



County of Santa Barbara

BOARD OF SUPERVISORS

Minute Order

May 12, 2026

Present: 5 - Supervisor Lee, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino

PLANNING AND DEVELOPMENT DEPARTMENT

File Reference No. 26-00434

RE: HEARING - Consider recommendations regarding a Zoning Ordinance Ministerial Streamlining Briefing, as follows: (EST. TIME: 45 MIN.)

- a) Receive and file a report from the Planning and Development Department regarding proposed updates and amendments to the County Land Use and Development Code, Montecito Land Use and Development Code, and Article II - Coastal Zoning Ordinance pertaining to ministerial streamlining and permit type requirements;
- b) Provide direction to staff regarding the proposed amendments; and
- c) Determine that the recommended actions are not a project that is subject to environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378(b)(5), finding that the above actions consist of administrative activities of government that will not result in direct or indirect physical changes in the environment.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

HEARING TIME: 2:47 PM - 4:21 PM (1 HR. 34 MIN.)



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Received and filed staff presentation and conducted a public hearing.

Frances Romero addressed the Board

A motion was made by Supervisor Nelson, seconded by Supervisor Lee, that this matter be acted on as follows:

a) Received and filed;

b) Directed staff to explore Ordinance amendments to do the following:

(1) Residential Ministerial Permitting: (i) Make all Single Family Dwellings and accessory structures ministerial (no noticing or appeals); Still potentially allow appeals in some select areas; (ii) Establish a 3-tiered system of Design Review with a new level of review performed by Planning and Development staff and apply uniformly as possible but retain full design review for some areas that require stricter design standards;

(2) Commercial: (i) Allow for commercial changes of use between uses that are currently allowed with a Land Use Permit/Coastal Development Permit to be exempt; (ii) Allow commercial changes of use and small commercial additions without requiring additional onsite parking as long as existing parking is not reduced; (iii) Allow for some amount of commercial development to be permitted ministerially; (iv) Exempt some amount commercial development from Design Review, not applicable in select community plan areas;

(3) Permit Review Thresholds: (i) Downshift and modify permit requirement levels as appropriate; and (ii) Expand and update the list of exempt uses as appropriate; and

c) Approved.

The motion carried by the following vote:

Ayes: 4 - Supervisor Lee, Supervisor Capps, Supervisor Nelson, and Supervisor Lavagnino

Absent: 1 - Supervisor Hartmann