



## 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. 2022-0430 (Zoning Text Amendment and Zoning Map Amendment)**

The public hearing is to consider the following:

The General Plan is a State-mandated document providing a blueprint for the City's future physical and economic development. The Council will consider a zoning map amendment to rezone parcels of land to create land use districts consistent with the General Plan and Housing Element and to amend Title 17 (Land Use) of the Westminster Municipal Code to implement the City's General Plan and Housing Element as required by the State of California. More specifically, the City Council will consider the following:

- Adopt a zoning text amendment that establishes land use and site development standards for the mixed-use zones and housing overlay to implement the General Plan.
- Rezone parcels of land designated as mixed-use in the City's General Plan.
- Rezone parcels of land currently designated as residential use in the General Plan but the zoning is not consistent with the General Plan.
- Rezone certain parcels of land to mixed-use with a housing overlay that would establish the minimum number of housing units required for a residential development pursuant to Government Code Section 65583.2(h)(i).
- Amend the City's current Design Guidelines Manual.

ENVIRONMENTAL STATUS: Pursuant to the California Environmental Quality Act (CEQA) and the City's Guidelines for the Implementation of CEQA, the City has reviewed and considered the Final Environmental Impact Report (FEIR) for the General Plan certified by the City Council on September 28, 2016 (State Clearinghouse No. 2015121052), including the impacts and mitigation measures identified therein. In compliance with CEQA Guidelines Section 15164, an Addendum to the General Plan FEIR has been prepared which concludes that the proposed updates to the Westminster Municipal Code do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. None of the conditions in the CEQA Guidelines Section 15162 are present to require the preparation of a subsequent EIR, and no additional environmental review is required. Further, no additional environmental review for this project is required to comply with the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, which allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, such as the City's recent General Plan EIR, as no new or greater environmental impacts that were previously analyzed, disclosed, and mitigated will result from this project.

#### 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 by attending the legislative meeting; or
- Via Zoom by using the Zoom Link providing on the City's Website/Agenda at [www.Westminster-ca.gov](http://www.Westminster-ca.gov) or [https://westminsterca.granicus.com/ViewPublisher.php?view\\_id=2](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](mailto: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:

Steve Ratkay, Community Development Department  
714-548-3484

[sratkay@westminster-ca.gov](mailto:sratkay@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, CA 92683 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 10, 2022

PUBLISHED: WESTMINSTER HERALD-JOURNAL  
November 17, 2022