

ATTACHMENT O: MONTECITO PLANNING COMMISSION RESOLUTION 14-23

**RESOLUTION OF THE SANTA BARBARA COUNTY
MONTECITO PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING TO THE)
BOARD OF SUPERVISORS THE ADOPTION OF AN)
ORDINANCE AMENDING SECTION 35-2, THE SANTA)
BARBARA COUNTY MONTECITO LAND USE AND) RESOLUTION NO. 14 - 23
DEVELOPMENT CODE, OF CHAPTER 35, ZONING,)
OF THE COUNTY CODE, BY ADDING ORDINANCE) CASE NOS: 14ORD-00000-00010
LANGUAGE THAT WOULD ALLOW THE COUNTY)
TO APPROVE LAND USES THAT ARE OTHERWISE)
PROHIBITED BY POLICY 14 OF THE LAND USE)
ELEMENT OF THE COMPREHENSIVE PLAN.)

WITH REFERENCE TO THE FOLLOWING:

- A. On November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara Montecito Land Use and Development Code, Section 35-2 of Chapter 35 of the Santa Barbara County Code.
- B. The proposed Ordinance is consistent with the Santa Barbara County Comprehensive Plan, including the Community and Area Plans, and the requirements of California Planning, Zoning, and Development laws.
- C. This Montecito Planning Commission has held a duly noticed public hearing in compliance with Government Code Section 65854 on the proposed Ordinance at which hearing the proposed Ordinance was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Montecito Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance (Case No. 14ORD-00000-00010) that amends the Montecito Land Use and Development Code, Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code, to add language that would allow the County to approve land uses that are otherwise prohibited by Policy 14 of the Land Use Element provided an Exemption from Measure P2014: Initiative to Ban "High-Intensity Petroleum Operations" allowing said uses applies as provided in compliance with the Montecito Land Use and Development Code, Section 35-2 of Chapter 35, Zoning, of the County Code.

Said Ordinance is attached hereto as Exhibit 1 and is incorporated by reference.

- 3. This Montecito Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and

adopt the above mentioned recommendation of this Montecito Planning Commission, based on the findings included as Attachment A of the Planning Staff report dated August 18, 2014.

4. In compliance with Government Code Section 65855 this Montecito Planning Commission has endorsed and transmitted a certified copy of this resolution to the Board of Supervisors.
5. The Chair of this Montecito Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the Montecito Planning Commission.

PASSED, APPROVED AND ADOPTED this August 25, 2014 by the following vote:

AYES: Brown, Burrows, Eidelson, Overall, Phillips
NOES:
ABSTAIN:
ABSENT:

(signed copy on file)
DANIEL EIDELSON, Chair
Santa Barbara County Montecito Planning Commission

ATTEST:

(signed copy on file)
DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By (signed copy on file)
Deputy County Counsel

EXHIBITS:

1. Board of Supervisors Ordinance Amending the Montecito Land Use and Development Code (Case No. 14ORD-00000-00010)

EXHIBIT 1

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-2, THE SANTA BARBARA COUNTY MONTECITO LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING DIVISION 35.4, MONTECITO STANDARDS FOR SPECIFIC LAND USES, AND DIVISION 35.7, MONTECITO PLANNING PERMIT PROCEDURES, TO IMPLEMENT NEW PROCEDURES REGARDING DETERMINATIONS OF EXEMPTION FROM MEASURE P2014: INITIATIVE TO BAN “HIGH-INTENSITY PETROLEUM OPERATIONS.”

Case No. 14ORD-00000-00010

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1.

DIVISION 35.4, Montecito Standards for Specific Land Uses, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code, is amended to add a new Chapter 35.448 titled “Determination of Exemption” to read as follows:

Chapter 35.448 - Determination of Exemption

Section 35.448.010 - Purpose and Intent.

The purpose and intent of this Chapter is to an administrative process for determining whether a land use that is normally not allowed in compliance with Measure P2014: Initiative to Ban “High-Intensity Petroleum Operations” (“the Initiative”) is exempt from the prohibitions of the Initiative. This Chapter only codifies an administrative process for claims of exemption that neither enlarges nor narrows the exemptions contained in Section 5 (Exemptions for Certain Projects) of the Initiative which provides that:

- A. The provisions of the Initiative shall not be applicable to the extent, but only to the extent, that they would violate the constitution or laws of the United States or the State of California;
- B. In the event a property owner contends that application of the Initiative effects an unconstitutional taking of property, the property owner may request, and the Board may grant, an exception to the application of any provision of the Initiative if the Board finds, based on substantial evidence, that both (1) the application of any aspect of the Initiative would constitute an unconstitutional taking of property, and (2) the exception will allow additional or continued land uses only to the minimum extent necessary to avoid such a taking; and
- C. The provisions of the Initiative shall not be applicable to any person or entity that has obtained, as of the effective date of the Initiative, a vested right, pursuant to State law, to conduct a High Intensity Petroleum Operation.

Section 35.448.020 - Applicability.

- A. Persons subject to the Initiative may, but are not required to, file applications for exemption determinations associated with Subsections 35.448.010.B and 35.448.010.C, above. This Chapter applies to any person seeking such exemption determinations.
- B. **Review authority.** The review authority for a Determination of Exemption is identified in Table 4-13 (Determination of Exemption Review Authorities) below.

Table 4-13 Determination of Exemption Review Authorities

<u>Type of Exemption</u>	<u>Role of Review Authority</u>		
	<u>Director</u>	<u>Planning Commission</u>	<u>Board of Supervisors</u>
<u>Determination of Exemption associated with Subsection 35.448.010.B</u>			<u>Decision</u>
<u>Determination of Exemption associated with Subsection 35.448.010.C</u>	<u>Decision</u>	<u>Appeal</u>	<u>Appeal</u>

- 1. Applications.** A separate application for a Determination of Exemption shall be filed for each type of exemption requested.

Section 35.448.030 - Contents of Application and Review for Completeness.

Any application for a Determination of Exemption allowed in compliance with Section 35.448.020 (Applicability) shall be submitted by the applicant seeking the exemption in compliance with Chapter 35.470 (Permit Application Filing and Processing).

A. The applicant for any exemption shall submit as part of the application any and all evidentiary support reasonably available sufficient to establish the basis for the claim of exemption.

- 1.** The filing of an application for a Determination of Exemption associated with Subsection 35.448.010.B shall be accompanied by an application for the development project for which the exemption determination is requested.
 - a.** The Director may waive the requirement to submit the application for the development project for good cause.
 - b.** Where the Director has waived the requirement for a development application, if the Board determines such an application is necessary to determine if the exemption applies, the Board may require such application to be filed and processed before the County will take a final action on the application for the exemption.

Section 35.448.040 - Processing.

A. Applications under the jurisdiction of the Board. The following applies to the processing of applications for Determinations of Exemption associated with Subsection 35.448.010.B.

- 1.** **Determination of Exemptions processed in conjunction with a development project.** When an application for a Determination of Exemption is filed concurrently with an application for a development project in compliance with Subsection 35.448.030.A.1, above, then the application for the Determination of Exemption shall be processed in conjunction with the application for the development project and shall be subject to the same processing requirements and timelines of the development project except as follows:
 - a.** Notwithstanding the provisions of Table 7-1 (Review Authority), the Board shall approve or deny the application for the Determination of Exemption and the application for the development project, and the review authority identified in Table 7-1 (Review Authority) as having decision authority on the application for the development project shall instead make a recommendation to the Board on the application.
- 2.** **Determination of Exemptions not processed in conjunction with a development project.** The following applies to applications for Determinations of Exemption where the Director has waived the requirement to submit the application for the development project for good cause in compliance with Subsection 35.448.030.A.1.a, above.
 - a.** Notice of the application for the Determination of Exemption shall be given in compliance with Section 35.496.020 (Notice of Public Hearing and Review Authority Action.)
 - b.** The Board shall hold at least one noticed public hearing on the application and approve or deny the request.
 - c.** The hearing shall be held within 180 days after the application is determined to be complete. The application shall be processed in compliance with Chapter 35.470 (Permit Application Filing and Processing).
 - (1)** For good cause the Director may delay the holding of the hearing for an additional 180 days.
 - d.** Notice of the time and place of the hearing shall be given and the hearing shall be conducted in compliance with Chapter 35.496 (Noticing and Public Hearings).
 - e.** The Board may continue the hearing to allow or require the applicant or Department to submit additional information or legal analysis.

f. The action of the Board shall be final.

B. Applications under the jurisdiction of the Director. The following applies to the processing of applications for Determinations of Exemption associated with Subsection 35.448.010.B.

1. The Director shall approve or deny the application for the Determination of Exemption. A public hearing is not required.
2. The Director shall act on the application within 60 days after the application is determined to be complete. However, the Director may extend this period of time to allow or require the applicant or Department to submit additional information or legal analysis or other good cause.
3. The action of the Director is final subject to appeal in compliance with Chapter 35.492 (Appeals).
4. Notice of the action of the Director shall be given as follows:
 - (1) Newspaper publication. Notice of the action of the Director shall be published in a least one newspaper of general circulation on the day following the day that the Director takes action on the application.
 - (2) Mailed notice. Notice of the action of the Director shall be mailed on the day following the day that the Director takes action to any person who has filed a written request for notice and has supplied the Department with self-addressed stamped envelopes.

Section 35.448.050 - Findings Required for Approval.

A Determination of Exemption application shall be approved only if the review authority first makes one of the following findings, as applicable.

- A. Applications for Determinations of Exemption associated with Section 35.448.010.B.** There is sufficient evidence in the record to determine that approving or conditionally approving the application is required in order to avoid an unconstitutional taking of property and that the application, as approved, will allow additional or continued land uses only to the minimum extent necessary to avoid such a taking.
- B. Applications for Determinations of Exemption associated with Section 35.448.010.C.** There is sufficient evidence in the record to establish that the applicant obtained prior to [effective date of the Initiative] a vested right to conduct a High Intensity Petroleum Operation.

Section 35.448.060 - Enforcement.

The Director shall not take any action under Chapter 35.498 (Enforcement and Penalties) to enforce the Initiative against any owner or operator of an existing facility if an application for a Determination of Exemption has been filed in compliance with this Chapter 35.448 (Determination of Exemption) and the application has not expired in compliance with Subsection 35.470.050.B.4 (Expiration of Application), or final action to deny the application has not occurred.

SECTION 2.

DIVISION 35.7, Montecito Planning Permit Procedures, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code is amended to amend Subsection B.3 of Section 35.470.020, Authority for Land Use and Zoning Decisions, of Chapter 35.470, Permit Application Filing and Processing, to read as follows:

3. This Section shall not apply to applications for:
 - a. Coastal Development Permits submitted in compliance with Section 35.82.050 (Coastal Development Permits) that do not require a public hearing in compliance with Section 35.472.050 (Coastal Development Permits).
 - b. Design Review submitted in compliance with Section 35.472.070 (Design Review).
 - c. Emergency Permits submitted in compliance with Section 35.472.090 (Emergency Permits).
 - d. Land Use Permits submitted in compliance with Section 35.472.110 (Land Use Permits).

- e. Sign Certificates of Compliance required in compliance with Chapter 35.438 (Sign Standards).
- f. Zoning Clearances submitted in compliance with Section 35.472.190 (Zoning Clearance).
- g. Determinations of Exemption submitted in compliance with Chapter 35.448 (Determination of Exemption). See Chapter 35.448 for specific requirements.

SECTION 3:

All existing indices, section references, and figure and table numbers contained in Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 4:

Except as amended by this Ordinance, Division 35.4 and Division 35.7 of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 5.

This ordinance shall take effect 30 days after adoption and shall only become operative and be in force upon the date that the Initiative becomes effective pursuant to State law, and before the expiration of 15 days after its passage by the Board of Supervisors a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2014, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel