



CITY OF WESTMINSTER

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: FEBRUARY 21, 2024
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, CA 92683

APPLICANT: Retirement Housing Foundation
PROPERTY OWNER: Whittier Retirement Housing Foundation Housing, Inc. (RHF)
PROJECT LOCATION: 13800, 13802, & 13812 Milton Ave., Westminster, CA 92683
(**APN: 203-311-13, -16, and -24**).
PUBLIC HEARING ITEM:

CASE NO. 2023-0646 (Conditional Use Permit, Development Review, and Affordable Housing Density Bonus). The proposed project consists of a Conditional Use Permit for the development of senior housing and an Affordable Housing Density Bonus for the development of 54 attached lower-income residential rental units within one three story building. The site is zoned R-4 (15-18 dwelling units per acre) and is designated Residential High Density (14.1 to 25 dwelling units per acre). In compliance with the California Housing Accountability Act (HAA) and Density Bonus Law, the applicant is requesting 30 residential units and an affordable senior housing density bonus yield of 24 additional units, resulting in a total of 54 units. All units, except for the manager's unit, will be restricted to lower income senior citizen occupants. The 54 units will consist of 52 one-bedroom and two, two-bedroom units. Lastly, in compliance with State law, the applicant is requesting seven waivers or reductions from the City's development standards provided in the Zoning Code (Title 17 of the Westminster Municipal Code) to include a reduction in 1) unit density per square feet, front yard setback, front yard encroachment, parking, floor area, and onsite open space; and 2) a waiver in building height to exceed two stories/35 feet and allow three stories/42 feet in height.

ENVIRONMENTAL STATUS: Categorically Exempt per Class 32, Section 15332, of the California Environmental Quality Act (CEQA).

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 in this matter may do so via one of the following:

- In-Person: City of Westminster Council Chambers at the Westminster Civic Center, 8200 Westminster Blvd., Westminster, CA 92683; or
- Written comment via U.S. MAIL or drop-off: Submit to City of Westminster, Planning Division, 8200 Westminster Blvd., Westminster, CA 92683, during our regular posted business hours.

Note: Written comments **MUST** be received by the Planning Division **24 hours prior** to the scheduled public hearing. Please reference the public hearing title, date of hearing, and agenda item, in any written correspondence or e-mail subject line.

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>.

Further information may be obtained by contacting the following: Sandie Kim, Associate Planner, at (714) 548-3488 or skim@westminster-ca.gov.

DATED: [February 8, 2024]

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