



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: April 10, 2024
TIME OF HEARING: 6:00 PM OR SOON THEREAFTER
LOCATION OF HEARING: City of Westminster
Council Chambers at the Westminster Civic Center
8200 Westminster Boulevard
Westminster, California 92683

APPLICANT/
PROPERTY OWNER: Retirement Housing Foundation
PROJECT LOCATION: 13800, 13802 & 13812 Milton Avenue, Westminster, (APNs: 203-311-13, 16, & 24)

PUBLIC HEARING ITEM: **Case No. 2023-0646 (Conditional Use Permit, Development Review, and Affordable Housing Density Bonus).** The City Council's review of the Planning Commission's recommendation for the approval of Case No. 2023-0646; a Conditional Use Permit, Development Review, and Affordable Housing Density Bonus for the development of 54 multi-family units including 53 lower-income residential rental units within one three story building. The project site consists of three parcels totaling 1.18 gross acres in size. The site is zoned R-4 (15-18 dwelling units per acre) and the General Plan designation is 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 proposing 30 residential units and an 80 percent density bonus yield of 24 additional units resulting in a total of 54 residential units. All units, except the manager's unit, will be restricted to lower income, senior citizen occupants. In compliance with State law, the applicant is requesting five waivers or reductions from the City's development standards provided in the Zoning Code (Title 17 of the Westminster Municipal Code), which include 1) a waiver to increase the building height from two stories/35 feet to three stories/42 feet in height, and 2) a reduction in front yard setback, front yard encroachment, floor area, and onsite open space requirements.

ENVIRONMENTAL STATUS: Categorically Exempt per Section 15332 Class 32 (In-Fill Housing) of the California Environmental Quality Act (CEQA). The project site is less than 5 acres, occurs within City limits and is substantially surrounded by urban uses, and has no value as a habitat for endangered, rare, or threatened species. Further, the development of 54 multi-family units including 53 lower-income senior housing rental units would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all needed utilities and public services. The exceptions identified under CEQA Guidelines Section 15300.2 do not apply.

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 E-Comment/Email by visiting the City's Website and click on the link: ecomments@westminster-ca.gov; or
- Written Comment via Drop-Off and Mail 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 comments MUST be received by the City Clerk's Office by no later than 2:00 PM on said Public Hearing date; or

Note: Written comments ***MUST*** be received by the City Clerk's Office **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, 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>.

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

/S/
Ashton R. Arocho, MMC
City Clerk of the City of Westminster

DATED: March 19, 2024

PUBLISHED: WESTMINSTER HERALD-JOURNAL - March 28, 2024