



## 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: August 28, 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: Angela Meyer, Brandywine Acquisition Group, LLC

PROJECT LOCATION: Parcel 1 of LL 2023-0804 (096-041-30 and 096-041-31). 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 Mayor and City Council's review of the Planning Commission's recommendation to approve Case No. 2023-0818; a Development Review, Affordable Housing Density Bonus, and Vesting Tentative Tract Map for Condominium Purposes to develop 25 for-sale residential condominium units including 23 market rate units and two (2) 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 General Plan 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. The project encompasses a total of 25 residential units distributed among three Plan Types, each offering varied floor plans ranging from 1,244 square feet to 1,707 square feet in size. In compliance with State law, the applicant is requesting one incentive or concession, seven 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 wall setback, minimum distance between dwellings, 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.

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 25 for-sale residential condominium units including 23 market rate units and two very-low-income household units will 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](mailto:ecomments@westminster-ca.gov); or
- Written Comment via Drop-Off or U.S. 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 **MUST** be received by the City Clerk's Office by no later than 2:00 PM on said Public Hearing date.

**Please reference the Public Hearing Title, date of hearing, and Agenda Item, in any written correspondence or Email Subject Line.** 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>.

Further project 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).

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/S/

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

DATED: August 6, 2024

PUBLISHED: WESTMINSTER HERALD-JOURNAL - August 15, 2024