



CITY OF BUELLTON

CURRENT MAJOR PROJECTS LISTING

August 20, 2026

Acronyms Used

PC = Planning Commission; CC = City Council

CONCEPTUAL REVIEW – formal application not yet submitted			
1. 560 Avenue of Flags Mixed Use Development 560 Ave of Flags -empty lot next to Farmhouse Motel	Residential Commercial	26 Units 2,800 ft ²	• PC Conceptual Review on 8/6/26 • CC Conceptual Review on 8/24/2026
2. In-N-Out Burger Corner of Rufus T. Buell Dr and McMurray Rd	Drive-Thru Restaurant	3,900 ft ²	• PC Conceptual Review on 4/2/26
3. 410 Central Ave Mixed-Use 410 Central Avenue	Residential Commercial	6 units 1,800 ft ²	• PC Conceptual Review on 5/2/24 • PC Preliminary Review on 8/20/2026
APPLICATIONS IN PROCESS – in Planning Dept. review; approval / denial decision pending			
4. Pea Soup Andersen's Demolition 376 Avenue of Flags	Demolition	--	• Demolition application submitted 3/26 • CC Meeting held 3/26/26: CC determined proposed relocation of building to Median 3 was not desired • Application and Environmental Review in process • CC Meeting for local historic preservation/mitigation 7/9/2026
5. Santa Ynez Valley Children's Museum 202 Dairyland Road	Recreation	--	• Project Application submitted 12/25 • PC Preliminary Review on 3/5/26 • Application in process
6. Shell Gas Station Remodel & Expansion 90 E Hwy 246	New convenience store Remodeled gas canopy	3,700 ft ²	• PC Conceptual Review on 4/17/25 • Project Application submitted 11/25 • PC Preliminary Review on 2/5/26 • Application in process
7. Self-Storage 33 Industrial Way	Self-Storage Caretakers Unit	148,600 ft ² 1 unit	• Project Application submitted 7/25 • PC Preliminary Review on 8/7/25 • Application in process

8. Hwy 246 Commercial Center (Avenue of Flags Specific Plan) 20 East Highway 246	Market/deli Coffee shop with drive through Motel	7,925 ft ² 1,770 ft ² 24 units	• PC Conceptual Review on 8/3/23 • PC Conceptual Review on 3/28/24 • CC Conceptual Review on 4/11/24 • Project Application submitted 7/24 • PC Preliminary Review on 9/5/24 • Application in process
APPROVED – land use permit(s) approved, no construction drawings submitted			
9. Cottage Health (Parks Plaza Theater Site) 515 McMurray Road	Medical Office	31,430 ft ²	• PC Conceptual Review on 4/3/25 • Project Application submitted 5/25 • PC Preliminary Review on 6/5/25 • PC Public Hearing on 2/19/26: Final Development Plan and Conditional Use Permit approved
10. The 518 (Avenue of Flags Specific Plan) 518 Avenue of Flags	Commercial / Cafe Live/Work Units Multi-Family Residential	1,475 ft ² 4 units/6,158 ft ² 44 units	• CC Public Hearing on 3/24/22: Final Development Plan approved • CC approved the Development Agreement on 4/14/22 • CC approved the Affordable Housing Agreement on 10/27/22 • Development Plan Modification requested • PC Public Hearing for Modification held on 10/17/24; recommended approval to CC • CC Public Hearing on 11/14/24: Modification approved • CC Public Hearing on 12/12/24: amendment to Development Plan approved
11. Creekside Village (Avenue of Flags Specific Plan) 480 Avenue of Flags	Commercial Live/Work Units Multi-Family Residential	1,092 ft ² 3 units/5,316 ft ² 61 units	• CC Public Hearing on 10/29/20: Final Development Plan and Lot Line Adjustment approved • CC approved the Development Agreement on 11/12/20 • Development Plan Modification requested • PC Public Hearing for Modification held on 10/17/24; recommended approval to CC • CC Public Hearing on 11/14/24: Modification approved • CC Public Hearing on 12/12/24: amendment to Development Plan approved

CONSTRUCTION PLANS REVIEW – in grading / building plan check; grading / building permits pending			
12. Arco AM-PM Gas Station (Avenue of Flags Specific Plan) 653 Avenue of Flags	Convenience store Gas Canopy	4,400 ft ² 3,180 ft ² (12 gas pumps)	• PC Preliminary Review on 7/20/23 for re-designed project • PC Public Hearing on 3/20/25: re-designed project approved • Construction drawings under review
13. Self-Storage 70 Industrial Way	Self-Storage	73,000 ft ²	• Project Application submitted 7/25 • PC Preliminary Review on 8/7/25 • PC Public Hearing on 12/18/25: project approved • Construction drawings under review
14. Chanin Wine Company 291 Industrial Way	Wine Production Tasting Room & Storage	16,510 ft ²	• PC Preliminary Review on 9/16/21 • PC Preliminary Review of re-design on 11/3/22 • PC Public Hearing on 4/20/23: project approved • Grading & building permits pending
UNDER CONSTRUCTION / RECENTLY COMPLETED CONSTRUCTION			
15. Home2 Suites & Hyatt Place (Village Specific Plan) Between Valley Vineyard Circle and McMurray Road	Hotel (2)	224 guest rooms	• PC Public Hearing on 2/7/19: project approved • PC Public Hearing on 2/1/24: 1st time extension approved • Modified plans approved by Planning Director on 4/15/24 • Grading Permit issued on 2/5/25 • PC approved 2nd time extension on 2/6/25 • Building Permits issued 11/19/25
16. Willemsen Parking Lot	Parking lot for library, Children's Museum, etc.	112 spaces	• Construction started 5/25 • Construction completed on parking lot; permanent access road in progress
17. Central Ave Duplexes & ADUs 430 & 440 Central Ave	Multi-family Residential ADUs	4 units 2 units (1 affordable)	• Planning Director approved project on 8/29/22 • Grading Permit issued on 12/9/24 • Building Permits issued 10/25 • Under Construction
18. Buellton Garden Apartments 10 McMurray Road	Multi-Family Residential Community Room Learning Center Offices	89 units (100% affordable) 4,500 ft ² 2,000 ft ² 770 ft ²	• PC Public Hearing on 11/17/22: project approved • Grading Permit issued 11/17/23 • Building Permits issued June 2024 • Final Inspections Underway

