

**CITY OF WESTMINSTER
PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF WESTMINSTER WILL HOLD A PUBLIC HEARING at its meeting of Wednesday, April 28, 2021 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers at the Westminster Civic Center, 8200 Westminster Boulevard, Westminster, California, or via teleconference/web conference pursuant to State of California Executive Order N-29-20, on the following item:

CITY COUNCIL REVIEW OF THE PLANNING COMMISSION'S APPROVAL OF CASE NO. 2019-157, LOCATED AT 5992 WESTMINSTER BLVD, INVOLVING THE FOLLOWING ENTITLEMENTS: 1) CONDITIONAL USE PERMIT AMENDMENT TO C-614 TO MODIFY AN EXISTING SERVICE STATION WITH THE RECONSTRUCTION OF A LARGER 1,960 SQUARE FOOT CONVENIENCE STORE. 2) CONDITIONAL USE PERMIT TO OBTAIN A TYPE 20 ALCOHOLIC BEVERAGE CONTROL LICENSE TO SELL "OFF-SALE" BEER AND WINE AT THE CONVENIENCE STORE. 3) DEVELOPMENT REVIEW TO DEMOLISH THE EXISTING KIOSK, CANOPY, AND ONSITE IMPROVEMENTS TO RECONSTRUCT A NEW 1,960 SQUARE-FOOT CONVENIENCE STORE, CANOPY, AND ASSOCIATED ON-SITE IMPROVEMENTS. THIS INCLUDES CLOSING OFF THE EXISTING OPEN ACCESS BETWEEN THE ADJACENT RETAIL CENTER AND SUBJECT SITE AND REMOVAL OF FIVE (5) STRIPED PARKING SPACES THAT SPANS ACROSS THE ABUTTING CENTER AND SUBJECT SITE. 4) VARIANCE TO ALLOW FOR A REDUCED REAR YARD SETBACK, RANGING BETWEEN FIVE (5) FEET AND FOUR (4) FEET, WHEREAS TEN (10) FEET IS REQUIRED BY THE WESTMINSTER MUNICIPAL CODE. THE BUSINESS WILL CONTINUE TO OPERATE 24 HOURS A DAY, MONDAY THROUGH SUNDAY.

The project is found to be Categorically Exempt per Section 15332 Class 32, "In-Fill" Development Project Exemption of the California Environmental Quality Act (CEQA) which pertains to in-fill development projects on a project site that is no more than five acres and meets certain criteria.

At said City Council public hearing, all persons wishing to speak on this matter will be heard.

If a challenge is made by any party in court from actions arising out of a public hearing, that party may be limited to raising only those issues at the public hearing described in this notice or in written correspondence delivered at the public hearing or prior thereto.

If you wish to obtain further information about this project, please contact Alice Tieu at 714-548-3485, or at atieu@westminster-ca.gov.

Christine Cordon, City Clerk of the City of Westminster