distributing materials not available in alternate formats.

The Commissioners considered each of the projects separately. After much discussion with two of the project representatives regarding the operative meaning of adaptability and accessibility, turning radius in bathrooms, kitchen shelving and stove tops, door lever hardware, elevators, accessible computers, laundry facilities and roll in showers the following recommendations were MSc:

1. FORWARD TO THE HOUSING ADVISORY COMMISSION TWO CATEGORIES OF RECOMMENDATIONS, 1) ACCESSIBILITY ENHANCEMENTS 2) ISSUES TO BE CONSIDERED BY AN APPROPRIATE BODY.

Wilcox/Rose (Absent Todd)

2. APPROVE ALL APPLICATIONS, SUBJECT TO SATISFACTORY RESOLUTION OF DISABILITY RELATED ISSUES.

Betcher/Rabkin (Absent Todd)

1. Outback Senior Homes, 2517 Sacramento Street - Affordable Housing Associates

Category #1 Recommendations:

**PUBLIC TELEPHONES:** Need to be fully accessible with TTY if possible and located near entrance where residents are picked up by paratransit, buses, and taxis.

TRASH ROOM: Provide maneuvering space in the laundry for wheelchair access to garbage cans and recycling bins

Doors: Doors into complex and common areas - 36" wide, with kick/push plates if possible and be equipped with door lever hardware.

LAUNDRY ROOM: Provide maneuvering space for wheelchair access to machines and tables. Provide some front-loading washing machines. Provide at least 4 washers and 4 dryers.

COMPUTER ROOM: tables need to be appropriate height or adjustable for wheelchair access. At least one of the computers should be accessible to individuals who are Blind or Visually Impaired with screen reading or magnification software.

BATHROOMS: Install blocking for grab bars. Provide enough space between wall-mounted sink and toilet to allow for wheelchair transfers. Offer option for tenants to have tub instead of shower.

KITCHENS: Counters should be bi-level so there is a low accessible section. Flat top ranges should be avoided, as they present access and safety problems for individuals who are Blind and visually Impaired.

EMERGENCY PULL CHORDS: Emergency pull cords should be installed in bathrooms and bedrooms.

ELEVATORS: Dimensions need to be in accordance with applicable accessibility and California Title 24 requirements.

Where possible elevators should have wide doors and footrest-level buttons for elevator control.

LANDSCAPING: Grass or ground cover should be level with walkways.

#### CATEGORY #2 RECOMMENDATIONS:

- A. Fire safety/code issues
- B. Parking
  - c. Adverse impact on immediate neighbors
- C. Setback issues
- D. Seismic soundness issues

2. McKinley House, 2111 McKinley Street - Building  
Opportunities for Self Sufficiency

CATEGORY #1 RECOMMENDATIONS:

Maximize accessibility in the renovated upstairs areas.

BATHROOMS: include blocking for grab bars and/or grab bars.

KITCHENS: Counters should be bi-level to provide for a low accessible section. Flat top ranges should be avoided, as they present access and safety problems for individuals who are Blind and visually Impaired.

DOORS: Doors should be equipped with door lever hardware.

CATEGORY #2 RECOMMENDATIONS:

None

3. Ursula Sherman Village, 711 Harrison St. - Building  
Opportunities for Self Sufficiency

CONCERNS:

- there is only one 2 BR unit planned to be accessible, although Picante house has more.

CATEGORY #1 RECOMMENDATIONS:

LAUNDRY ROOM: Provide maneuvering space for wheelchair access to machines and tables. Provide some front-loading washing machines.  
Maximize accessibility in the areas of renovation upstairs.

BATHROOM: Include blocking for grab bars or install grab bars.

KITCHEN: Counters should be bi-level so there is a low accessible section. Flat top ranges should be avoided, as they present access and safety problems for individuals who are Blind and visually Impaired.

DOORS: Include lever hardware on doors. Provide adequate door widths for entry to all rooms.

LANDSCAPING: Grass or ground cover should be level with walkway.

CATEGORY #2 RECOMMENDATIONS:

None

4. Jubilee Senior Homes, 2575 San Pablo Ave.

CONCERNS: Doors into units and bedrooms make maneuvering difficult

CATEGORY #1 RECOMMENDATIONS:

DOORS: Alter entrance doors to units to provide for more space on both sides of the door. Alter bedroom doorways to provide for strike-side clearance. All doors into complex and common areas - 36" wide, with kick/push plates if possible

HALLWAY: widen hallways to 5 ft.

PUBLIC TELEPHONES: Telephones should be fully accessible with TTY if possible and located near entrance where residents are picked up by paratransit, buses, and taxis.

TRASH ROOM: Provide maneuvering space in the laundry for wheelchair access to garbage cans and recycling bins.

BATHROOM: Install blocking for grab bars and/or grab bars. Provide enough space between wall-mounted sink and toilet to allow for wheelchair transfers. Offer option for tenants to have tub instead of shower.

KITCHEN: Counters should be bi-level so there is a low accessible section. Flat top ranges should be avoided, as they present access and safety problems for individuals who are Blind and visually Impaired.

ELEVATORS:

Dimensions should be in accordance with applicable access requirements and Title 24 of the California Building Code. Wide doors, footrest-level buttons for elevator control should be included if possible.

LANDSCAPING: Grass or ground cover should be level with walkway.

CATEGORY #2 RECOMMENDATIONS:

None

4. BUILD House, 2110 7th St.

CATEGORY #1 RECOMMENDATIONS:

None

CATEGORY #2 RECOMMENDATIONS:

None

5. Adeline Street Apts. 3222-24 Adeline St.

CATEGORY #1 RECOMMENDATIONS:

None

CATEGORY #2 RECOMMENDATIONS:

None

ITEM: Proposal for COD co-sponsorship of conference on “future special transportation of seniors and persons with disabilities” with the City of Oakland, Paratransit Advisory and Planning Committee (PAPCO), and the Commission on Aging (COA) [and possibly the Alameda County Transportation Improvement Authority (ACTIA)].

move to support: msc

Rose/shaw (Abstain Rabkin/Betcher) (Absent: Todd)

ITEM: ADJOURNMENT

The meeting adjourned at approximately 940 p.m.

Smith/Rabkin (Absent: Todd)