



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: AUGUST 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: John Nguyen, Designer

PROPERTY OWNER: Kenny To

PROJECT LOCATION: 8071 16th Street, Westminster, CA 92683 (APN: 097-071-10).

PUBLIC HEARING ITEM: **Case No. 2024-0083 (Conditional Use Permit)** – This is a request to establish a single-family dwelling unit land use in a Mixed-Use Zoning District. [Table 2-8](#) of Westminster Municipal Code Section [17.260.010](#) states that “one-family dwellings” land uses are conditionally permitted in all mixed-use zones. The project proposes to demolish an existing one-story single-family dwelling unit to reconstruct a new two-story single-family dwelling unit in the Mixed-Use 40 Zoning District.

ENVIRONMENTAL STATUS: This project, as proposed, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures). The Class 3 exemption applies to the construction and location of limited numbers of new, small facilities or structures, including up to three single-family residences in urbanized areas. The proposed project meets the criteria for this exemption as it involves the construction of one single-family residence within city limits.

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
- Via E-Comment/Email by visiting the City’s Website and clicking on the link: planning@westminster-ca.gov 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: Memnon “Meme” Torio, Assistant Planner, at (714) 548-3486 or mtorio@westminster-ca.gov.

DATED: [August 1, 2024]