



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: NOVEMBER 30, 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 State of California Executive Order N-29-20

PUBLIC HEARING ITEM: Case No. 2019-201 Westminster Mall Specific Plan (General Plan Amendment, Specific Plan, and Environmental Impact Report). The City Council 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 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), decrease the number of jobs from 3,490 to 2,990, and amend the General Plan land use map for the parcel on the northwest corner of Goldenwest Street and Bolsa Avenue.
- 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 analyzed the project and determined that impacts related to Aesthetics, Agriculture and Forest Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire are less than significant. Further, it was determined that the project as proposed would have significant environmental impacts in the areas of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation. 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 minimum 45-day comment period for the Draft EIR began on August 15, 2022 and ended on October 6, 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:

- Via Zoom by using the Zoom Link providing on the City's Website/Agenda at www.Westminster-ca.gov or https://westminsterca.granicus.com/ViewPublisher.php?view_id=2, 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: Ecomments@westminster-ca.gov; or
- Written Comment via Drop-Off to be filed with the City of Westminster, City Clerk's Office, 8200 Westminster Blvd, Westminster, 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 be received by the City of Westminster, City Clerk's Office, at least 1-business day prior to the scheduled Public Hearing 8200 Westminster Blvd., Westminster, CA 92683.

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

Further information may be obtained by contacting the following:
Christopher Wong, Community Development Department
(714) 548-3494, WestminsterMall@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 Westminster Boulevard, Westminster, 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 Westminster

DATED: November 7, 2022

PUBLISHED: WESTMINSTER HERALD-JOURNAL
November 17, 2022