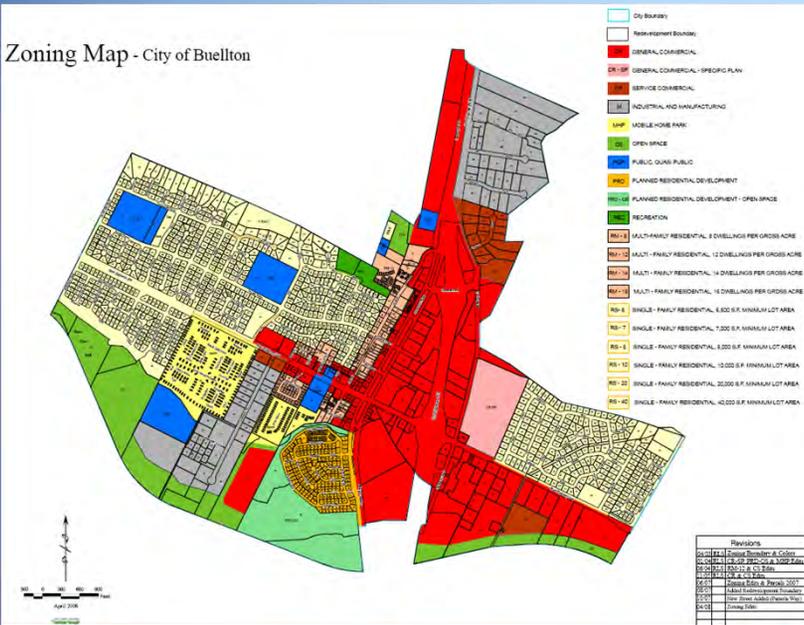


Zoning Map - City of Buellton



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City of Buellton * February 13, 2013



Planning

- Current and Long Range Planning
- Code Enforcement
- Park Reservations/Special Events Applications
- Emergency Services Coordinator
- Technical Support to Public Works
- Technical Support to Finance Department
- Counter Support to Parks and Recreation

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Regulatory Documents

- State Planning Law
- State Subdivision Map Act
- 2025 Buellton General Plan
 - Land Use, Circulation, Conservation and Open Space, Economic Development, Housing, Noise, Parks and Recreation, Public Facilities and Services, and Safety Element
- Municipal Code, including Subdivision and Zoning Ordinance Titles
- Community Design Guidelines
- Environmental Procedures
- Bikeway and Trails Master Plan
- Village Specific Plan

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Zoning Summary

- General Commercial: 200 acres developed, 72 acres undeveloped
- Service Commercial: 15 acres developed, 11 acres undeveloped
- Industrial: 115 acres developed, 11 acres undeveloped
- Mobile Home Park: 54 acres all developed
- Single-Family Residential: 341 acres developed, 2 acres undeveloped
- Multi-Family Residential: 20 acres developed, 2 acres undeveloped
- Open Space/Parks: 89 acres developed, 39 acres undeveloped
- Public and Quasi-Public: 40 acres all developed

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Special Zoning Districts

- Village Specific Plan – General Commercial/Specific Plan
 - General Commercial Retail: 4 acres
 - General Commercial Hotel: 4 acres
 - Residential: 12 acres
 - Parks: 1.8 acres
- Affordable Housing Overlay (AZOZ) Properties
 - 8 vacant commercial and industrial properties
 - 51 Acres = 785 potential units per Housing Element

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City of Buellton Planning Department

Final Development Plan
(APPLICATION CHECKLIST)

Final Development Plan Application Deposit \$1,000

Reference Buellton Municipal Code Sections 19.05.110

Items listed on the Checklist must be submitted to the City Planning Department for a complete application package. If there is an item you feel is not pertinent to your project, please submit explanation.

NOTE: All projects shall be reviewed by the Planning Commission within the first 30 days of an initial project submitted to review and provide preliminary comments on the site design and architectural elevations. A color board shall be submitted with the initial submittal of a project to assist in the review of the project by staff and the Planning Commission. The Planning Commission shall also determine whether story poles are required for projects that are 27 feet or higher in height.

1. Application Form - Completed and signed by the property owner and applicant.
2. Statement, clearly describing all requested exceptions to the City's design standards.

Permit Process

- Zoning Clearance Over the Counter
 - Certain uses in existing buildings
- Zoning Administrator Public Hearing
 - Industrial projects of less than 10,000 square feet
- Planning Commission Public Hearing
 - Development plans
 - Conditional use permits
 - Lot line adjustments
 - Tentative parcel maps
- Planning Commission with Recommendation to City Council Public Hearing
 - Zone changes
 - General plan amendments
 - Specific plans
 - Tentative tract maps
- Extensions of time approved by body that originally approved the project

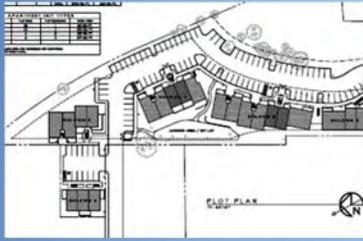
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Economic Development

- Buellton regulations flexible and streamlined
 - Requirements and process must still be followed
- Examples
 - Farm Supply
 - Nova Sensors
 - Global Silicones
 - Figueroa Mt. Brewery
- Adding more layers of review and regulation adds time and money for applicants which does not promote economic development

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Permit Process Example Development Plan

- Application submitted
 - Site plan, architectural elevations, landscape plan, grading plan, etc.
- Staff review
 - Must occur within 30 days
 - Sent to other Departments and other agencies with jurisdiction
- Planning Commission conceptual review
 - Within the first 30-day period
- Incomplete letter sent to applicant
 - Sent within 30 days and outlines corrections needed to plans and other items that must be submitted
- Application resubmitted
 - If the submittal meets the items outlines in letter the application is complete and moves forward to the Planning Commission
 - If not, another incomplete letter is sent
- Environmental determination made and appropriate document prepared
- Story poles for major project erected on the property
- Staff prepares staff report, resolution, and conditions of approval
- Planning Commission public hearing

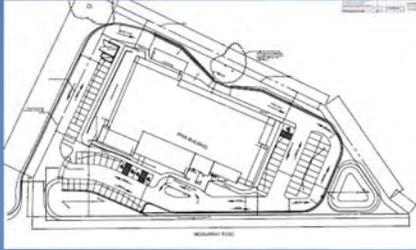
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Approved Projects

- Polo Village
- Racquet and Swim Club
- Petersen Industrial Development Plan

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Projects in Process

- Meritage Senior Living Complex
- Buellton Apartments
- Village Specific Plan Retail
- Joint Replacement Clinic

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Potential Projects

- Bowling Alley
- Village Specific Plan Hotel
- Village Specific Plan Senior Housing
- Village Specific Plan Park

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City of Buellton
Housing Element, 2009-2014



Long Range Planning

- Branding and Economic Development Request for Proposals
- Emergency Operation Plan
- Avenue Median Improvements
- 2014 Housing Element Update
- Community Design Guidelines and Zoning Ordinance Review with Planning Commission

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