

Katherine Douglas

Public Comment - Zimmer



**From:** Jana Zimmer <zimmerccc@gmail.com>  
**Sent:** Friday, November 3, 2023 10:31 AM  
**To:** sbcob; Rsolomon2; Van Mullem, Rachel; Plowman, Lisa; Hazard, Rob; Supervisor Das Williams; Joan Hartmann; Laura Capps; Bob Nelson; Steve Lavagnino; Richard Solomon  
**Subject:** Fwd:  
**Attachments:** IMG\_6032.JPG; IMG\_6031.JPG; IMG\_6030.JPG; IMG\_6029.JPG; IMG\_6028.JPG; IMG\_6026.JPG

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Please distribute this e mail and attached photos to the Board of Supervisors for their closed session on Tuesday, Nov. 7 re: Zimmer Lot Split

I certify that the attached photos were taken by me on 11/3/2023 at 9:00 a.m. The Museum property/easement was staked by Steve Davis, Surveyor on 11/2/2023. They demonstrate:

1. The measured width of the lane easement at the west boundary of the Francavilla frontage at 15'.
2. The oak limb which has been the subject of Fire Department attention in 2020 and currently over the lane easement.
3. The boundary showing the path "improved by Francavilla" with plantings and rocks on Museum property.
4. The boundary at the foot of the oak tree in question.
5. The boundary on the east end of Zimmer property, frontage cleared to 15'.

Without waiving their objections to the timeliness and legality of the demand, **these photos confirm that Zimmer has substantially complied with the Fire Marshal's demand of June 14, 2023, that they achieve widening of Las Encinas Lane to 15'.**

If the Fire Marshal continues to assert that the oak limb or the Francavilla improvements at 2636 Las Encinas impair access for fire equipment to 2640 (Zimmer) or 2646 (Hill) they need to notify the relevant property owner(s) (Museum or Francavilla) to remove them.

The Fire Marshal needs to confirm that their Development Standard for road width, and which is not mandatory, has been met, and that therefore Zimmer has complied with the demands in their letter of June 14, 2023.

If the Fire Department maintains that there is a technical deficiency in road width in areas not on Zimmer's property, they need to determine, based on all of the improvements performed and secured by Zimmer, both in lane widening on her property and others, and in providing a modified "turnaround" on her property as they demanded, collectively meet any objectively reasonable standard of "same practical effect".

If the Fire Department continues to refuse to find "same practical effect", and/or object to the lot split, then the Planning Director has a duty to find, based on the preponderance of evidence, that the lot split application does not create or increase any pre-existing "impact" as defined in SB 35 and act on the application.

Thank you.

Jana Zimmer

(805)705-3784

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