

PLANNING COMMISSION RESOLUTION NO. 24-01

RESOLUTION NO. 24-01 - "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION (23-TE-05) REQUEST FOR FINAL DEVELOPMENT PLAN (18-FDP-02) FOR THE HOME2SUITES AND HYATT PLACE HOTELS, LOCATED ON MCMURRAY ROAD ON ASSESSOR'S PARCEL NUMBER 137-790-001, AND MAKING FINDINGS IN SUPPORT THEREOF"

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by SY Valley Vineyard Resorts LLC, property owner, and Jeni Jackman, agent, (hereinafter "Applicant"), requesting a one year time extension (23-TE-05) of the approved Final Development Plan (18-FDP-02) for the Home2Suites and Hyatt Place Project (the "Project"), located on McMurray Road Assessor's Parcel Number 137-790-001. The 4.03+/- acre property is planned and zoned for General Commercial – Specific Plan (CR-SP).

SECTION 2: The project consists of the construction of two new separate four-story hotels with 140,000+/- of floor area and includes a pool for each hotel, outdoor event/gathering space, and parking and landscaping.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the public comment, as well as other pertinent information, the Planning Commission finds the following:

- A. Record.** Prior to rendering a decision on any aspect of the Project, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on February 1, 2024 ("Public Hearing").
 2. All oral, written and visual materials presented by City staff in conjunction with that certain Public Hearing.
 3. The following informational documents which, by this reference, are incorporated herein.
 - a. That certain written report and attachments submitted by the Planning Department dated February 1, 2024 (the "Staff Report").
 - b. The project file for 23-TE-05 and 18-FDP-02, and the set of project plans dated June 8, 2023.

- c. The Village Specific Plan.
- d. The Final EIR and Addendum for the Project.

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:

1. A notice of public hearing was published in a newspaper on January 4, 2024, (the "Public Notice"), a minimum of 10 days in advance of the Public Hearing conducted on February 1, 2024.
2. The Public Notice was mailed to the Applicant, persons owning property within 300 feet of the Project site and others known to be interested in the matter on January 4, 2024, a minimum of 10 days in advance of the Public Hearing.
3. The PC Public Notice was posted in two public places on January 4, 2024, a minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Clearance. An Addendum (AEIR) to the Oak Springs Village Specific Plan Environmental Impact Report (Case No. 03-EIR-01, State Clearinghouse No. 2002081018) was prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 et seq., the State CEQA Guidelines, 14 C.C.R. section 15000 et seq., and the Environmental Procedures of the City of Buellton. No changes have occurred with respect to the Project, or its environmental surroundings, to require subsequent environmental review.

D. Consistency Declarations. Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), and (ii) testimony and comments received in connection with the PC Public Hearing, the Planning Commission does hereby declare as follows:

1. Final Development Plan (18-FDP-02)

a. **Findings:**

- i. The findings for 18-FDP-02 as originally approved in Planning Commission Resolution No. 19-02 remain valid.
- ii. There are no significant changes to the approved Project and there have been no changes in the character of the site or its surroundings that affect how the policies of the general plan or

STATE OF CALIFORNIA)
 COUNTY OF SANTA BARBARA) SS
 CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 24-01 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 1st day of February, 2024, by the following vote, to wit.

AYES: (3) Commissioners Marcilo Sarquilla, Laura DeFazio and Vice Chair Shannon Reese

NOES: (0)

ABSENT: (0)

NOT VOTING: (0)

IN WITNESS WHEREOF, I have hereunto set my hand 1st day of February, 2024.



 Clare Barcelona
 Planning Commission Secretary

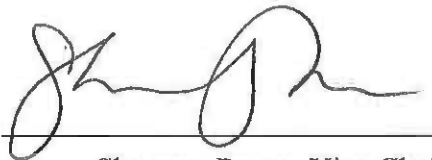
standards of the zoning ordinance or this title apply to the project.

- iii. There have been no changes to the provisions of the general plan and zoning ordinance (Title 19 of Buellton Municipal Code) applicable to the Project since approval of 18-FDP-02.
- iv. Development of the Project has been delayed, but good cause exists to grant a time extension for 18-FDP-02.
- v. The time extension request (23-TE-05) was made in a timely manner and is consistent with Section 19.08.120 of the Buellton Municipal Code.

SECTION 4: Based upon the findings set forth in Section 3, the Planning Commission hereby approves the request for a one year time extension of the Final Development Plan (18-FDP-02).

SECTION 5: The Planning Commission Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 1st day of February 2024



Shannon Reese, Vice Chair

ATTEST:



Clare Barcelona, Planning Commission Secretary