

**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.**

**Projects may also rebuild using the current underlying zoning. Project must comply with:**

- Current Setbacks Requirements
- Current Lot coverage Requirements
- Current Height Requirements

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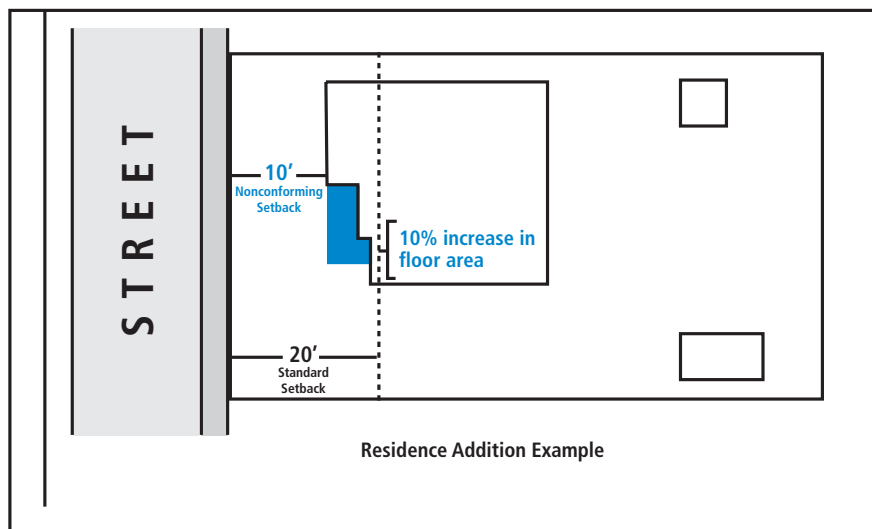
## Permit Path 1: MINISTERIAL "By-Right" Approval

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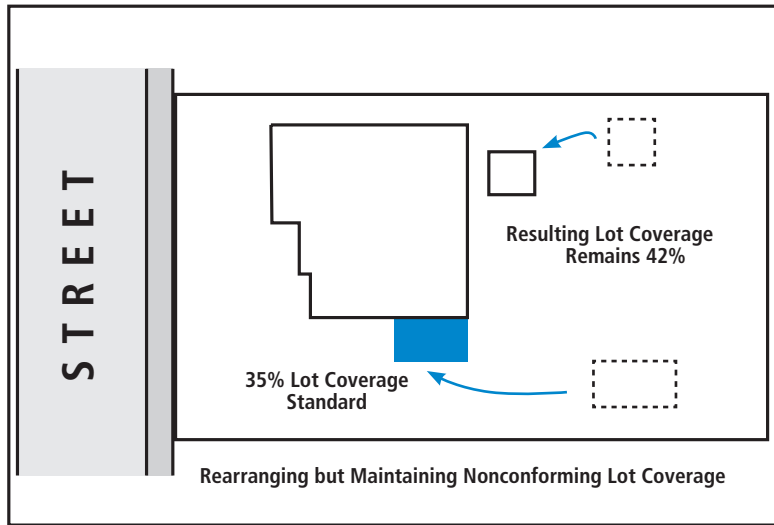
### MINISTERIAL 1-STORY REBUILD

If the previous home was not conforming to current zoning regulations, it may be rebuilt using the Thomas Fire ordinance regulations for previous legal-nonconforming structures.

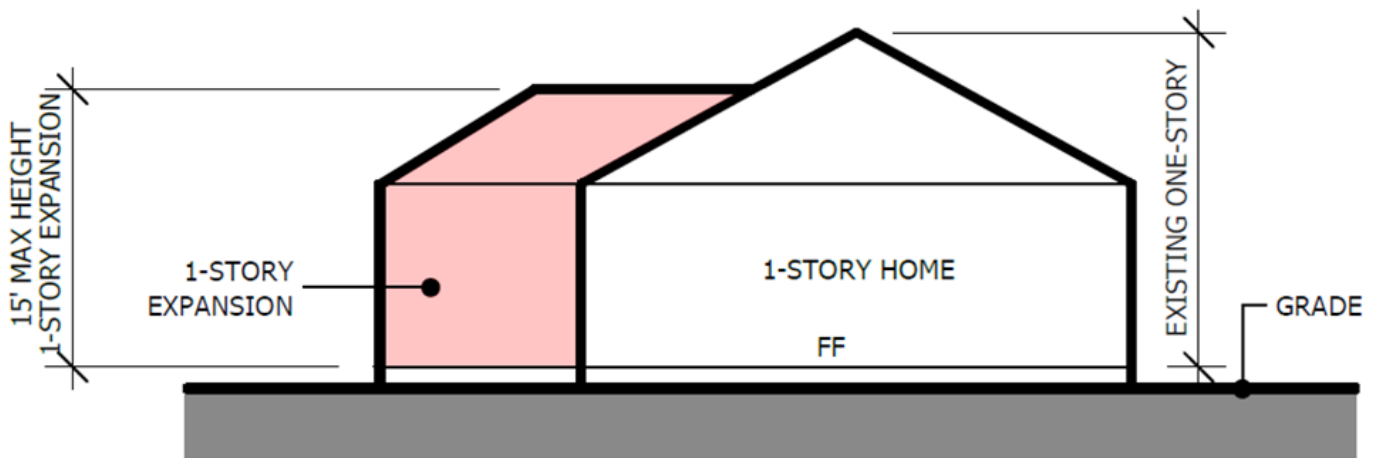
- May rebuild like-for-like. (This may not be possible from a Building & Safety perspective, in some cases.)
- May maintain a previous legal-nonconforming setback. May add 10% of the previous home's square-footage to this setback encroachment, but no further encroachment may occur.



- May maintain a previous legal-nonconforming lot coverage. May rearrange into a new configuration.



- May rebuild a single-story home with a maximum height of 15' from the previous finished floor (see definition below).
- May rebuild a single-story home to previous height. May reorient the ridgelines and change the roof pitch, but any portion over 15' in height must be located within the "envelope" of the previous home's height.



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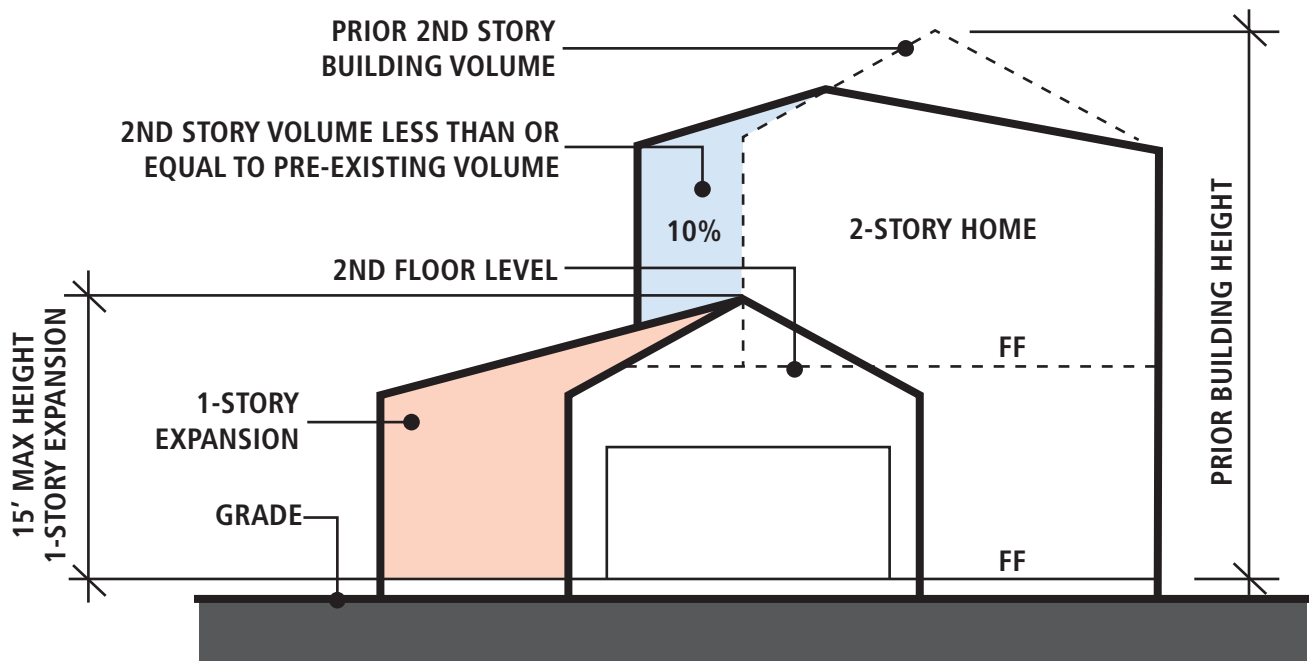
## Permit Path 1: MINISTERIAL "By-Right" Approval

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### MINISTERIAL 2-STORY REBUILD

May rebuild a two-story home to previous height, but the 2nd level floor area must be less than, or equal to, the previous home's 2nd level floor area.

- May add 10% of the previous home's 2nd level floor area to the proposed home's 2nd level floor area, but the proposed home's 2nd level volume must remain the same as the previous home's 2nd level volume.
- May add a single-story addition with a height of up to 15' from the previous finished floor.

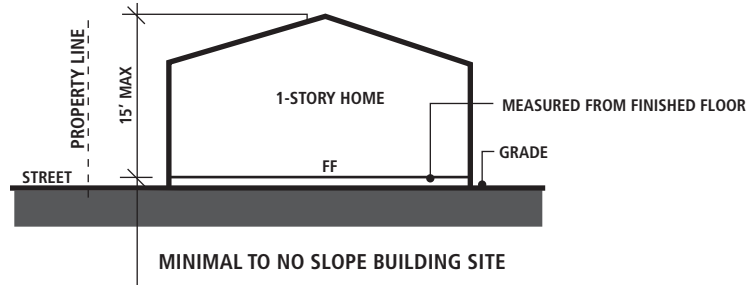


**Finished Floor means:**

Pad - for homes reconstructed on a preexisting level site, the finished floor is the prevailing floor level served by the prior main entrance to the residence.

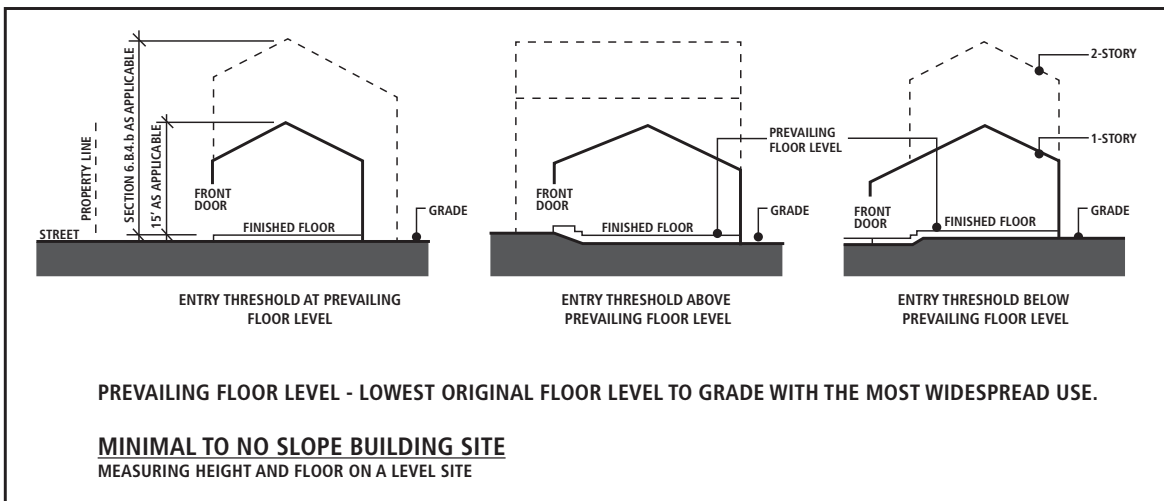
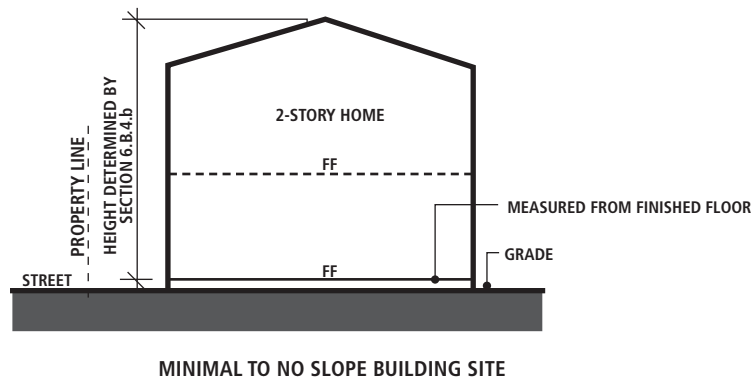
**SINGLE STORY:**

**PAD - 1-STORY REBUILD ON A MINIMAL TO NO SLOPE BUILDING SITE:**



**2-STORY:**

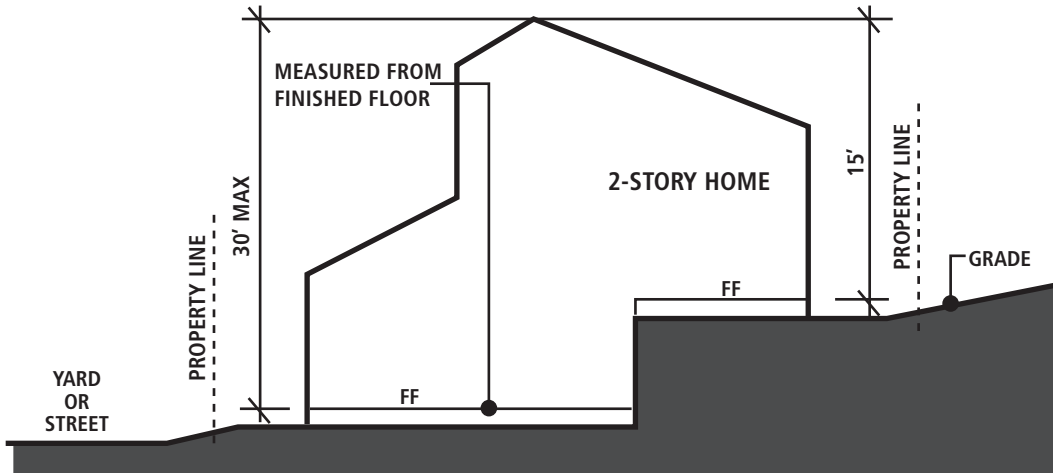
**PAD - 2-STORY REBUILD ON A MINIMAL TO NO SLOPE BUILDING SITE SHALL FOLLOW THE PROVISIONS OF SECTION 6.B.4.b) HEREOF:**



Sloping lot – for homes reconstructed on a sloping lot, the finished floor shall be established in conformance with the sloping lot diagrams in Section 7.D.1.

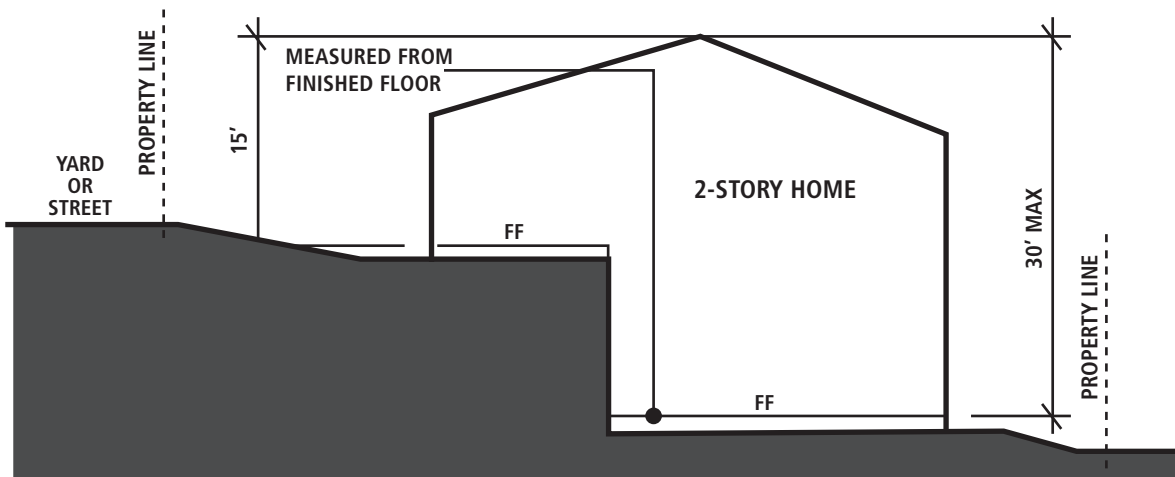
**TWO STORY:**

UPSLOPE - FOR LOTS WHICH SLOPE UPHILL FROM A YARD OR STREET OF ACCESS, MEASURED FROM THE FINISHED FLOOR.



**UPSLOPE LOT**

DOWNSLOPE - FOR LOTS WHICH SLOPE DOWNHILL FROM A YARD OR STREET OF ACCESS, MEASURED FROM THE FINISHED FLOOR.



**DOWNSLOPE LOT**

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## Permit Path 1: MINISTERIAL “By-Right” Approval

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### **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.

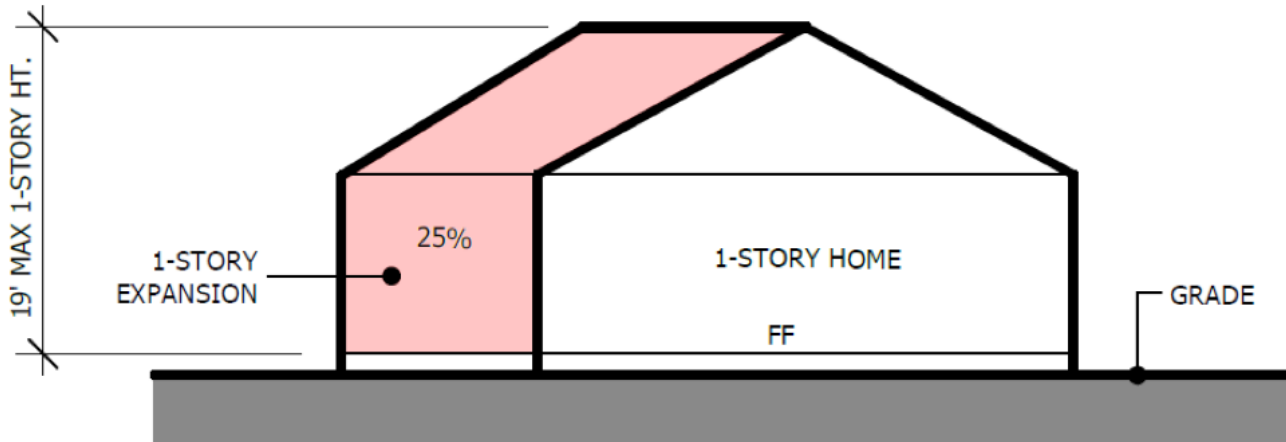
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## Permit Path 2: MODIFICATION PERMIT, SUBJECT TO "EXPEDITED" PUBLIC HEARING

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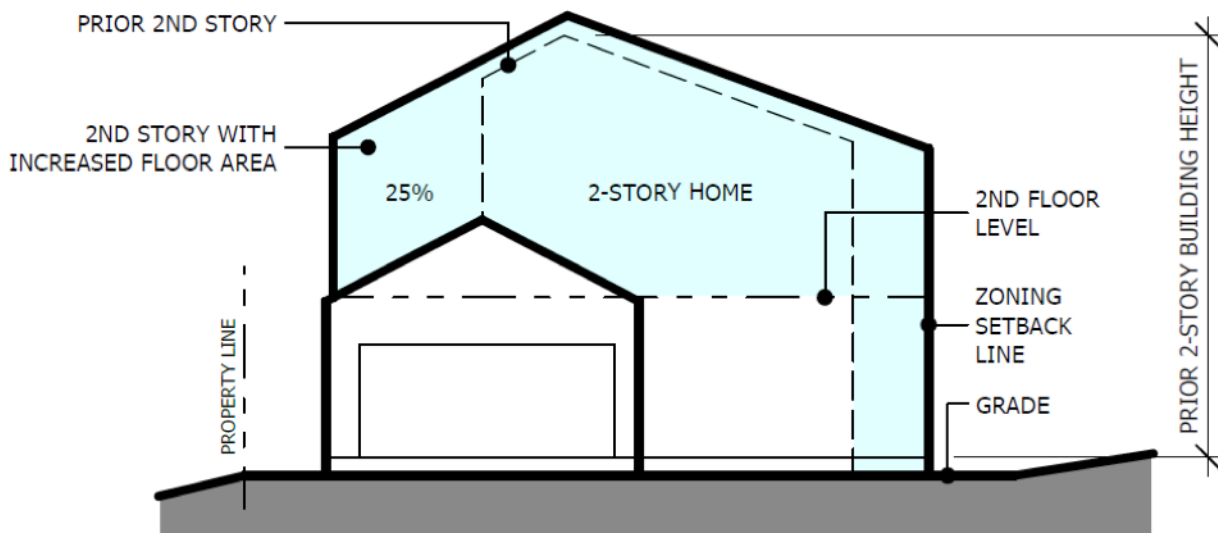
### MODIFICATION PERMIT FOR 1 STORY REBUILD

- 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.



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## Permit Path 3: VARIANCE APPLICATION STANDARD REVIEW PROCESS

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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.