

A-19

LATE
DIST

Katherine Douglas

Public Comment

From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Saturday, May 2, 2026 2:33 PM
To: sbcob; Mona Miyasato
Subject: Objections to jurisdiction of Fire Appeals Board
Attachments: Objections to Board of Fire Appeals v Planning Director on 14 CCR 1270.pdf

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Please find attached and include in the record these Objections to the asserted jurisdiction of the Fire Appeals Board.

--
Jana Zimmer

(805)705-3784

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County of Santa Barbara

105 E. Anapamu Street, Suite 407, Santa Barbara, CA 93101

t: 805.568.2245 f: 805.568.2249

jralexander@countyofsb.org

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From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Friday, March 6, 2026 4:44 PM
To: Jacquelyne Alexander <jralexander@countyofsb.org>
Subject: Re: Appeal form, submittal and cost

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Thank you. Please provide the names and e mails of the current members of the Board of Appeals. Your public information states that there are only two.

The ordinance says they do not meet regularly. How/when do I learn when the hearing will be set?

On Fri, Mar 6, 2026 at 3:27 PM Jacquelyne Alexander <jralexander@countyofsb.org> wrote:

Good afternoon Jana,

The fee to file an appeal with the Board of Appeals is \$200 (Chapter 15, Appendix A, Section A101.10 – Fees).

At this time, Chapter 15 does not specify a form or deadline for submitting an appeal related to a Request for Modification or Alternate Means and Methods (AMM) to the Board of Appeals.

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Santa Barbara, CA 93101

Please feel free to reach out if you have any additional questions.

Kind regards,



one COUNTY | one FUTURE

Jacquelyne Alexander

Chief Deputy Clerk of the Board of Supervisors

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<image001.jpg>

Jacquelyne Alexander

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Sent: Friday, March 6, 2026 7:49 AM

To: Katherine Douglas <kdoug@countyofsb.org>

Subject: Appeal form, submittal and cost

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Jacquelyne Alexander <jralexander@countyofsb.org>
To: Jana Zimmer <zimmerccc@gmail.com>

Mon, Mar 9, 2026 at 2:53 PM

Good afternoon Jana,

The membership of the Board of Appeals is currently being updated. Once that process is complete, we will share additional information regarding the Board's composition and the scheduling of the hearing.

Kind regards,

Jacquelyne Alexander

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Kind regards,



Jacquelyne Alexander
Chief Deputy Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Suite 407, Santa Barbara, CA 93101
t: 805.568.2245 f: 805.568.2249
jralexander@countyofsb.org

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From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Friday, March 6, 2026 11:29 AM
To: Jacquelyne Alexander <jralexander@countyofsb.org>
Cc: Mona Miyasato <mmiyasato@countyofsb.org>; Solomon Richard <rcsolomon42@gmail.com>
Subject: Re: Appeal form, submittal and cost

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The membership of the Board of Appeals is currently being updated. Once that process is complete, we will share additional information regarding the Board's composition and the scheduling of the hearing.

Kind regards,



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From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Friday, March 6, 2026 4:44 PM
To: Jacquelyne Alexander <jralexander@countyofsb.org>
Subject: Re: Appeal form, submittal and cost

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Thank you. Please provide the names and e-mails of the current members of the Board of Appeals. Your public information states that there are only two.

The ordinance says they do not meet regularly. How/when do I learn when the hearing will be set?

On Fri, Mar 6, 2026 at 3:27 PM Jacquelyne Alexander <jralexander@countyofsb.org> wrote:

Good afternoon Jana,

The fee to file an appeal with the Board of Appeals is \$200 (Chapter 15, Appendix A, Section A101.10 – Fees).

At this time, Chapter 15 does not specify a form or deadline for submitting an appeal related to a Request for Modification or Alternate Means and Methods (AMM) to the Board of Appeals.

You may include the following information in your appeal:

- i. The name and address of the applicant;
- ii. The name and address of the applicant's agent;
- iii. The applicant's written authorization for an agent, if any, to act on the applicant's behalf;
- iv. A description of the property that is the subject of the application;
- v. A description of the enforcement order that is the subject of the application.

An appeal, along with the required \$200 processing fee, may be submitted by mail or hand-delivered to the Clerk of the Board at the following address:

County of Santa Barbara Clerk of the Board
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

Please feel free to reach out if you have any additional questions.

Kind regards,



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jralexander@countyofsb.org

Katherine Douglas

From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Monday, May 4, 2026 3:59 PM
To: Katherine Douglas
Cc: Solomon Richard
Subject: Slide for my comment on A- Agenda - Fire Dept Rules
Attachments: Chart Comparison of Fire Board Rules 4.17.2026.docx

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Please ask the Clerk of the Board to show this slide when I present on the A-Agenda. Mr. Solomon will be putting in a speaker slip to introduce.

--

Jana Zimmer

(805)705-3784

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<u><i>The FIRE BOARD Rules as applied to Zimmer Appeal, now and since first appeal, July 2023 (which County refused to process)</i></u>	<u><i>The Rules CHANGES proposed to the Board of Supervisors on 4.7.2026, with no notice to the public, or Zimmer</i></u>
<p>A. Jurisdiction: No jurisdiction to determine “same practical effect”. Never determined “same practical effect” . (Fire Marshal recommendation to Planning Director, appeal under 14 CCR 1270.06, <i>not under Chapter 15</i>) Planning Director continues to hold the application in limbo (3) years on, even though she knows mitigation measures have been “adopted” and will be performed after (e-mail Plowman to Zimmer, attached.)</p>	<p>1. Still no mention of “same practical effect” in Rules. (Note: County Counsel claims to the court this is the required process, but has not disclosed that the Planning Director is the designated “decider”. Planning Director now admits that Zimmer need only “adopt” mitigation measures, not perform them.</p>
<p>B. APPEAL TO BOARD OF SUPERVISORS, then to court via writ of mandate</p>	<p>NO APPEAL TO BOARD OF SUPERVISORS</p>
<p>C. Function: to hear appeals to determine suitability of alternate materials and types of construction and to provide reasonable interpretation of provisions of the Fire Code</p>	<p>Appeals of all interpretation of Chapter 15, Chapter 10, modification, variance, and Fire Department conditions related to a building permit.</p>
<p>D. Due process protections</p> <p>12, 13: Department and Board of Supervisors have separate legal counsel</p>	<p>None</p> <p>Zimmer has <i>never</i> been granted any appeal hearing, either from P&D to Planning Commission/Board of Supervisors, or Fire Marshal to Board of Supervisors. County Counsel continues to represent Fire Marshall in closed sessions with Board. This conflict is manifested, again a manifestation of an <u>unacceptable risk of bias</u> (see, e.g. <i>Chi v. Dept of Motor Vehicles, (4/6/2026)</i> and an <i>intentional, continuing violation of Zimmer’s rights to procedural and substantive due process.</i></p>
<p>#4 prehearing conferences on issues of fact and law</p>	<p>Eliminated. Zimmer’s case turns on an issue of law which Tan (and Plowman) have been notified of, but have ignored: whether he or P&D can require Zimmer to perform any improvements <u>prior to recordation of lot split.</u></p>
<p>#6 Right to disqualify a member, process</p>	<p>No right to disqualify. Tan has proposed City Fire Marshal as a third member, who already has formed an opinion on the mandatory minimum road width, and communicated it.</p>

