



SUBSTANTIAL REDEVELOPMENT

INFORMATION & AFFIDAVIT

WHAT IS SUBSTANTIAL REDEVELOPMENT?

The term “substantial redevelopment” provides direction for determining when an existing structure is redeveloped to a degree that is considered a replacement structure. Substantial redevelopment is treated the same as new development. The City’s Zoning Ordinance sections [30.165.080](#) / [28.87.030](#) and Coastal Land Plan regulate the substantial redevelopment of legal nonconforming developments, which were legally established according to the applicable zoning and building laws of the time, but which do not meet current zoning and building regulations.

WHEN DOES IT OCCUR?

According to Santa Barbara Municipal Code section [30.140.200](#), and the City’s [Coastal Land Use Plan](#) a substantial redevelopment occurs when a structure is either completely demolished/deconstructed or when **more than 50%** of the structural elements of at least two of the following three building components are removed within any five-year period:

1. Structural elements of the roof or **roof framing**
2. Structural **exterior walls** or vertical supports
3. Structural **foundation system**

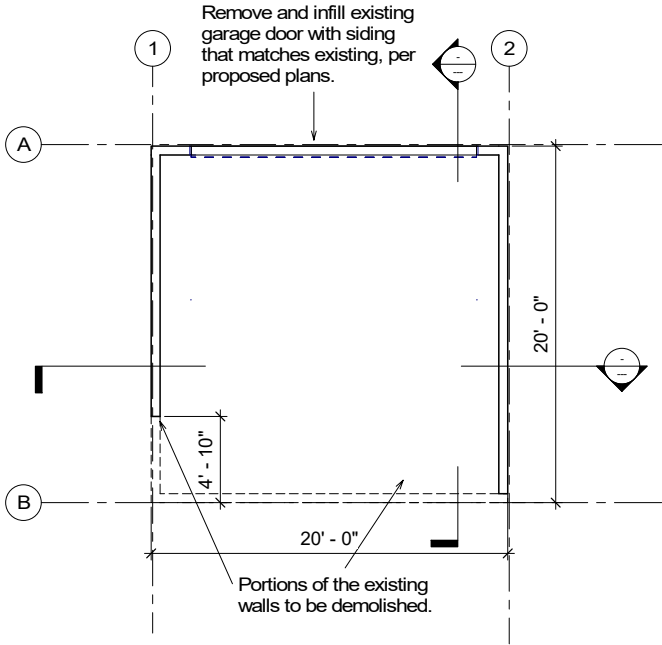
Portions of a structure or site development within areas subject to **potential shoreline hazards** include narrower policies for substantial redevelopment. See the Coastal Land Use plan for details.

HOW IS IT VERIFIED?

If your project has the potential to result in a substantial redevelopment, the Planning Division may require written verification from the property owner, applicant, contractor, and structural engineer certifying that they are aware of the City’s definition of a substantial redevelopment and the penalties associated with an unlawful substantial redevelopment, see page 3.

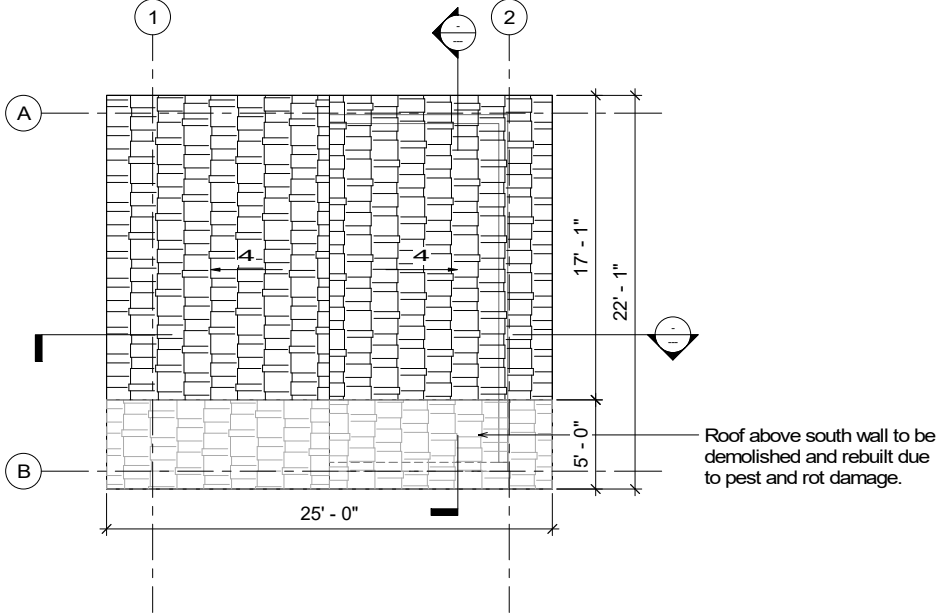
To demonstrate whether a wall, roof, or foundation system will be removed, demolished, or redeveloped, project plans should include a demolition plan that depicts the total lineal feet of the walls, foundation system, count of post and piers, or overall square footage of that individual element to be demolished and amount to remain; and the percentages of both. See the Example Demolition Plan diagram below for an illustration.

EXAMPLE DEMOLITION PLAN



DEMOLITION NOTES		
WALLS:		
To Be Demolished:	24.8'	31%
To Remain:	55.2'	69%
Walls Total:	80.0'	100%
ROOF AREA:		
To Be Demolished:	125 sq. ft.	22.7%
To Remain:	427.5 sq. ft.	77.3%
Total Roof Area:	552.5 sq. ft.	100%
<i>No change to foundation.</i>		

WALL LEGEND	
Existing to Remain:	
To be Demolished:	
New Wall:	



1 Existing Garage Demolition Plan
1/4" = 1'-0"

1 SUBSTANTIAL REDEVELOPMENT AFFIDAVIT

When there exists the potential for a project to result in a substantial redevelopment this document should be uploaded as a supporting document with a project application. (SBMC 30.165.080)

Read thoroughly, initial by your title, sign and date the section that applies to you.

PROJECT INFORMATION

Today's Date:

BLD or PLN RECORD #:

Project Address:

A. _____ **PROPERTY OWNER:** I hereby certify that I have reviewed the proposed plans for the project application listed above and understand all the implications of the proposed scope of work as it pertains to this affidavit. I understand that an unlawful substantial redevelopment will result in a stop work order, plan revisions, additional fees, and review (as a new structure). I certify under penalty of perjury as defined by the laws of the State of California that the foregoing is true and correct.

PROPERTY OWNER:

Owner's Signature

Date

Owner's Name (printed)

Contact (email or phone)

B. _____ **APPLICANT OF RECORD (ARCHITECT/BUILDING DESIGNER):** I hereby certify that I have reviewed the proposed plans for the project application listed above and verify that it is accurate, does not propose a substantial redevelopment as defined by the Santa Barbara Municipal Code, and that the structural plans do not conflict with the demolition plans. I understand that an unlawful substantial redevelopment will result in a stop work order, plan revisions, additional fees, and review (as a new structure). This certification does not apply to work of any other consultant or contractor that is inconsistent with the plan that I have prepared or otherwise approved for this project. I certify under penalty of perjury as defined by the laws of the State of California that the foregoing is true and correct.

APPLICANT:

Applicant's Signature

Date

Applicant's Name (printed)

Contact (email or phone)

C. _____ ENGINEER: I hereby certify that I have reviewed the proposed plans for the project application listed above, and the structural plans do not conflict with the demolition plans. Furthermore, I have verified that the exterior walls, foundation, and roof framing shown to remain are structurally sound and will not be required to be removed or replaced for the project. I understand that an unlawful substantial redevelopment will result in a stop work order, plan revisions, additional fees, and review (as a new structure) as prescribed by the Santa Barbara Municipal Code. This certification does not apply to work of any other consultant or contractor that is inconsistent with the plan that I have prepared or otherwise approved for this project. I certify under penalty of perjury as defined by the laws of the State of California that the foregoing is true and correct.

ENGINEER:

<i>Engineer's Signature</i>	<i>Date</i>
<i>Engineer's Name (printed)</i>	<i>Contact (email or phone)</i>

D. _____ CONTRACTOR: I hereby certify that I have reviewed the proposed plans for the project application listed above and understand all the implications of the proposed scope of work as it pertains to this affidavit. I certify that I have reviewed the demolition plans, and the structural plans do not conflict with the demolition plans. I understand that an unlawful substantial redevelopment will result in a stop work order, plan revisions, additional fees, and review (as a new structure) as prescribed by the Santa Barbara Municipal Code.

CONTRACTOR:

<i>Contractor's Signature</i>	<i>Date</i>
<i>Contractor's Name (printed)</i>	<i>Contact (email or phone)</i>

cc: Street File