



## 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: JULY 3, 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: Angela Meyer, Brandywine Acquisition Group, LLC
- PROPERTY OWNER: St. Lukes Lutheran Church of Westminster and Ashton 3, LLC
- PROJECT LOCATION: **Parcel 1 of LLA 2023-0804** (APN: 096-041-30 and -31). Previously addressed as 13552 Goldenwest Street, Westminster, CA 92683
- PUBLIC HEARING ITEM: **CASE NO. 2023-0818** (Development Review, Affordable Housing Density Bonus, and Vesting Tentative Tract Map for Condominium Purposes). The proposal to develop 25 for-sale residential condominium units including 23 market rate units and two very-low-income household units pursuant to California Government Code Sections 65915 through 65918. The project site is 1.29 acres in size and is zoned R-2 (8-12 dwelling units per acre) with a land use designation of Residential Medium Density (8.1 to 14 dwelling units per acre). In compliance with the California Housing Accountability Act (HAA) and Density Bonus Law, the applicant is requesting a base density of 18 residential units with 11 percent (two units) designated for very-low-income households. This allocation of affordability qualifies the applicant to request a 35 percent density bonus resulting in an additional yield of seven units. Lastly, in compliance with State law, the applicant is requesting one incentive or concession, eight waivers or reductions, and reduced parking ratios. These requests include: 1) a concession to exceed the allowable number of stories from two stories/35 feet to three stories/35 feet in height; 2) a reduction in front, side, and rear yard setbacks, monument sign setback, minimum distance between buildings and detached accessory structures, and minimum onsite open space requirements; 3) a waiver to increase maximum lot coverage from 40 percent to 45.7 percent; and 4) reduced parking ratios. *The Planning Commission will make a recommendation to the City Council who has the final decision-making authority on the proposed project.*
- 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](mailto:skim@westminster-ca.gov).

DATED: June 21, 2024

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