



# CITY OF BUELLTON

## SPECIAL JOINT MEETING MINUTES CITY COUNCIL AND PLANNING COMMISSION

February 24, 2021 – 6:00 p.m.  
City Council Chambers  
140 West Highway 246, Buellton, CA

### CALL TO ORDER

Mayor Holly Sierra called the meeting to order at 6:00 p.m. via Zoom.

### PLEDGE OF ALLEGIANCE

Vice Mayor John Sanchez led the Pledge of Allegiance via Zoom.

### ROLL CALL

Present via Zoom City Council Members Dave King, John Sanchez, Vice Mayor Art Mercado, and Mayor Holly Sierra

Present via Zoom Planning Commissioners Aaron Liggett, Art Mercado, Marcilo Sarquilla, Vice Chair Bob Blokdyk and Chair Patty Hammel

Staff: City Manager Scott Wolfe (via Zoom), Planning Director Andrea Keefer (via Zoom), Assistant Planner Cara Meche (via Zoom), Contract Planner Irma Tucker (via Zoom), Public Works Director Rose Hess and Staff Assistant/Planning Technician Clare Barcelona

Consultants  
Present via Zoom: Joel Falter, Principal, KOA Corporation  
Rincon Consultants

### BUSINESS ITEM

#### 1. GP-LUCE Update – Workshop #3

City Planning Staff and Joel Falter, Director of Planning, KOA Corporation, hosted an informational study session for the City Council and Planning Commission. The session included the following:

- Land Use and Social Equity Presentation and Policy Direction

- Circulation Presentation and Policy Direction
- Public Comment

A question and answer session followed the presentation.

Larry Bishop submitted written comments that were read into the record.

## **ADJOURNMENT**

Mayor Sierra adjourned the meeting at 9:19 p.m.

A summary of the City Council and Planning Commission comments is attached.

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Chair Patty Hammel

ATTEST:

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Clare Barcelona, Planning Commission Secretary

**An audio CD of this Planning Commission Meeting is available upon request.**

**General Plan – Land Use & Circulation Element (LUCE) Update**  
**City Council / Planning Commission Joint Workshop**  
**February 24, 2021**

**Summary of Comments**

**LAND USE**

**Planning Commission Comments**

*All Commissioners thanked staff and the consultants for a comprehensive presentation.*

Mercado            Mentioned Ag support businesses such as wineries. Mentioned updating the code requirements for wineries and tasting rooms especially in regards to parking (L-36)

Liggett:            Agrees w/all recommendations presented.  
Q re: Social Equity, what strategies will be used to get the community involved?

Irma Tucker response: Policy items will be flushed out in future updates. The City is doing a fair amount of outreach with Bi-lingual noticing. COVID has deterred in-person workshops. The City recognizes the different needs and constraints of the community and will be looking at these in the Land Use & Circulation Elements.

Sarquilla:        No Comments

Blokdyk:         No Comments - agrees with recommendations

Hammel:         Concurs with recommendations. Agrees we need to study impact fees (L-6). L-10 needs code revision in regards to the new historic designations, important for new developments. Referenced Pea Soup Andersons being up for sale.  
Q for Cara: Growth scenario 1 & 2, what is buildout based on?

Cara Meche response: The buildout is based on building permit information received from the County.

**City Council Comments**

*All Council Members thanked staff and the consultants for a comprehensive presentation.*

Lewis:            No Comments – taking it all in and learning.

King:             Q: Do we have current issues with access to recreation?

Irma Tucker answered that, in reviewing comments from the community surveys, perhaps convenient and safe access, not amount of recreation space, could be the issue.

Andresik:        Q: Regarding River View Park – consider a “Regional Park” designation, as it could be helpful for people wanting to do events there.

Irma Tucker commented that the city could consider the nuances of designating a regional park.

Sanchez:         Asked if we are currently using an impact fee schedule.

Andrea Keefer answered that various fee schedules are currently in place including Planning, Engineering, Schools, Fire Dept etc. Current fee schedules have not been updated in a long time.

Sierra: Impact fee scheduled do need to be updated since the last updates were in 1995. UGB expires in 2024; Mayor Sierra feels it will be extended. The State is pushing for homes...ADU's. Is this being studied in this document? Is RHNA being considered in the land use element/buildout scenarios?

Staff answered that the Housing Element will be updated in the next years and will address more housing issues.

Sierra: Regarding Social Equity, the City needs to take care of its own. Work towards housing residents in a safe environment. Stated that even though we do not have DACs in Buellton, there are pockets of low-income housing, especially with the hotels. Need to consider more low-income housing, as this could be considered a social equity issue. The City has a great transportation system in place.

## **CIRCULATION**

### **Planning Commission Comments**

*Again, all Commissioners thanked staff and the consultants for a comprehensive presentation.*

Mercado: Q: Would the proposed CEQA evaluation of Highway 246 between Lompoc and VAFB affect Buellton at all?

Scott Wolfe answered that it is unclear what the Lompoc-VAFB buildout would look like.

Hammel: Q: Explain construction of interconnect behind Albertsons (#1-F)

Rose Hess answered that a secondary path of travel (similar to an alley) parallel with Hwy 246 behind the Albertsons shopping center is needed.

Hammel: Q: Explain C-15?

Scott Wolfe answered that methods for providing parking for recreational vehicles may include use of private developer partnerships and to require improvements to on-street parking or provide off-street parking as part of development project approvals.

Mercado: Agrees with proposed updates

Liggett: Agrees with proposed updates. Priorities are the same as his. Would like to solve the pedestrian/bicycle overcrossing at RT Buell Drive.

Sarquilla: Continue to improve lighting and landscaping. Questioned traffic counts on a daily, weekly and monthly basis to get an idea of Buellton traffic flow. More information is needed [would like another meeting on circulation].

Blokdyk: Encourages McMurray Road widening  
Consider more parking for rideshare commuters (Park & Ride on North end of Avenue)

Skinny 246 – great idea

Hammel: C#7 – Removal of on-street parking, is it linked with C-15? Not really specified. Example: Bike lanes restrict on-street parking. Would caution on the removal of street parking in Program C-7.  
Keep the proposed Park & Ride on Avenue  
Skinny 246 – Agrees with for calming West Hwy 246

### **City Council Comments**

*Again, all Council Members thanked staff and the consultants for a comprehensive presentation.*

Andrisek: Q: Regarding secondary access behind Albertsons and hook ramp. Council request to delete hook ramp needs formal action

Lewis: Agrees with recommendations  
Undecided regarding the Park & Ride on Avenue, as there doesn't seem to be a need for it now  
More pedestrian and bike paths/crossings are needed, especially for teens and tweens.  
Would like to continue to improve lighting around the City

King: Suggested review of the City's RV ordinance to take vision clearance into consideration  
Cautioned not to over saturate roadways with bike lanes. Mentioned the "Bike Lane to Nowhere" on Avenue of Flags. Suggested a re-visit of the class 2 bike lane on Aoff  
Not in favor of median improvements if they constrain Aoff to one lane.  
Q: Are we currently in negotiations with Caltrans to widen McMurray Road?

Rose Hess answered No. Planning Dept has a future meeting to discuss a proposed development north of the Village Specific Plan. This project could affect the widening of McMurray.

King: Suggested putting in sidewalks between the Hampton North to Firestone Brewery  
Noted that the commuters using the Park & Ride on the South of Aoff are spilling over into the Rancho de Maria neighborhood and have we had any complaints?

Rose Hess answered no, that we haven't been made aware of any complaints with Park & Ride cars parking in Rancho de Maria

Sanchez: Asked about the North Park & Ride status

Rose Hess answered that the project is low on the priority list, requiring engineering time and expense. No progress has been made in the past year due to higher priority projects.

Sanchez: Can't see spending city funds to widen McMurray Road. Let future developers pay for the widening.

Andrisek: Enable sidewalks in Thumbelina. Seniors would especially benefit from this.

Sierra: C-1: Get SBCAG to help us with Complete Streets on Hwy 246  
C-3: SBCAG grant to study congestion.  
2006 MNS study done for skinny 246  
Thumbs up to requiring bike racks

R.T. Buell overpass enhancements may be unimaginable, but it would be nice  
Widening of McMurray Road needed  
Access road behind Albertsons needed, going to need secondary access point for projects here  
Traffic fee updates necessary  
Hold off on the Park & Ride on the North end of AoF  
Dedicated truck parking needed but how?  
In favor of solar street lighting and improving lighting as it's a safety feature and improving landscaping, but keep it cost effective

**Public Comments:** from Larry Bishop:

Will the updates anticipate the City supporting or annexing property on Santa Rosa Road south of the river near the Granite or Mosby businesses for non-agricultural development, like sports fields, motels, gas stations? Is the City in discussions for such a development?

Regarding circulation, how about a right-hand turn lane to the southbound 101 onramp from 246 in front of the Sideways Inn? There is a lot of backed up traffic there. Thanks, Larry

**Wrap-Up**

Irma wrapped-up stating that she is impressed with the feedback received especially in regards to the Circulation Element. She stated that the LUCE Update Phase I efforts are nearing completion. Phase II will be to prepare the LUCE Update documents and EIR. Staff will prepare the Land Use Element; Rincon will prepare the Circulation Element, with KOA doing the Traffic Study. A Public Scoping Meeting will be held in March or April to seek community input on the program EIR.

PC Chair and the Mayor again thanked staff, stated this workshop got them thinking and stated they would be interested in another Circulation Element workshop.