

**Willemssen Green
Adhoc Meeting #2
February 18, 2026**



Agenda

- Survey Results
- Zoning Presentation
- Next Steps
- Questions





Survey Results



General Takeaways

- Survey open from January 12 – February 4
- **302 responses**
 - 40% families without children or children who have left home
 - 33% families with older children ages 8-18
 - 27% families with young children ages 8 and under
- 91% Buellton residents
- 31% live in the immediate neighborhood

General Takeaways

- Priority Uses – Top Choice Selected:

Recreation (46%) and Nature (31%)

- *The rankings show a clear preference for active and passive outdoor uses that preserve open space while offering opportunities for recreation, arts, and community connection.*

Please rank the following potential community-serving uses for the Willemssen Property in order of preference:

Rank #1: Recreation

Rank #2: Nature

Rank #3: Culture & Arts

Rank #4: Civic

Rank #5: Education

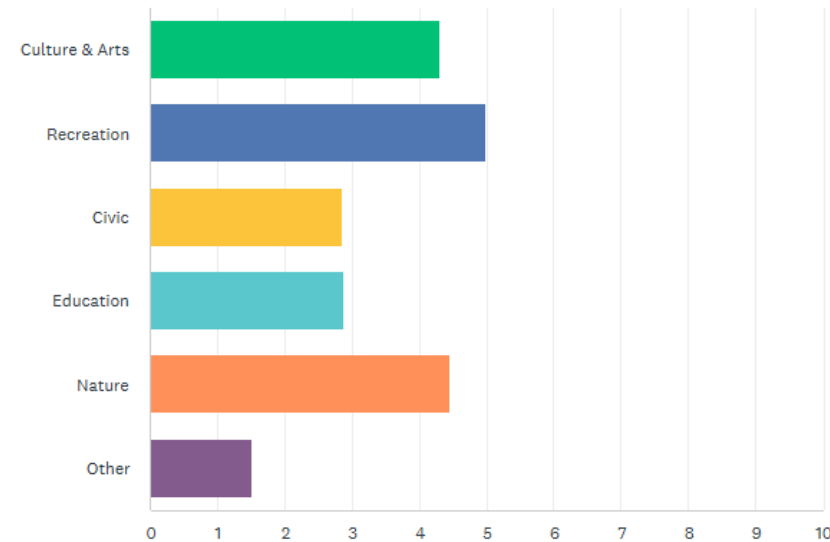
Rank #6: Other

Q1

Customize Export

Please rank the following potential community-serving uses for the Willemssen Property in order of preference (top = highest preference)

Answered: 301 Skipped: 1



Open Ended Responses Ideas or Priorities

120 Respondents

- Keep it open, green and minimally developed
- Public access with opposition to private/exclusive use
- Protect neighborhood quality of life
- Community benefit
- Family, youth, and teens
- Small-scale events and cultural programming
- Sports and recreation facilities
- Parks, picnic and passive amenities

Open Ended Responses

What NOT to put on Willemssen Green

156 respondents

- Private schools
- Private business
- Housing
- High-impact events
- Traffic, parking, and neighborhood disruption
- Permanent buildings, hardscape or overdevelopment
- Commercial/tourism
- Organized sports or high-intensity recreation

Zoning Overview



Zoning & Relationship to General Plan

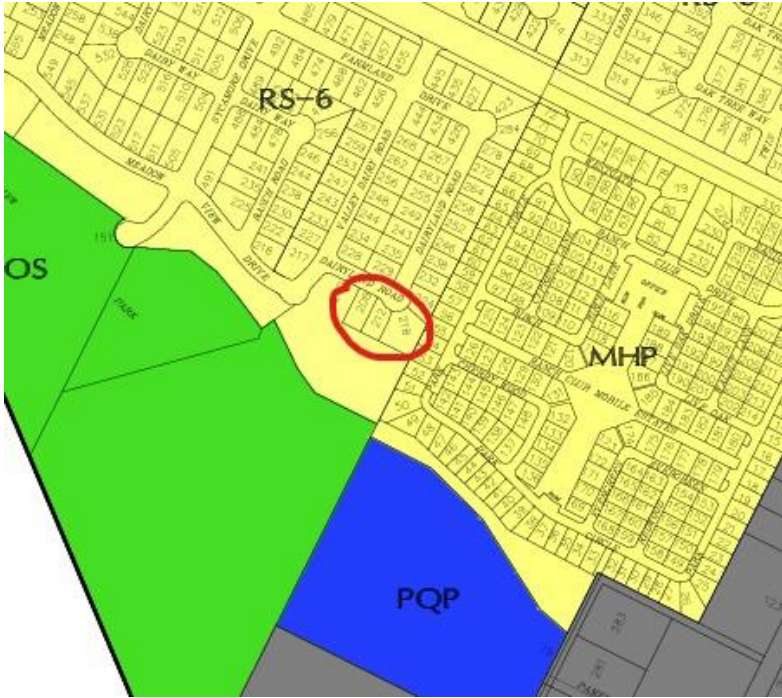
General Plan

- Long Term, high-level policy document, serving at the City's "Constitution" for development
- City is currently updating the General Plan

Zoning

- Detailed, legally-binding regulatory tool that implements policies included in the General Plan, on specific parcels
- Zoning Map – designates broad categories under which a variety of different allowable land uses fall
- Depending on the "zone", different land uses are allowed or disallowed and/or have different requirements
- Zoning is meant to ensure that appropriate land uses are located in appropriate locations, advancing the City's vision as outline in the General Plan

Zoning Map - City of Buellton



Buellton Zoning Map

Willemsen Property – Zoning Considerations

- Current Zoning:

- RS-6 (RESIDENTIAL)

- Possible Future Zoning:

- PUBLIC QUASI PUBLIC (PQP)
- RECREATION (REC)
- OPEN SPACE (OS)
- OTHERS (AS MAY BE IDENTIFIED IN GENERAL PLAN UPDATE)

Next Steps

- Begin deep dive discussions on each land use category:
 - RECREATION (next meeting)
 - NATURE
 - CULTURE AND ARTS
 - CIVIC
 - EDUCATION



Questions?

Thank you

Scan the QR code if you would like to receive update notifications!

