

Sheila de la Guerra *Public Comment - Closed Session*

From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Monday, June 22, 2026 5:15 PM
To: sbcob; Mona Miyasato
Subject: Evidence on Demand for Zimmer appeal to Fire Board of Appeals- Abuse of Discretion
Attachments: Montecito Fire Letter_001.jpg; Montecito Fire Letter_000.jpg; Example Montecito Fire Appeal 6.22.2026.jpg

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Ms. Miyasoto and Supervisors:

You will find attached an example of the many responses to Public Records requests I received *today from the Montecito Fire District*. I made this request because ***the County has still not responded to my PRA request of January, 2026, and/or has claimed writings to be privileged.***

They will be relevant to the claim that the County Fire Marshal abused his discretion, and that County staff breached the covenant of good faith and fair dealing in processing my application.

1. Several require only 14'. The County misrepresented the standard to be 20', and then insisted on a uniform 15' width in my case, with no evidence that it was required.
2. The conditions are uniformly to be implemented prior to structural framing. Director Plowman's continuing insistence in my case that I perform offsite improvements prior to application processing is and was illegal. The Fire Marshal's demand that I perform prior to recordation is likewise illegal, as I have argued for three years.
3. One of the letters reduces the mandated driveway width because of an existing mature oak tree to be preserved. The County is very well aware that the roadway in my case cannot be further widened because of a number of very mature oaks, all on the property of the Museum.

Jana Zimmer

(805)705-3784

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Addressing

All new or existing residential structures shall be identified with address numbers or letters which are at least four inches tall and clearly visible / legible from both directions of travel along the roadway fronting the property. Numbers shall be installed prior to final occupancy clearance.

Application for a new address must be submitted to the Fire District.

Defensible Space

Defensible space clearance around all structures along with hazard mitigation on the property as a whole shall meet Fire District standards as stipulated in the Code. Clearance shall be maintained throughout all phases of construction.

Roofing

Roofing assemblies for all structures shall meet requirements for Class A Rating as stipulated in the Code. Wood roofing systems are otherwise prohibited by Santa Barbara County Ordinance. Specifications and plans sufficient to demonstrate compliance shall be submitted prior to issuance of the Fire Protection Certificate.

Solar

Solar Photovoltaic system installations shall comply with the current Installation Guideline provided by the California Department of Forestry and Fire Protection Office of the State Fire Marshal.

Smoke Detectors

Combination smoke / carbon monoxide detectors shall be installed in all bedrooms and hallways leading to bedrooms. All smoke detectors shall be hardwired and interlinked on a dedicated circuit.

The Fire District recommends that all structures have at least one smoke detector monitored on each floor of the building.

For a full and complete list of conditions that may apply to your project, please review our adopted Fire Code and Development Standards at <https://www.montecitofire.com/building-and-development>.

The construction requirements expressed in this letter shall remain in effect for the duration of this building permit, however shall not exceed six months of the date on this letter if no permit is issued. In the event that this project is revised, or otherwise modified from that which was previously submitted for this certificate, a new fire protection certificate may be required.

Respectfully,



Aaron Briner

Battalion Chief - Fire Marshal

595 San Ysidro Road, Santa Barbara, CA 93108

STATION (805) 969-7762

CELL (806) 895-7896

montecitofire.com



MONTECITO FIRE DEPARTMENT

An Independent Fire District

Project Condition Letter

January 29, 2024

Heidi Jones, Meraki Land Use Consulting, LLC

225 Old Ranch Dr
Santa Barbara, CA
(805) 252-4851

APN: 009-080-049

Permit #: 24BDP-00022

Application Date: January 3, 2024

Project Address: 327 SAN YSIDRO Rd, SANTA BARBARA, CA 93108

Project Description: Demo, Grading and Building Permit Application to demolish the existing 4,371 SF residence, 568 garage, demo pool, demo shed and demo pool cabana. Proposed New 4,737 SF Residence, 833 SF Garage, and associated site improvements (landscape/hardscape). related records: 23lup-00319

The proposed project is within the jurisdiction of the Montecito Fire Protection District (MFPD). This project must comply with the current California Fire Code and all applicable standards of the MFPD. To comply with established standards, we submit the following:

Exception

One or more exceptions have been granted for this project. See further details in the exception letter and/or approved plans.

Roadways & Driveways

The fire access roadways and driveways providing access to this structure shall comply with Section 503 of the 2022 California Fire Code (CFC) as amended by the adopted MFPD Fire Code and Development Standard 3 – Fire Department Access.

- The paved widths of the driveway(s) serving the residence shall be a minimum of **14 feet**.
- **Prior to structural framing** the access roadway shall be installed and consist minimally of the equivalent of 5 inches of compact Class II aggregate road base with fog seal.
- All fire access roadways/driveways are required to be an all-weather impermeable surface.
- Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances in the Code shall be maintained at all times.

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All new or existing residential structures shall be identified with address numbers or letters which are at least four inches tall and clearly visible / legible from both directions of travel along the roadway fronting the property. Numbers shall be installed prior to final occupancy clearance.

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Defensible Space

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Roofing

Roofing assemblies for all structures shall meet requirements for Class A Rating as stipulated in the Code. Wood roofing systems are otherwise prohibited by Santa Barbara County Ordinance. Specifications and plans sufficient to demonstrate compliance shall be submitted prior to issuance of the Fire Protection Certificate.

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