



CITY OF WESTMINSTER

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF WESTMINSTER WILL HOLD A **PUBLIC HEARING** AS FOLLOWS:

HEARING BODY: CITY COUNCIL
DATE OF HEARING: JANUARY 26, 2022
TIME OF HEARING: 7:00 PM OR SOON THEREAFTER
LOCATION OF HEARING: City of Westminster
Council Chambers at the Westminster Civic Center
8200 Westminster Boulevard
Westminster, California 92683 or
Via Teleconference/Web Conference -
Pursuant to the Westminster City Council Resolution No. 5091 adopted on
January 5, 2022

PUBLIC HEARING ITEM: A request for a General Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Development Review (Case No. 2020-1127) associated with a proposal to develop and operate a residential care facility on a vacant lot.

RESOLUTIONS AND ORDINANCE

- A) Adopt "A Resolution of the Mayor and City Council of the City of Westminster Adopting a Mitigated Negative Declaration Associated with Case No. 2020-1127 Involving a General Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Development Review for the Proposed Development of a Residential Care Facility on Property Located at 8251 Heil Avenue (Assessor's Parcel Numbers 107-220-68 and 107-220-69)"; and
- B) First reading, read by title only, waive further reading, and introduce "An Ordinance of the Mayor and City Council of the City of Westminster amending the Westminster Municipal Code and the official City of Westminster Zoning Map from P/SP (Public/Semi-Public) to R3 (Multiple-Family Residential 13 to 14 Units/Acre) for property located at 8251 Heil Avenue (Assessor's Parcel Numbers 107-220-68 and 107-220-69)"; and
- C) Adopt "A Resolution of the Mayor and City Council of the City of Westminster Approving Case No. 2020-1127 Involving a General Plan Amendment, Conditional Use Permit, and Development Review for the Proposed Development of a Residential Care Facility on Property Located at 8251 Heil Avenue (Assessor's Parcel Numbers 107-220-68 and 107-220-69)."

PROPOSED PROJECT

General Plan Amendment, Zoning Map Amendment, Conditional Use Permit, Development Review (Case No. 2020-1127).
Application for: ActivCare Residential Care Facility for the Elderly
Applicant: ActivCare Living, Inc., 9619 Chesapeake Drive, Suite 103, San Diego, CA 92123

Location: Vacant portion of property located at 8251 Heil Avenue, Westminister, CA 92683



The Project, as proposed, is a 60-bed residential care facility on a property that is designated as “Public/Semi-Public Facilities” per the City’s General Plan and is zoned P/SP “Public/Semi-Public.” The Project will require a General Plan Amendment to change the land use designation to “Residential Medium Density (8.1 – 14.0 du/ac)” and a Zoning Map Amendment to change the zoning to “R3 (Multiple Family Residential (13 to 14 Units/Acre) District.”

The proposed care facility for the elderly will provide assisted living services for patients with Alzheimer’s disease and other types of dementia. The facility will operate 24 hours per day, 7 days per week and will be served by three staggered daily staffing shifts. The facility will be staffed by approximately 50 employees. A Conditional Use Permit is required for the proposed land use.

To accommodate the proposed care facility the Project also includes a proposed single-story, 26,680-square-foot building on a lot of 1.98 acres that is currently vacant. The site layout will include associated parking areas for employees and visitors to the facility, which will take access from two driveways on Heil Avenue. Landscaped courtyards and stormwater management facilities will be constructed. Runoff from new impervious areas on the site will be routed through three bio-filtration basins located across the project area. Ultimately the Project will drain into the East Garden Grove-Wintersburg Channel adjacent to the property. The Project will construct a storm sewer connection to an existing curb inlet in the Huntington Beach storm sewer located in Heil Avenue. The Project will also construct a sanitary sewer connection to an existing Huntington Beach sewer main south of Heil Avenue. A Development Review is required for the proposed building.

ENVIRONMENTAL REVIEW STATUS

An Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared for the above referenced project. Pursuant to the California Environmental Quality Act (CEQA) and the City’s Guidelines for the

Implementation of CEQA, the City has analyzed the project and determined that the project, as proposed, does not present a threat of significant impacts to the environment through the application of mitigation measures. The MND was available for public review and comment beginning on September 14, 2021 and ending on October 4, 2021.

INVITATION TO BE HEARD:

The public is welcome and invited to comment pertaining to this Public Hearing Item. All persons wishing to speak and participate on this matter may do so via one of the following:

- Via Zoom by using the Zoom Link providing on the City's Website/Agenda at www.westminster-ca.gov, and "raising hand" during the Public Hearing until the City Clerk staff calls you; or
- Via E-Comment/Email by visiting the City's Website and click on the link: CityClerkCSR@westminster-ca.gov; or
- Written Comment via Drop-Off to be filed with the City of Westminster, City Clerk's Office, 8200 Westminister Blvd, Westminister, CA 92683, during our Regular Posted Business Hours. Written MUST be received by the City Clerk's Office by no later than 2:00 PM on said Public Hearing date; or
- Written Comment via U.S. Mail must MUST be received by the City of Westminster, City Clerk's Office, at least 1-business day prior to the scheduled Public Hearing 8200 Westminister Blvd., Westminister, CA 92683.

Please reference the Public Hearing Title, date of hearing, and Agenda Item, in any written correspondence or Email Subject Line and must be filed by the deadlines.

Further information may be obtained by contacting the following:
Christopher Wong, Community Development Department
(714) 548-3495, cwong@westminster-ca.gov

A copy of the Public Hearing item listed above will be available for reviewed at City Hall, City Clerk's Office, 8200 Westminister Boulevard, Westminister, and/or a copy may be obtained from the City Clerk at a nominal charge during posted business hours. The Agenda Staff Report and attachments, if any, will also be available on the City's website at <https://www.westminster-ca.gov>.

/S/

Lucie Colombo, CMC, CPMC
Interim City Clerk of the City of Westminister

DATED: January 10, 2022

PUBLISHED: WESTMINSTER HERALD-JOURNAL
January 13, 2022