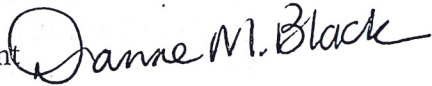


**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Supervisors

FROM: Dianne Black, Director, Planning and Development 
Staff Contact: Tess Harris, Planner

DATE: May 15, 2018

RE: Like-for-Like Rebuild (Debris Flow) Ordinance Amendments
Case Nos. 18ORD-00000-00005, 18ORD-00000-00006, and 18ORD-00000-00007

After finalizing the Board Agenda Letter, staff received questions regarding how height is calculated in the proposed Ordinance Amendments. To clarify the height calculation for structures that are being rebuilt after a debris flow or other catastrophic event, staff recommends that your Board make the following change throughout the County Land Use and Development Code (LUDC) and Coastal Zoning Ordinance (Article II) Ordinance Amendments that your Board adopts, in the sections identified below (change shown in bold and in strikethrough and underline):

- *...In no case shall the height of the structure, as measured from the lowest finished floor to the highest part of the structure, excluding chimneys, vents, and noncommercial antennas, exceed the equivalent height of the damaged or destroyed structure by more than 10 percent. **The height of the structure, as measured from post-event grade, shall not ~~ex~~** exceed the height of the applicable zone.*

This change is recommended to be made in the LUDC, Section 35.20.040.5.c. and in Article II, Section 35-51C.A.2.b.

For further clarification of the height calculation, staff also recommends that the following language be added throughout the Montecito Land Use and Development Code (MLUDC), LUDC, and Article II Ordinance Amendments your Board adopts, in the sections identified below (an example of this change is shown in bold and in strikethrough and underline for each ordinance):

- MLUDC: **Notwithstanding the height measurement methodology contained in Section 35.430.090.C, if the structure was damaged or destroyed as a result of a debris flow or other catastrophic event resulting in a significant change in topography or alteration of drainage features located on the lot on which the replaced or restored structure would be located, the replaced or restored structure may exceed the height of the destroyed or damaged structure (as measured from the post-event grade to peak roof height) by more**

than 10 percent if necessary to comply with the base flood elevation that exists for the lot after the debris flow or other event...

This change is recommended to be made in the following sections of the proposed amendments to the MLUDC:

- Section 35.420.040.5.c.
- Section 35.491.020.E.1.b.(2)(b)
- Section 35.491.020.E.2.b.(2)
- Section 35.491.030.B.1.b
- Section 35.491.030.B.2.b

- LUDC: *Notwithstanding the height measurement methodology contained in Section 35.30.090.C, if the structure was damaged or destroyed as a result of a debris flow or other catastrophic event resulting in a significant change in topography or alteration of drainage features located on or affecting the lot on which the replaced or restored structure would be located, the replaced or restored structure may exceed the height of the destroyed or damaged structure (as measured from the post-event grade to peak roof height) by more than 10 percent if necessary to comply with the base flood elevation that exists for the lot after the debris flow or other event...*

This change is recommended to be made in the following sections of the proposed amendments to the LUDC:

- Section 35.20.040.5.c.
- Section 35.101.020.E.1.b.(2)(b)
- Section 35.101.020.E.2.b.(2)
- Section 35.101.030.B.1.b
- Section 35.101.030.B.2.a.(3)(b)
- Section 35.101.030.B.2.b.(2)(b)
- Section 35.101.030.B.4.a.(2)(a).b
- Section 35.101.030.B.4.a.(3)(a).2

- Article II: *Notwithstanding the height measurement methodology contained in Section 35-127.A, the height of the replaced or restored structure (as measured from the post-event grade to peak roof height) may exceed the height of the destroyed or damaged structure by more than 10 percent if the Director, in consultation with the Flood Control District, determines the change in the finished floor elevation to be necessary to comply with the base flood elevation that exists for the lot after the debris flow or other catastrophic event, as long as the structure otherwise complies with this Chapter and with the applicable policies of the Coastal Land Use Plan...*

This change is recommended to be made in Section 35-51.C.A.2.b of the proposed amendments to Article II.