



PUBLIC NOTICE

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

HEARING BODY: PLANNING COMMISSION

DATE OF HEARING: NOVEMBER 2, 2022

TIME OF HEARING: 6:30 PM OR SOON THEREAFTER

LOCATION OF HEARING: City of Westminster
Council Chambers at the Westminster Civic Center
8200 Westminster Boulevard
Westminster, California 92683
Public Access In-Person or Via Teleconference/Web Conference - Pursuant to State of California Assembly Bill 361

APPLICANT: City of Westminster

PROJECT LOCATION: Westminster Mall site

PUBLIC HEARING ITEM: **Recommendation to the City Council concerning Case No. 2019-201 Westminster Mall Specific Plan (General Plan Amendment, Specific Plan, and Environmental Impact Report).** The Planning Commission will consider the proposed Westminster Mall Specific Plan (WMSP), which includes development standards and guidelines that address permitted land uses, building heights, objective design standards, edge treatments, setbacks, aesthetic design features, open space, circulation, and landscaping for mixed commercial, professional office, hotel, and residential development (varying in housing type and affordability). The development standards and guidelines would apply to future development within the WMSP area. No development projects are proposed at this time. The Planning Commission will consider the WMSP and associated environmental impact report, and formulate recommended actions for consideration by the City Council. The City Council will be the final decision review authority for the WMSP at a separate public hearing. The following actions are required for the WMSP:

- **General Plan Amendment:** An amendment to the Westminster General Plan to increase the number of allowable dwelling units from 824 (assumed in the General Plan) to a range of 2,000 to 3,000 dwelling units, increase the maximum number of residents from 2,676 to 8,373, increase the amount of non-residential area from 1,396,070 square feet to 1,433,750 square feet (1,200,000 square feet of non-residential area and 233,750 square feet of hotel area), and decrease the number of jobs from 3,490 to 2,990.
- **Specific Plan:** Adoption of the Westminster Mall Specific Plan by ordinance, which will include development standards, architectural guidelines, and development review processes for future projects within the Specific Plan area.
- Approval and adoption of an Environmental Impact Report and Mitigation Monitoring Plan.

ENVIRONMENTAL STATUS: An Environmental Impact Report (EIR) was 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 would have significant environmental impacts in the areas of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation. Impacts related to Aesthetics, Energy, Population and Housing, Public Services, Recreation, and Utilities and Service Systems were determined to be less than significant. In order to approve the project, the City Council will need to adopt a Statement of Overriding Considerations in accordance with applicable law. The Final EIR, project plans, and related documents are available for public review in the Community Development Department at 8200 Westminster Boulevard, Westminster, California and at the City of Westminster website at <https://www.westminster-ca.gov/wmsp>. A notice of availability for the Draft EIR associated with the above-referenced project was published on August 18, 2022 in the Westminster Herald-Journal. Pursuant to CEQA, the 45-day comment period for comments on the Draft EIR was between August 15, 2022 and October 3, 2022.

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:

- In-Person on November 2, 2022, at 6:30 PM or soon thereafter at the following location:
City of Westminster Council Chambers at the Westminster Civic Center
8200 Westminster Boulevard
Westminster, California 92683
- Via Zoom by using the Zoom Link provided on the Planning Commission Meeting Agenda found on the City Website at: <https://www.westminster-ca.gov/departments/community-development/planning-division/planning-commission/agendas-minutes>, and “raising hand” during the Public Hearing until the Planning staff calls you; or

*Written comments **MUST** be received by the Planning Division **24-hours prior** to the scheduled public hearing:*

- Written comment via e-mail at: wmpccomments@westminster-ca.gov; or
- Written comment via drop-off to be filed with the City of Westminster, Planning Division, 8200 Westminster Blvd, Westminster, CA 92683, during our regular posted business hours; or
- Written comment via U.S. mail to be filed with the City of Westminster, Planning Division, at 8200 Westminster Blvd, Westminster, CA 92683.

Please reference the public hearing title, date of hearing, and agenda item, in any written correspondence or e-mail subject line.

Further information may be obtained by contacting the following:
Christopher Wong, Senior Planner
(714) 548-3494, WestminsterMall@westminster-ca.gov.

A copy of the public hearing item listed above will be available for review at City Hall, Planning Division, 8200 Westminster Boulevard, Westminster, and/or a copy may be obtained from the Planning Division 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>.



Steve Ratkay, AICP
Planning Manager of the City of Westminster

DATED: October 18, 2022

PUBLISHED: WESTMINSTER HERALD-JOURNAL
[October 20, 2022]