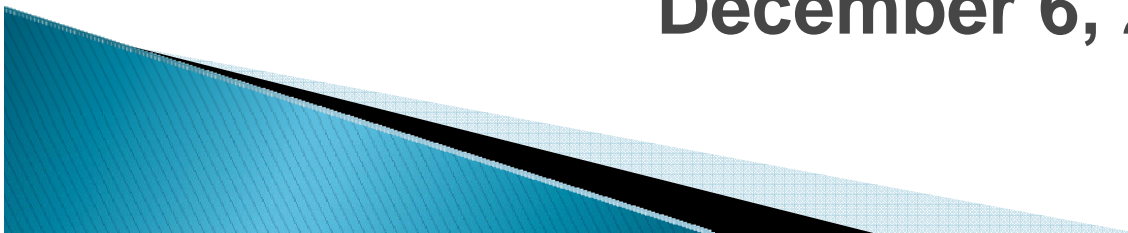


**Santa Barbara County
Board of Supervisors**

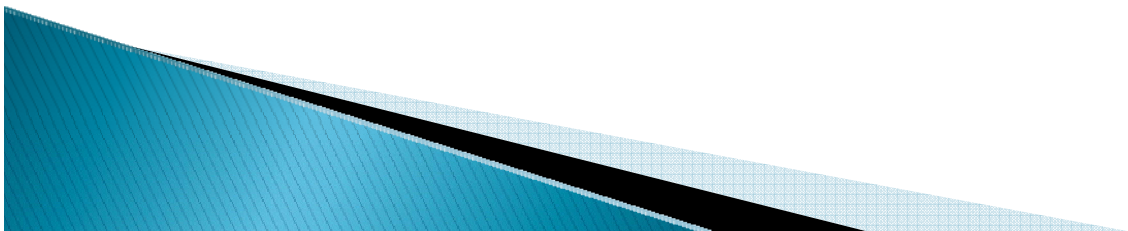
**Time Extensions Due To
Economic Hardship
Ordinance Amendment**

December 6, 2011



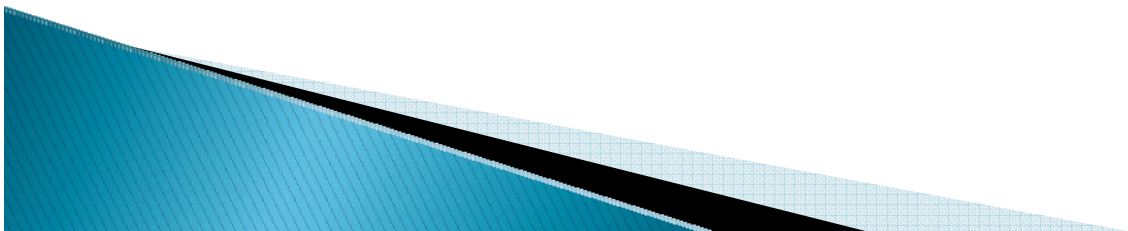
Economic Hardship Time Extension Background

- ▶ 2009 Board of Supervisors amended the:
 - County LUDC
 - Montecito LUDC
 - MGMO
 - Chapter 21 Land Division (Lot Line Adjustments)
- ▶ Added provisions allowing the Director to grant a two-year time extension due to economic hardship



Economic Hardship Time Extension Background

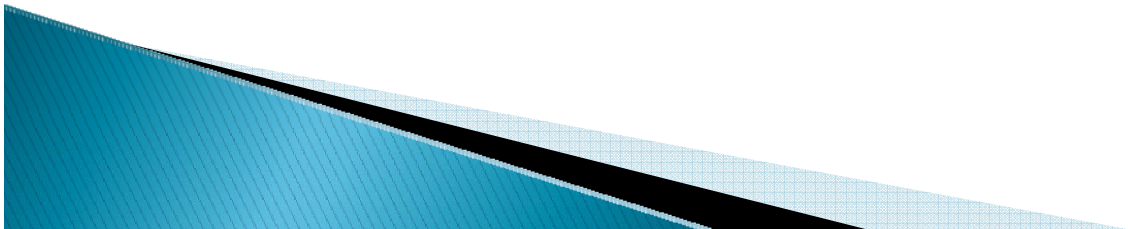
- ▶ Adopted in response to the national recession and delays in obtaining permits due to the economy
- ▶ Lessened the possibility of permit approvals expiring even if existing provisions for time extensions are used



Economic Hardship Time Extension

Existing Standards

- ▶ Extension is in addition to normal time extensions
- ▶ Can be granted before or after an applicant has obtained normal time extensions
- ▶ Must be able to make the original findings
- ▶ Director's decision may be appealed to Planning Commission (except MGMO)
- ▶ Ordinance expires January 12, 2012



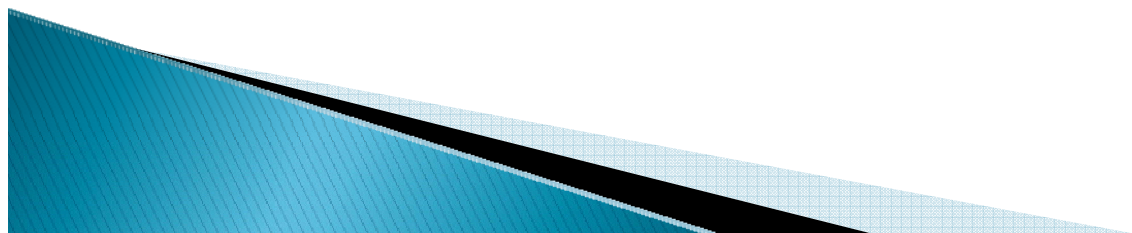
Economic Hardship Time Extension Proposed Standards

- ▶ Proposed amendment extends date to January 12, 2015
- ▶ Allows Director to grant more than one 2 year time extension if necessary due to economic hardship
 - Time extension application may only be submitted within the 6 months prior to permit expiration
- ▶ Retains existing provisions
 - Application submitted prior to permit expiration
 - Must be able to make original findings
 - Decision may be appealed to the Planning Commission (except MGMO)

Economic Hardship Time Extension

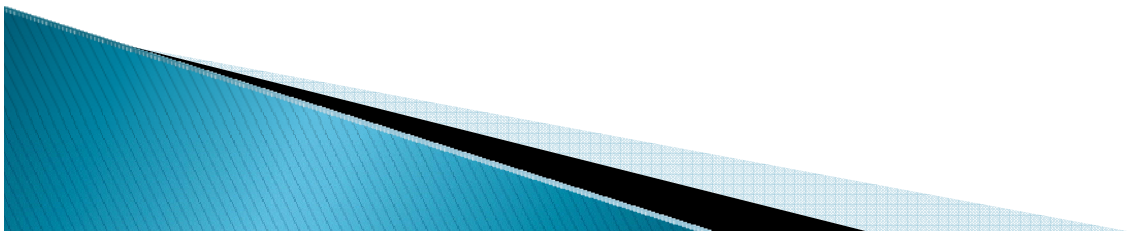
Next Steps

- ▶ 12/13/2011: Board of Supervisors
Hearing on resolution transmitting Article II
and MGMO amendments to the Coastal
Commission for certification



Economic Hardship Time Extension Recommendation

- ▶ Follow the recommendations and procedures regarding:
 - 11ORD-00000-00024 County LUDC
 - 11ORD-00000-00025 Montecito LUDC
 - 11ORD-00000-00026 Article II CZO
 - 11ORD-00000-00028 MGMO



Economic Hardship Time Extension Recommendation

▶ 11ORD-00000-00027 Chapter 21 Land Division:

- Approve the introduction (first reading) of the ordinance
- Set a hearing (administrative agenda) for 12/13/2011 to:
 - Make the findings for approval
 - Determine the ordinance is CEQA –exempt
 - Adopt (second reading) the ordinance