



CITY OF WESTMINSTER

NOTICE OF AVAILABILITY

SUBJECT: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR)

PROJECT TITLE: Westminster Mall Specific Plan – Project Case No. PC 2019-201 (State Clearinghouse # 2019100444)

The City of Westminster requests your careful review and consideration of this notice, and it invites all input and comments from interested Agencies, persons, and organizations regarding the DEIR. Pursuant to Public Resources Code §21083 and CEQA Guidelines §15087, the DEIR will be available for a 45-day public review period from Monday, August 15, 2022, through Thursday, September 29, 2022. The DEIR is available for review at the following location:

City of Westminster Community Development Department (Planning Division)
8200 Westminster Boulevard,
Westminster, CA 92683

The document can also be accessed online at:

<https://www.westminster-ca.gov/departments/community-development/planning-division/specific-plans/westminster-mall-specific-plan>

All comments or other responses to the DEIR should be submitted in writing to:

Mr. Steven Ratkay
City of Westminster – Planning Division
8200 Westminster Boulevard
Westminster, California 92683
WestminsterMallDEIR@westminster-ca.gov
(714) 548-3494

Project Location: The project site is the Westminster Mall located at 1025 Westminster Mall, Westminster, CA 92683 and encompasses approximately 100 acres. The Westminster Mall is west of Interstate 405 (I-405) and is generally bounded by I-405 to the north and east, Edwards Street to the west, Bolsa Avenue to the south, and Goldenwest Street to the east.

Existing Conditions: With the adoption of the 2016 General Plan, the Westminster Mall was designated as a mixed-use area and subject to a Specific Plan for future development. The Westminster Mall Specific Plan (proposed project) is approximately 100 acres, is owned by five property owners, and contains approximately 1.3 million square feet of retail. The project site consists of central retail with major department stores

(“anchors”), including JC Penney to the north, Target to the south, and Macy’s to the west of the central retail portion of the site. The northwestern corner of the project site includes Best Buy, and Dave’s Appliance Warehouse to the south of it. The mall site can be accessed from four driveways on Bolsa Avenue, one driveway on Goldenwest Street, and two driveways on Edwards Street. Mall parking is provided via a surrounding surface lot. On January 4, 2018, Sears (east side, former anchor) identified that, as part of a plan to close 103 stores nationwide, the Sears department store would be closing. Additionally, in January 2018, Babies R Us (northwest side, anchor, currently “Dave’s Appliance Warehouse”) announced it would close all stores nationwide. The project site is designated Mixed Use Westminster Mall in the City of Westminster General Plan, and zoned C-2 General Business.

Project Description: The proposed project would develop guidelines and standards for mixed commercial, professional office, hotel, and residential development (which would vary in housing type and affordability). The development standards and guidelines address: permitted uses, building heights (that vary by location on the site), edge treatments, setbacks, aesthetic design features, open space requirements, circulation, and landscaping. The development standards and guidelines would apply to future development and remodeling projects; no project owners have submitted applications for projects at this time. The proposed project would include a General Plan Amendment, Specific Plan adoption, and Development Agreement.

Primary and secondary circulation within and to the project site would be similar to existing conditions, and would be provided through the I-405 off-ramp and driveways along Bolsa Avenue, Edwards Street, and Goldenwest Street. A pedestrian and bicycle trail and gateway would be located at the northwestern corner of the site, north of the mall property in the Navy Railway easement, within the project site boundaries.

The DEIR analyzes the maximum square footage, number of units, residents, and employees (3,000 dwelling units, 425 hotel rooms, 1.2 million square feet of non-residential uses, 8,373 residents, and 2,990 employees).

Implementation of the proposed project would result in significant and unavoidable impacts to Air Quality, Greenhouse Gas Emissions, Noise, and Transportation.

/S/
Lucie Colombo, CMC, CPMC
Interim City Clerk of the City of Westminster

DATED: August 15, 2022

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