CITY OF BUELLTON
CURRENT MAJOR PROJECTS LISTING

May 5, 2026

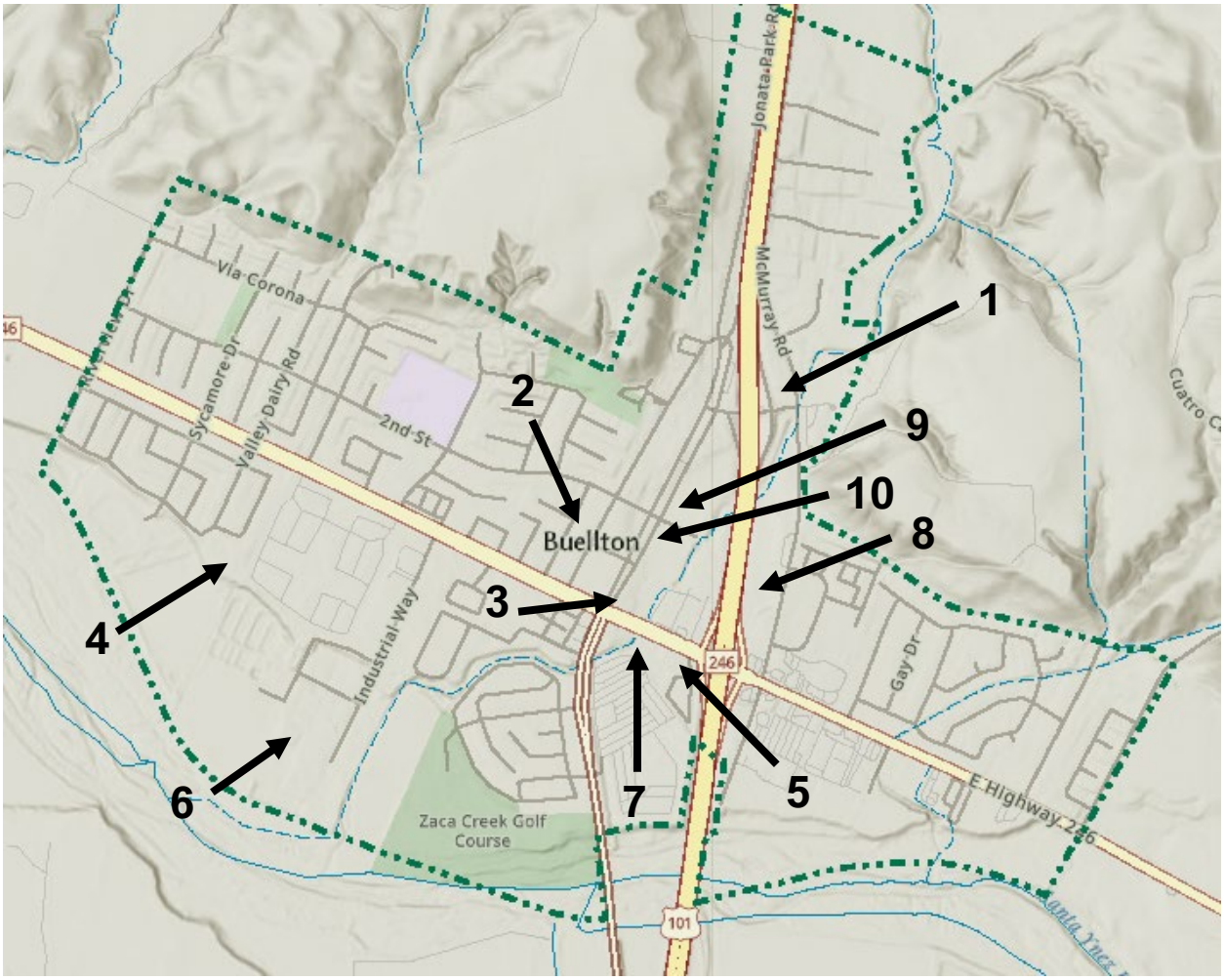
Acronyms Used
PC = Planning Commission; CC = City Council

CONCEPTUAL REVIEW – formal application not yet submitted			
1. **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
2. **410 Central Ave Mixed-Use** 410 Central Avenue	Residential Commercial	6 units 1,800 ft^2	• PC Conceptual Review on 5/2/24
APPLICATIONS IN PROCESS – in Planning Dept. review; approval / denial decision pending			
3. **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 in process
4. **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
5. **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
6. **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
7. **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			
8. **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
9. **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
10. **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			
11. **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
12. **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
13. **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

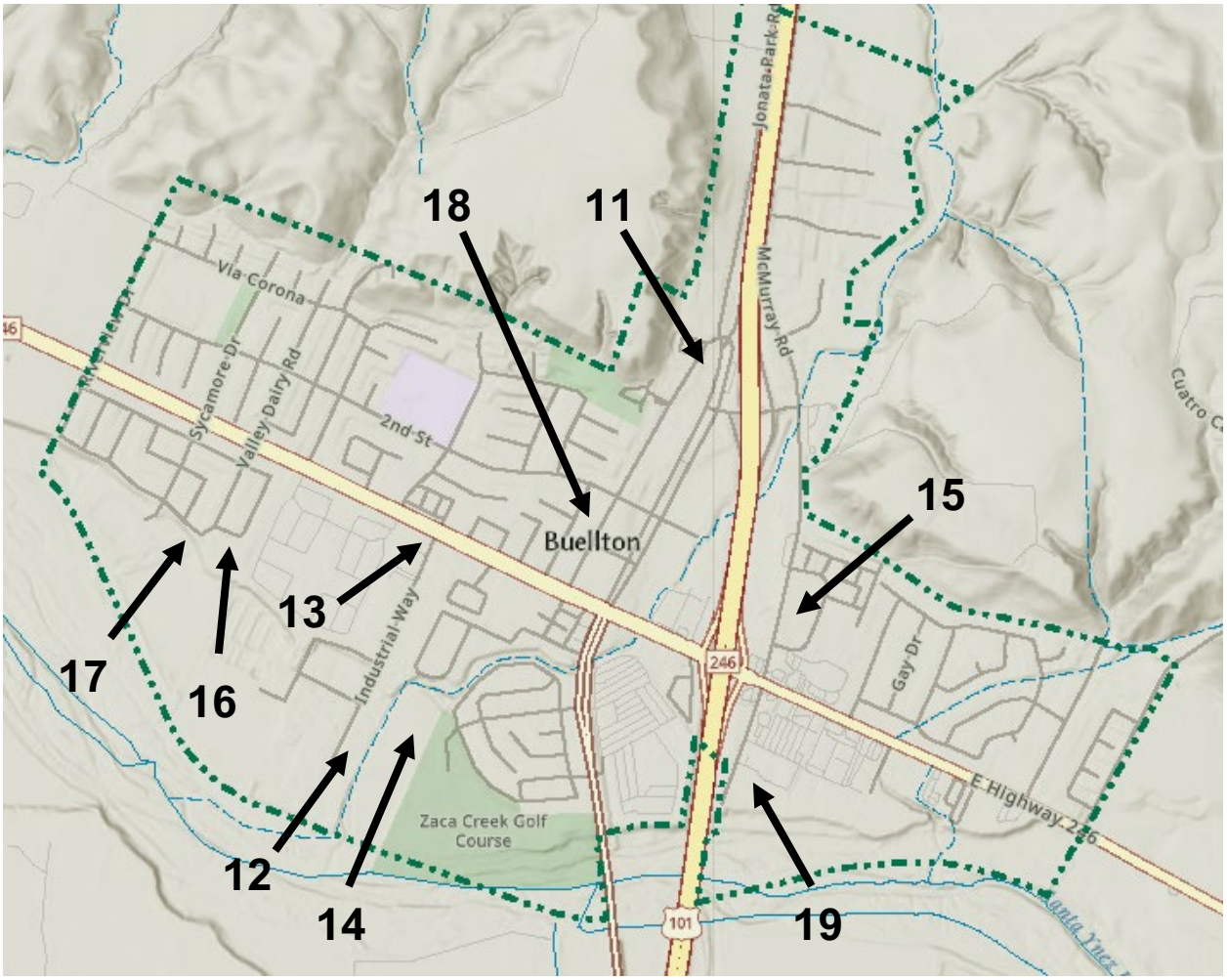
			• Grading & building permits pending
14. **Buellton Hub** SE end of Industrial Way	Light Industrial Office Multi-Family Residential Community Center	46,676 ft^2 28,066 ft^2 54 units 2,377 ft^2	• CC Public Hearing on 2/22/18: project approved • CC Public Hearing on 11/10/22: 1st time extension approved • CC Public Hearing on 3/14/24: 2nd time extension approved • CC approved the Final Tract Map on 7/25/24 • Construction drawings under review
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. **Hundred Hills School** 208, 212 & 218 Dairyland Road	Private School	2,872 ft^2	• Project Application submitted 3/25 • PC Public Hearing on 7/3/25 – project is denied • Appeal filed on 7/7/25 • CC Public Hearing on 7/24/25 – appeal upheld, project and license agreement approved • Grading permit issued on 9/10/25 • Building permit issued on 9/17/25 • Completed construction
17. **Willemsen Parking Lot**	Parking lot for library, Children's Museum, etc.	112 spaces	• Construction started 5/25 • Under Construction
18. **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
19. **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 • Under Construction

CONCEPTUAL, PENDING, AND APPROVED PROJECTS
May 2026



CONCEPTUAL		PENDING – APPLICATIONS IN PROCESS	
1	In-N-Out Burger	**3**	Pea Soup Andersen's Demolition
2	410 Central Mixed-Use	**4**	SYV Children's Museum
APPROVED		**5**	Shell Gas Station Expansion
8	Cottage Health (Parks Plaza Theater site)	**6**	Self-Storage – 33 Industrial Way
9	The 518	**7**	Hwy 246 Commercial Center
10	Creekside Village		

PROJECTS IN PLAN REVIEW, UNDER CONSTRUCTION AND/OR RECENTLY COMPLETED
May 2026



IN CONSTRUCTION PLAN REVIEW		UNDER CONSTRUCTION	
11	ARCO AM-PM Gas Station	**15**	Home2 Suites & Hyatt Place Hotels
12	Self-Storage - 70 Industrial Way	**16**	Hundred Hills School (Recently Completed)
13	Chanin Wine	**17**	Willemsen Parking Lot
14	Buellton Hub	**18**	430 & 440 Central Ave Duplexes & ADUs
		19	Buellton Garden Apartments