

## Environmental Review

The California Environmental Quality Act (CEQA) requires the environmental review of all discretionary projects. Therefore, AHOZ projects will be evaluated to determine the environmental impacts that are associated with the project. After review of the initial application submittal, additional information may be requested to adequately review the environmental impacts of the project. After review of all material, an initial study will be prepared to determine the appropriate type of environmental document to be processed for the project. A streamlined environmental review process has also been established for AHOZ projects.

## Permit Processing

**Zoning Clearance.** Residential projects not exceeding 25 units per acre on AHOZ sites with a General Commercial (CR) designation may be processed by the Planning Director as simple zoning clearance so long as the project conforms to the development standards of the underlying zone district.

**Development Plan Approval.** Residential projects greater than 25 units per acre on AHOZ sites with a General Commercial (CR) designation (or do not otherwise qualify for a Zoning Clearance) may be allowed by Development Plan approval under the jurisdiction of the Planning Commission.

**Conditional Use Permit.** Residential projects on AHOZ sites zoned for uses other than General Commercial (CR) may be allowed by Conditional Use Permit approval under the jurisdiction of the Planning Commission.



(1/2006)

# Affordable Housing Overlay Zone (AHOZ)



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## City of Buellton Planning Department

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For additional information or application forms, please contact the Planning Department.

## What is an AHOZ?

The Affordable Housing Overlay Zone (AHOZ) consists of nine Key Development sites in Buellton that are zoned for commercial or industrial development. The AHOZ allows these sites to be developed for exclusive residential use, instead of what the underlying zone district permits. If these sites are developed for exclusive residential use, 20% of the units must be affordable units. Affordable units are available for people with very low, low, and moderate incomes. The incomes are based on the Area Median Income of Santa Barbara County.

## Purpose of the AHOZ

The updated Housing Element that was adopted on June 10, 2004 calls for the establishment of an AHOZ as the principal means for accommodating the City's regional share of housing needs for persons and families of low and moderate incomes.



## Development Standards

Residential development on an AHOZ site must conform to the following development standards (please refer to Section 19.16.013 of the Buellton Municipal Code for the complete list of development standards)

- Minimum density of 25 units per acre of net buildable area
- 20% of all units must be affordable units
- Affordable units may be rental or for-sale dwellings
- All projects shall comply with the adopted Community Design Guidelines, Standard Conditions and Environmental Mitigation (if any is required)
- An Affordable Housing Agreement is required
- A density bonus of 2 market rate units for each low or very low income affordable unit, up to 50% above the base density is allowed
- Provided the mandatory findings of section 19.16.013.B.10 can be made, the City Council may allow dedication of vacant land or payment of a housing in-lieu fee instead of the construction of affordable units

Refer to Chapter 16 of Title 19 for a complete discussion of the AHOZ overlay

## Summary of Sites

List of AHOZ Sites		
Map No.	General Location (All Within The City Of Buellton)	Assessor Parcel Numbers
I	Northeasterly of the northerly terminus of McMurray Road adjacent to the McMurray Industrial Park.	137-090-006 137-090-007
II	Along the west side of Jonata Park Road, north of the intersection of Avenue of Flags and Central Avenue.	099-400-064 099-400-065
III	Northwest and southwest of the intersection of Damassa Road and McMurray Road.	137-170-059 137-170-060
IV	East of McMurray Road and north of the easterly prolongation of Glennora Way.	137-090-046
V	Northeast corner of La Lata Drive and Hwy 246.	099-590-042 099-590-043
VII	Southeast of the intersection of Hwy 246 and Avenue of Flags.	137-190-013 137-190-017 137-190-024 137-190-026 137-190-032 137-190-033
IX	Southeasterly of the southerly terminus of McMurray Road behind and adjacent to the Buellton Town Center.	137-200-077 137-200-078 137-200-087 137-200-094
X	North of the easterly terminus of Second Street.	137-170-053
XI	Along the easterly side of McMurray Road at the intersection of Damassa Road.	137-170-650

