

**THOMAS FIRE REBUILD
PLANNING DIVISION
PRE-SUBMITTAL REVIEW**

In order to ensure an applicant's successful filing and processing for Residential Plan Check with the Building & Safety Division, Planning staff will meet with the homeowner's design team for pre-submittal review to advise on zoning compliance and other re-building issues, particularly related to structure height, any nonconforming standards or variance. Please schedule an appointment by calling (805) 654-7893.

Required Items for Zoning Clearance	PROVIDED	MISSING	N/A	Required Items for Zoning Clearance	PROVIDED	MISSING	N/A
Site Plan (show setbacks – including permissible encroachments, easements, lot coverage – all structures, location and height of retaining walls and fences)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Verification of Variance Documentation, if applicable – attach copy of approval resolution and exhibits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevation Plan (indicate allowed and proposed zoning height requirement per hillside height survey)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Verification of compliance with Planned Development requirements (for RPD zones), if applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Plan/Roof Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence for Pre-existing Height Determination (if exceeding permitted height per Hillside Height Survey)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Line Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence to support a Nonconforming Structure Determination (aerials/photographs/archive plans/Google imagery/Ventura County Assessor's information/building permits, LiDar)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hillside Height Survey (see attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Zoning Matrix (see attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
CC&R Acknowledgment (applies to all)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

_____ Rebuilding project will require Administrative Variance for _____
(refer to application handouts)

Property Address: _____ Applicant: _____

For Office Use Only

DATE: _____ REVIEWED BY: _____
Incomplete Comments:

DATE: _____ REVIEWED BY: _____
Incomplete Comments:

DATE: _____ APPROVED BY: _____
Final Planning Zone Clearance shown on stamped plan sheets

THOMAS FIRE REBUILD
PLANNING DIVISION
CC&R ACKNOWLEDGEMENT

Property Owner:

Name _____

Mailing Address _____

Phone Number _____ Email _____

Property Address _____

Assessor's Parcel Number _____

I, _____, property owner of _____,

verify that I have checked with my Title Report and other property records and my property:

is subject to CC&Rs.

is not subject to CC&Rs.

If my property is subject to CC&Rs, I acknowledge that it is my responsibility as property owner to comply with those regulations and any rebuild process requirements of the Homeowner's Association.

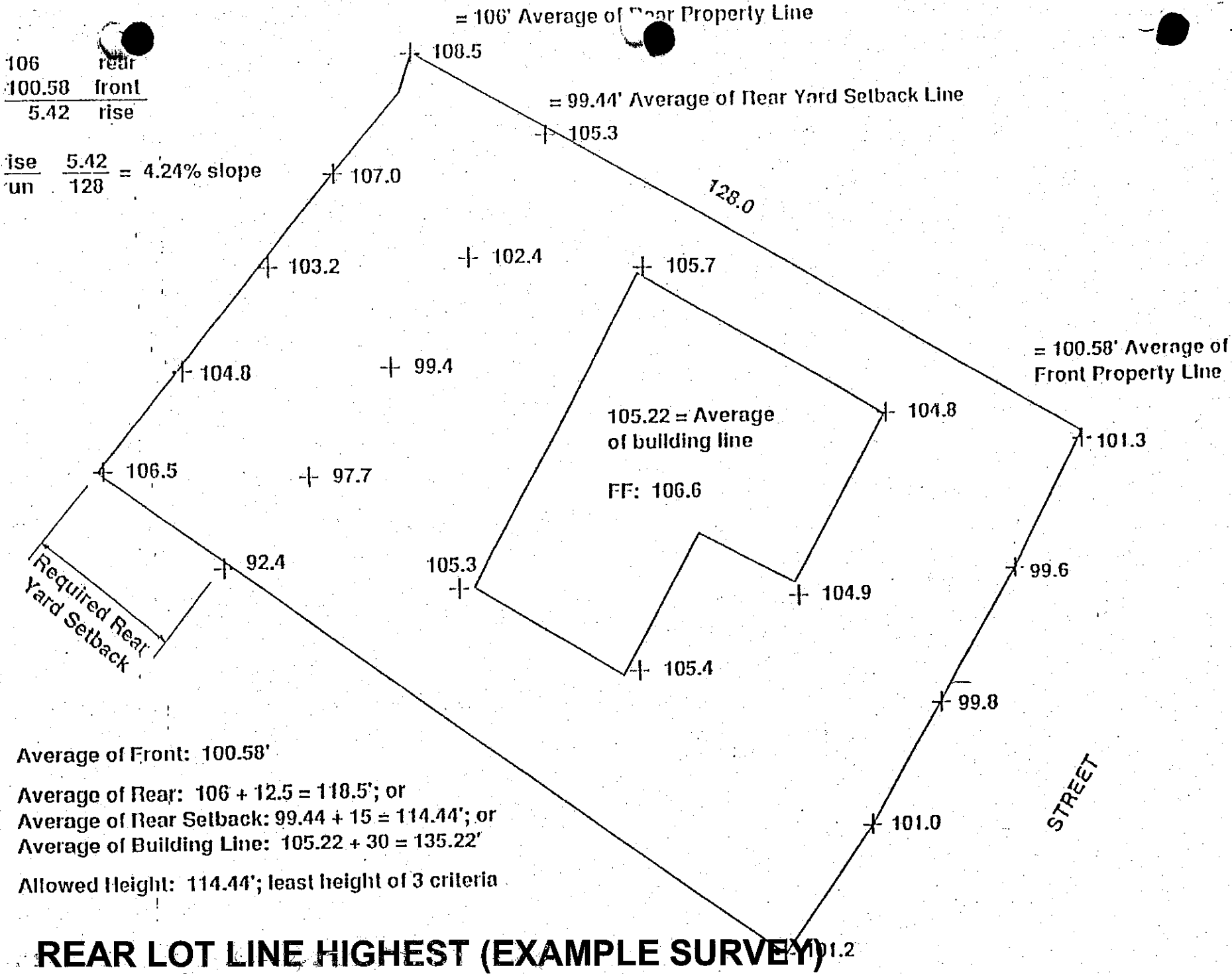
Signature (Property Owner)

Date

Sec. 24.405.050. - Determination of maximum heights in Hillside Area.

- A. In any R-1, R-2, or R-3 zone, or portion thereof, within the boundaries of the Hillside Area as defined in chapter 24.110, the height of buildings or other structures, other than pole signs, monument signs, fences, or walls, shall be determined in accordance with this section, and the following height restrictions shall apply:
1. **Rear lot line highest/slope of lot ten percent or less.** Where the average elevation of the rear lot line is above the average elevation of the front lot line, and where the slope of the lot is ten percent or less, no building or other structure, shall exceed a height of 12½ feet above the average natural grade of the required rear lot line, or 15 feet above the average natural grade of the required rear setback line, or 30 feet above the average natural grade at each corner point of the building for R-1 and R-2 zoned lots, or 45 feet above the average natural grade at each corner point of the building line for R-3 zoned lots, whichever of the foregoing is the lowest elevation.
 2. **Rear lot line highest/slope of lot greater than ten percent.** Where the average elevation of the rear lot line is above the average elevation of the front lot line, and where the slope of the lot is greater than ten percent, no building or other structure shall exceed a height of ten feet above the average natural grade of the rear lot line, or 15 feet above the average natural grade of the required rear setback line, or 30 feet above the average natural grade at each corner point of the building line for R-1 and R-2 zoned lots or 45 feet above the average natural grade at each corner point of the building line for R-3 zoned lots, whichever of the foregoing is the lowest elevation.
 3. **Front lot line highest.** Where the average elevation of the front lot line is above the average elevation of the rear lot line, no building or other structure shall exceed a height of 15 feet above the average elevation of the front lot line.
 4. **Through lot.** No building or other structure on a through lot in the Hillside Area shall exceed a height of 15 feet above the average elevation of the front lot line of the highest lot frontage.
- B. Preparation of plans for hillside areas. For the purposes of subsection A. of this section, applicants must provide complete topographical and lot survey information prepared by an architect, surveyor, or civil engineer licensed or registered to practice in the State of California, for the lot or lots involved. Such information shall include grading details of any cut or fill slopes and all elevation reference points required by this subsection B. to verify height measurements, except as provided in subsection C. of this section. The elevation reference points for the front and rear lot lines and the required rear yard setback line shall be shown directly on the site plan and plotted as follows:
1. Point one and two shall be the lot corners;
 2. Point three shall be the midpoint between points one and two;
 3. Point four shall be the midpoint between points one and three; and
 4. Point five shall be the midpoint between points two and three.
- C. Exception to preparation of survey information. In any R-1, R-2, or R-3 zone, or portion thereof, within the boundaries of the Hillside Area the director may determine that the survey information set forth in subsection B. of this section is not required provided it can be demonstrated, based on criteria established and adopted by separate resolution, of the council, that the height of buildings or structures or expansions thereof, is in scale with surrounding development and will not unreasonably or unnecessarily interfere with scenic views from other public streets and other public areas. However, in no case shall the height of any building or structure or expansion thereof exceed the Standards: Height set forth in the underlying zone.

(Code 1971, § 15.605.050)



106 rear
 100.58 front
 5.42 rise

rise 5.42 = 4.24% slope
 run 128

= 106' Average of Rear Property Line

= 99.44' Average of Rear Yard Setback Line

= 100.58' Average of Front Property Line

105.22 = Average of building line

FF: 106.6

Required Rear Yard Setback

STREET

Average of Front: 100.58'

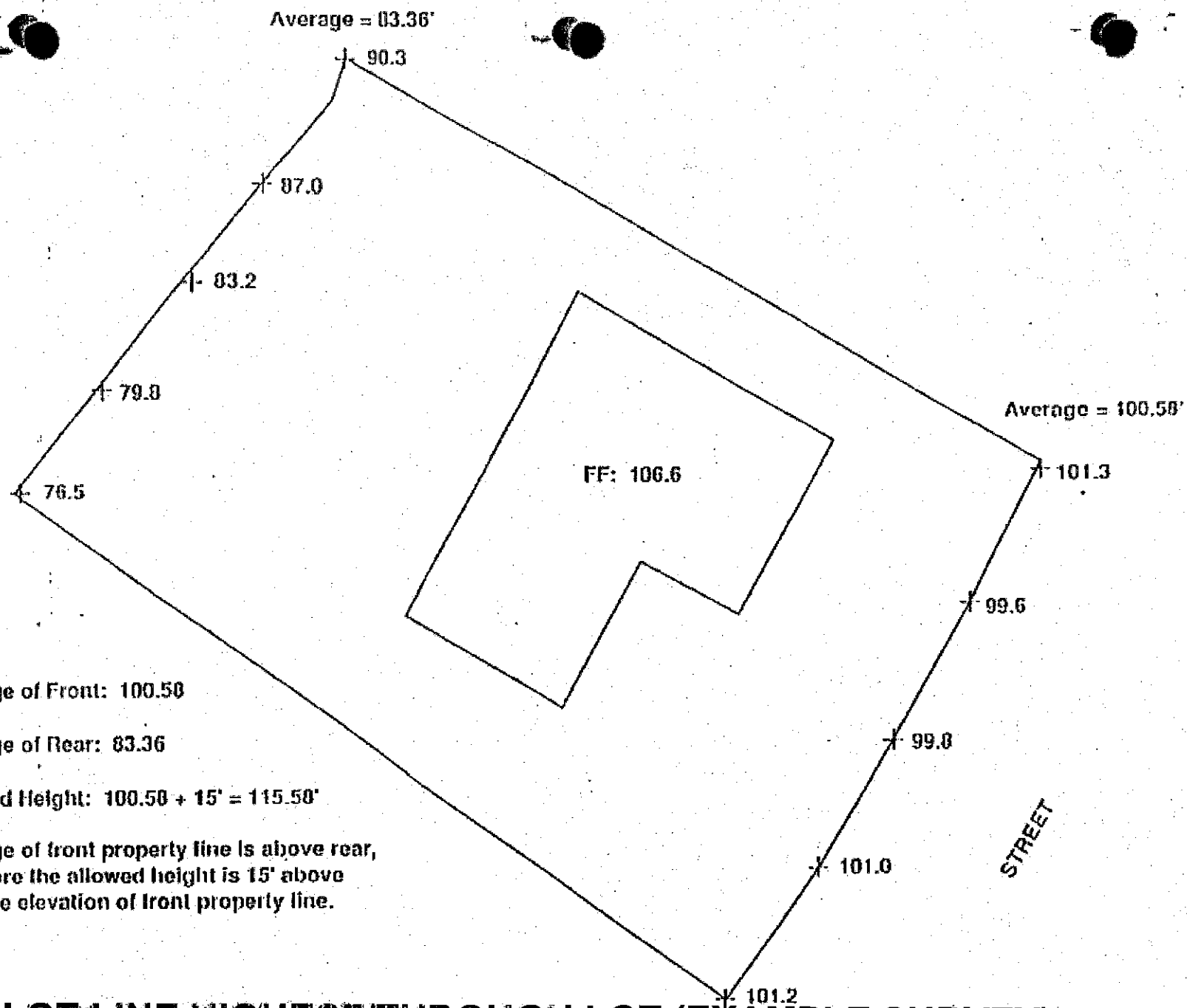
Average of Rear: 106 + 12.5 = 118.5'; or

Average of Rear Setback: 99.44 + 15 = 114.44'; or

Average of Building Line: 105.22 + 30 = 135.22'

Allowed Height: 114.44'; least height of 3 criteria

REAR LOT LINE HIGHEST (EXAMPLE SURVEY)



Average = 83.36'

90.3

87.0

83.2

79.8

76.5

FF: 106.6

Average = 100.50'

101.3

99.6

99.8

101.0

STREET

101.2

Average of Front: 100.50

Average of Rear: 83.36

Allowed Height: $100.50 + 15' = 115.50'$

Average of front property line is above rear, therefore the allowed height is 15' above average elevation of front property line.

FRONT LOT LINE HIGHEST/THROUGH LOT (EXAMPLE SURVEY)

R-1 Single Family Standards	Required/Allowed	Existing	Proposed Project
Front Setback	20% depth of the lot, but not to exceed 25 feet	__feet	__feet
Side yard setback	Interior Lots: 10% width of lot, but need not exceed 5 feet <i>OR</i> Corner Lots: one-half the required front setback but need not exceed 10 feet	__feet	__feet
Rear yard setback	25% depth of lot or 25 feet whichever is less	__feet	__feet
Lot Coverage	35% of total lot area	__%	__%
Parking	2 Spaces within a fully enclosed garage with interior dimensions of 18 feet wide by 20 feet deep		
Hillside Height Refer to Sec. 24.405.050 of the SBMC			
Maximum number of stories	Buildings and other structures in the R-1 zone shall not exceed 2½ stories in height. Except as provided below, a 1/2-story shall be limited to the top story.		
Half-story on grade	A first floor 1/2-story may be allowed on a lot with a natural slope of 10% or more as measured from the front lot line to the rear lot line, provided that, such 1/2-story does not exceed 50% of the maximum allowed buildable area and, further provided that, in no case shall the number of stories exceed 2½.		
Stepback	Any story below a 1/2-story shall not exceed a ceiling or roof height greater than 22 [feet] above the average natural grade feet in accordance with section 24.405.040.		

Accessory Structures (Detached)	Required/Allowed	Existing	Proposed Project
Definition 24.110.050	A building which is located on the same lot and customarily, within the Ventura County, incidental and subordinate to the primary building or to the use of land. Where an accessory structure is attached to the primary building in a substantial manner, as by a roof or common wall, such structures shall be considered to be a portion of the primary building. Typically accessory structures are intended for a variety of uses such as vehicular parking, storage of lawn and garden equipment, storage of household items, play house and green house. Accessory structures may include habitable area such as a home office, recreation room, guesthouse, and sleeping room(s).		
Other Relevant Code Sections	Carport – 24.110.350 Garage – 24.110.810 Guest House – 24.110.850 Habitable Room – 24.110.860 Patio Cover – 24.110.1390		
Is it habitable?	--	--	Yes No
Will it be used for parking?	--	--	Yes No
Is this a through lot (a property that has vehicle access to two streets)?	--	--	Yes No
Zoning Compatibility			
R-1	Shall obtain a directors permit and be considered at a noticed public hearing, <i>except</i> if it is a garage as defined in Sec. 24.110.810 and/or a structure containing less than 750 square feet.		
Habitable			
Primary Building Setback	5 feet* *Subject to Uniform Building Code	__ feet	__ feet
Side yard setback	1. 3 feet within rear yard setback 2. 5 feet for any portion outside of the rear yard setback	Within rear yard setback: __ feet Outside rear yard setback: __ feet	Within rear yard setback: __ feet Outside rear yard setback: __ feet
Rear yard setback	3 feet* *Subject to Uniform Building Code	__ feet	__ feet
Height	1 story; 14 feet maximum; also subject to Hillside Height maximum	__ stories; __ feet __ inches	__ stories; __ feet __ inches
Lot Coverage	50% of rear yard setback maximum	__%	__%
Non-Habitable			
Primary building	5 feet*	__ feet	__ feet

Accessory Structures (Detached)	Required/Allowed	Existing	Proposed Project
Setback	*Subject to Uniform Building Code		
Side yard setback	1. 0 feet within rear yard setback 2. 5 feet for any portion outside of the rear yard setback	Within rear yard setback: __feet Outside rear yard setback: __feet	Within rear yard setback: __feet Outside rear yard setback: __feet
Rear yard setback	0 feet* *Subject to Uniform Building Code	__feet	__feet
Height	1 story; 14 feet maximum; also subject to Hillside Height maximum	__ stories; __ feet __ inches	__ stories; __ feet __ inches
Lot Coverage	Maximum: 50% of rear yard setback	__%	__%
Through Lot <i>(See Municipal Code Sec. 24.110.1160 for definition)</i>			
Primary building Setback	5 feet* *Subject to Uniform Building Code	__feet	__feet
Front Yard Setback	Min: 10% of lot depth Max: 25 feet	__feet	__feet
Side Yard Setback	5 feet* *Subject to Uniform Building Code	Within rear yard setback: __feet Outside rear yard setback: __feet	Within rear yard setback: __feet Outside rear yard setback: __feet
Height	1 story; 14 feet maximum; also subject to Hillside Height maximum	__ stories; __ feet __ inches	__ stories; __ feet __ inches
Lot Coverage	Maximum: non-set, size dependent on total lot coverage.	__%	__%