Clerk of the Board of Supervisors
105 East Anapamu Street, Room 407
Santa Barbara, CA   93101
(805) 568-2240

Department Name:	Planning & Development
Department No.:	053
For Agenda Of:	Set Hearing on 11/15/2011 for 12/06/2011
Placement:	Administrative (on 11/15/11) Departmental (on 12/6/11)
Estimated Tme:	30 minutes (on 12/06/2011)
Continued Item:	No
If Yes, date from:	
Vote Required:	Majority

TO: Board of Supervisors

FROM: Department Director   Glenn Russell, Ph.D. (805) 568-2085

            Contact Info: Dianne Black, Development Services Director (805) 568-2086

SUBJECT: Economic Hardship Time Extensions Zoning Ordinance Amendments

County Counsel Concurrence	**Auditor-Controller Concurrence**
As to form: Yes	As to form: N/A

Other Concurrences: N/A

Recommended Actions:

On November 15, 2011, set hearing for December 6, 2011 to consider the recommendations of the County and Montecito Planning Commissions to approve Case Nos. 11ORD-00000-00024, 11ORD-00000-00025, 11ORD-00000-00026 and 11ORD-00000-00028 which would amend, respectively, the County Land Use and Development Code, the Montecito Land Use and Development Code, the Article II Coastal Zoning Ordinance and the Montecito Growth Management Ordinance, to (1) extend the authority of the Director of the Planning and Development Department to grant a two year time extension to approved permits and projects due to economic hardship considerations by changing the sunset date of the existing regulations from January 12, 2012 to January 12, 2015, and (2) provide that more than one such extension may be granted by the Director.

On December 6, 2011, your Board's action should include the following:

A.   Case No. 11ORD-00000-00024 (County LUDC Amendment):

1.   Make the findings for approval, including CEQA findings, of the proposed ordinance;

2.   Determine that the adoption of this ordinance is categorically exempt from the California Environmental Quality Act in compliance with Section 15061(b)(3) of the Guidelines for Implementation of CEQA;

3.   Approve Case No. 11ORD-00000-00024, an ordinance amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code.

B.   Case No. 11ORD-00000-00025 (Montecito LUDC Amendment):

1.   Make the findings for approval, including CEQA findings, of the proposed ordinance;

2.   Determine that the adoption of this ordinance is categorically exempt from the California Environmental Quality Act in compliance with Section 15061(b)(3) of the Guidelines for Implementation of CEQA;

3.   Approve Case No. 11ORD-00000-00025, an ordinance amending Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code.

C.   Case No. 11ORD-00000-00026 (Article II Coastal Zoning Ordinance Amendment):

1.   Make the findings for approval, including CEQA findings, of the proposed ordinance;

2.   Determine that the adoption of this ordinance is categorically exempt from the California Environmental Quality Act in compliance with Section 15061(b)(3) of the Guidelines for Implementation of CEQA;

3.   Approve Case No. 11ORD-00000-00026, an ordinance amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code.

D.   Case No. 11ORD-00000-00028 (Montecito Growth Management Ordinance Amendment):

1.   Make the findings for approval, including CEQA findings, of the proposed ordinance;

2.   Determine that the adoption of this ordinance is categorically exempt from the California Environmental Quality Act in compliance with Section 15061(b)(3) of the Guidelines for Implementation of CEQA;

3.   Approve Case No. 11ORD-00000-00028, an ordinance amending Chapter 35B, the Montecito Growth Management Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code.

Special Instructions:

The Planning and Development Department will satisfy all noticing requirements.

Authored by:

Noel Langle, Planner (805.568.2067)