

THOMAS FIRE REBUILD
PERMIT PATHS

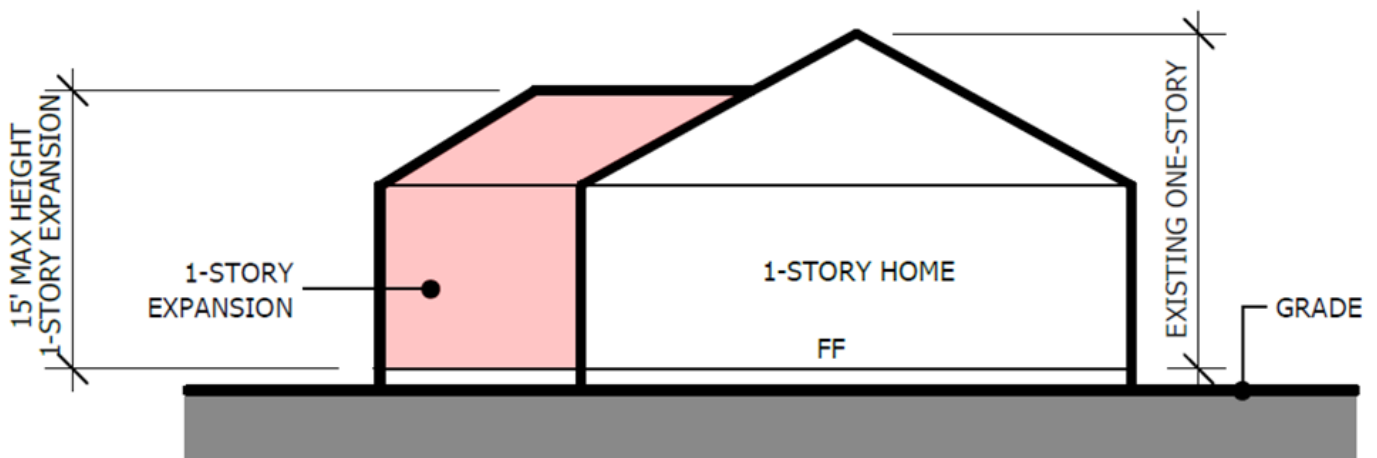
This is a summary of the 3 permit options for homeowners and professional design teams to consider in rebuild projects. Refer to Thomas Fire Rebuild Overlay Zone Ordinance, No. 2018-016, adopted September 10, 2018. In order to determine an applicant's correct permit option, Planning staff will meet with the homeowner's design team for a pre-submittal review. Please schedule an appointment by calling (805) 654-7893.

Projects that conform to the regulations of the Thomas Fire Rebuild Overlay Zone Ordinance are ministerial approvals.

Permit Path 1: MINISTERIAL "By-Right" Approval

MINISTERIAL 1-STORY REBUILD

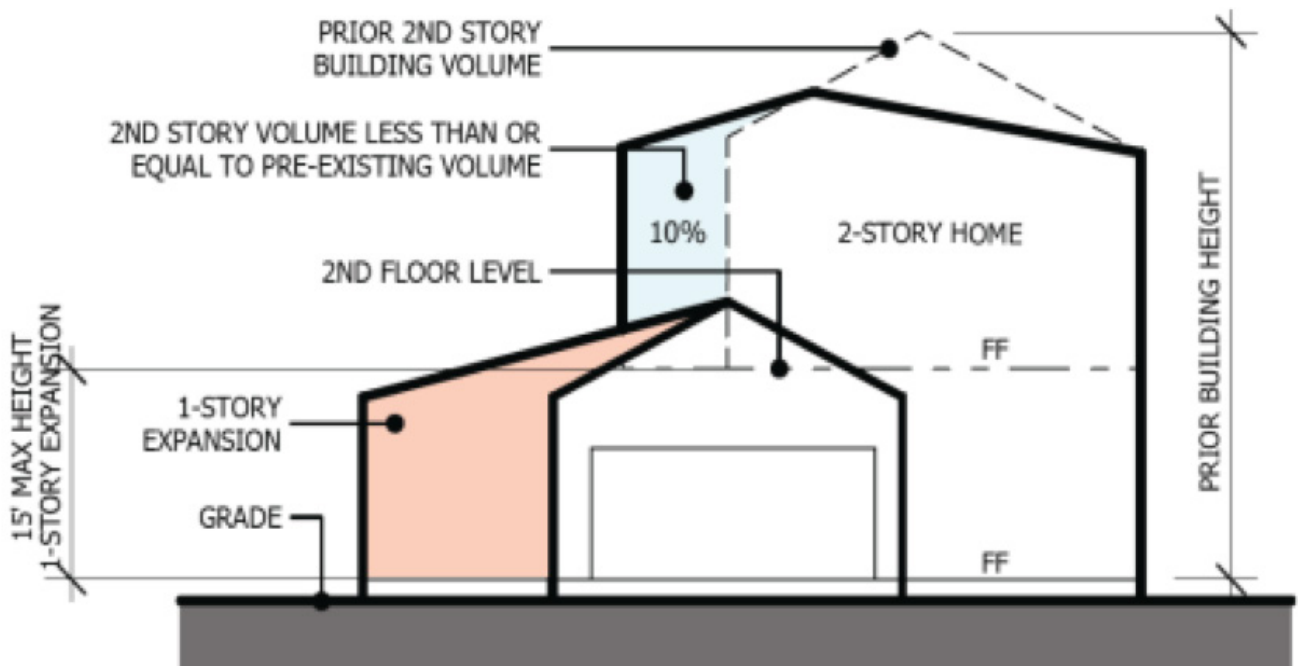
- May rebuild same nonconforming (setback/lot coverage/height) structure.
- Can re-orient ridgeline and/or change roof pitch.
- May add up to 10% of previous floor area and maintain non-conforming setback (see 6.B.1 diagram). Additions beyond 10% allowed if conforming to height, lot coverage and other setbacks.
- May move footprint on lot as long as it does not create a new nonconforming setback.
- Additions that conform to current zoning regulations are allowed up to a height of 15' or in compliance with current height regulations, whichever is more permissive.



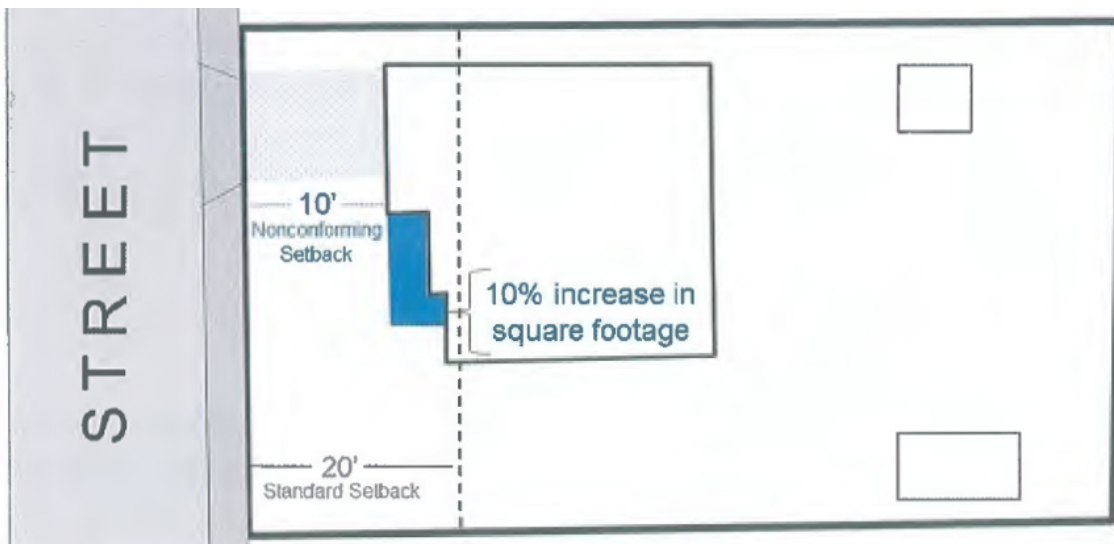
Permit Path 1: MINISTERIAL "By-Right" Approval

MINISTERIAL 2-STORY REBUILD

- May rebuild same nonconforming (setback/lot coverage/height) structure.
- Can re-orient ridgeline and/or change roof pitch.
- May add up to 10% of previous floor area and maintain non-conforming setback. Additions beyond 10% allowed if conforming to height, lot coverage and other setbacks.
- May add up to 10% additional 2nd story floor area as long as it does not exceed the pre-existing 2nd story volume.
- May move footprint on lot as long as it does not create a new nonconforming setback.
- Additions that conform to current zoning regulations are allowed up to a height of 15' or in compliance with current height regulations, whichever is more permissive.
- In no event shall a "new" cantilevered 2nd story be allowed.



6.B.1 DIAGRAM (applies to both 1-story and 2-story ministerial rebuilds)



Permit Path 1: MINISTERIAL “By-Right” Approval

DIRECTOR’S SUBSTANTIAL CONSISTENCY DETERMINATION

- Permit Path 1, for either 1-story or 2-story rebuilds also contains a Director’s discretionary process to approve certain rebuild proposals that are not completely compliant with the standards above. This is based upon Section 6.B.4.c:

The Director may determine an application for rebuild is substantially consistent with the intent of the Thomas Fire Recovery Statement. The Director will consider information provided by the applicant such as site location within the neighborhood or previous subdivision tract information and may request additional information in making this determination. The determination by the Director shall be final and if determined to be substantially consistent, the rebuild application shall receive ministerial zone clearance review by the Planning Division staff.

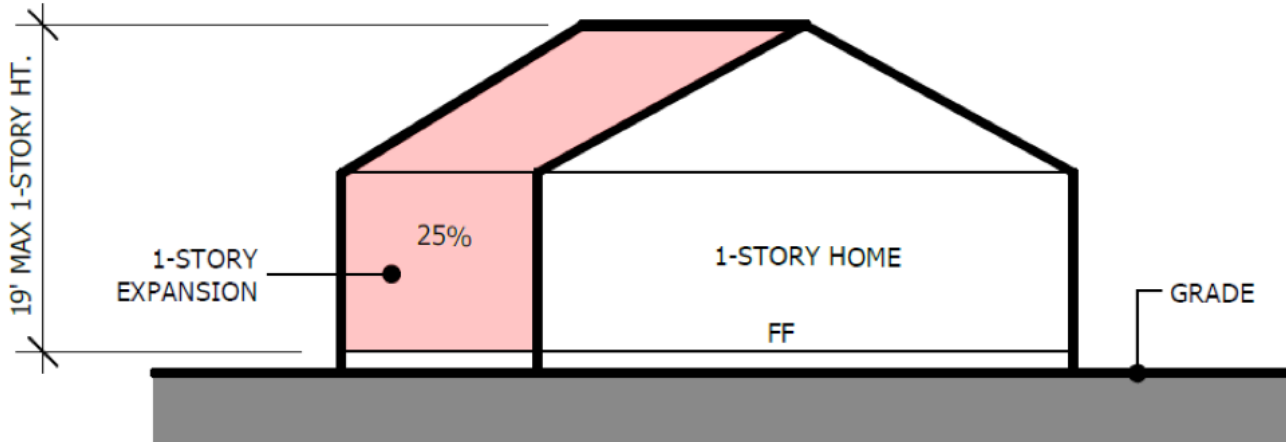
In addition to the adjustments provided for above, the following adjustments may be considered by following the process below:

1. Preexisting One-Story proposing a Two-Story Rebuild. The Director may grant approval of a preexisting one-story structure proposed to be reconstructed as a two-story rebuild if both of the following determinations has been made:
 - a. The rebuild property has been determined by the Director to be a no impact lot to the viewing area of a protectable private view from an immediately adjacent property owner, and,
 - b. The Director has determined the rebuild property applicant has shared the proposed two-story project site plan and building elevation plans, in person or by mail to the address on file with the County Assessor, with the property owners of the adjacent lots of record and collected 100% support from adjacent property owners in the form of a Property Owner Two-Story Rebuild Support Form provided by the Planning Division.

Permit Path 2: MODIFICATION PERMIT, SUBJECT TO "EXPEDITED" PUBLIC HEARING

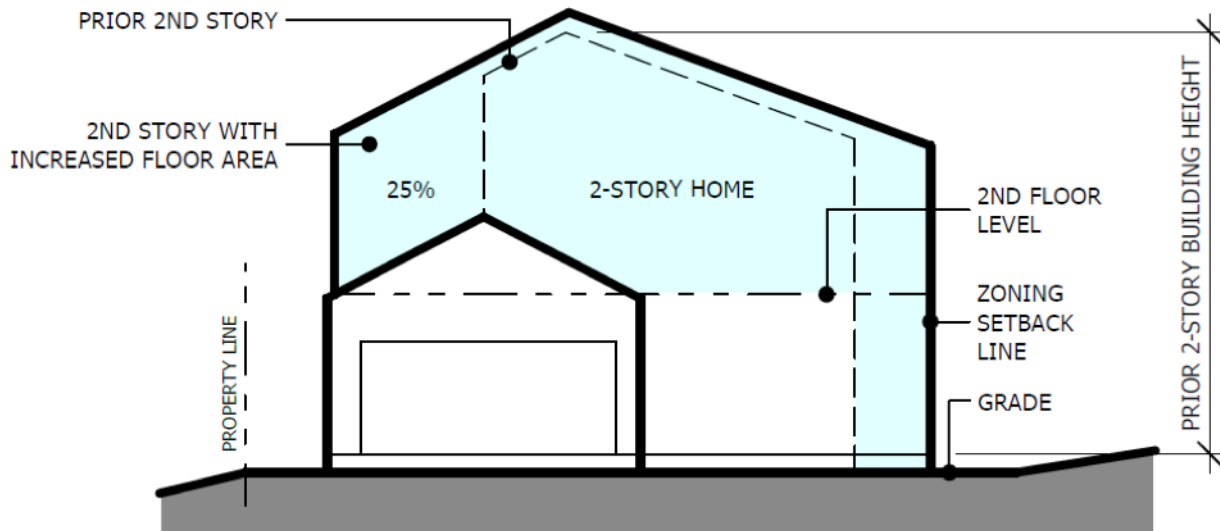
MODIFICATION PERMIT FOR 1 STORY REBUILD

- May add up to 25% previous residence floor area if conforming to current zoning regulations.
- For previous (nonconforming to height) 1-story residence may reorient ridgeline and increase height up to 19 feet



MODIFICATION PERMIT FOR 2 STORY REBUILD

- May add up to 25% previous residence floor area if conforming to current zoning regulations.
- For previous (nonconforming to height) 2-story residence may reorient ridgeline and increase height by no more than 5% not exceeding 1.5' beyond tallest preexisting ridgeline.



Permit Path 3: VARIANCE APPLICATION STANDARD REVIEW PROCESS

The Planning Commission may approve a Variance from certain requirements of the Zoning Ordinance, if it makes specific findings regarding unique circumstances or characteristics of the property involved. For more information, please refer to the Applicant's Guide to Major/Administrative Variances, available online or at the public Planning counter.

This document is available in alternate formats by calling the City of Ventura Community Development Department at 805-654-7894 or by contacting the California Relay Service.