

City of Westminster



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PRESS RELEASE

FOR IMMEDIATE RELEASE

October 18, 2024

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City of Westminister Responds to Misleading Flyer Regarding Mobile Home Parks and Mixed-Use Study

WESTMINSTER, Calif. – The City of Westminister has been made aware of a flyer that was recently circulated within the community containing misleading information about mobile home parks, alleged evictions, and the mixed-use economic study presented at the September 11, 2024 City Council meeting.

As part of the City Council’s adopted three-year strategic plan, the City Council discussed “Mixed Use Analysis Related to Strategic Plan Goals and Objectives” on September 11, 2024, which evaluated economic impacts to expanding select mixed-use areas in the city. Based on the discussion, the City Council directed staff to further analyze and refine the study, and work toward implementation of recommendations in the study. The City Council action at the September 11, 2024 meeting was not an action to rezone areas, adopt an ordinance or new laws, or evict residents; nor was there any reference or discussion related to mobile home parks.

To address the concerns of community members, the City Council met on October 14, 2024 to discuss the content of the flyer and provide accurate information related to the study presented on September 11, 2024. The reports and presentations for both meetings are available online at https://westminsterca.granicus.com/ViewPublisher.php?view_id=2.

The City of Westminister is committed to providing accurate information and the claims made in the unauthorized flyer do not represent the facts surrounding the organization’s study, activities, or City Council action. In response to the flyer, an official fact sheet will be provided to all mobile park residents in Westminister and is available on the city’s website at www.westminster-ca.gov.

Members of the community are encouraged to contact the City of Westminister directly with any concerns or questions. For additional information about the study or the unauthorized flyer, contact the City Manager’s Office at (714) 548-3178.

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OFFICIAL INFORMATION

DID YOU RECEIVE A FLYER ABOUT MOBILE HOME PARKS, MIXED USE, AND EVICTIONS? READ BELOW FOR THE FACTS

1. Q: Is the “Eviction Notice” I received real?

A: No. The “Eviction Notice” was sent by an unauthorized group or individual and contains false information. It was not sent by the City of Westminster.

2. Q: Did the City Council approve any new laws, ordinances, or plans to re-zone large areas of the City for mixed-use development?

A: No new laws, ordinances, or plans were approved on September 11, 2024. Based on the presentation, the City Council directed staff to continue the process of studying and evaluating recommendations made in the Economic Development Analysis of Mixed-Use Districts.

3. Q: Will my home or my entire neighborhood be demolished in response to the City Council action approved on September 11, 2024?

A: No. There are no pending projects or plans to demolish mobile homes or other residential neighborhoods in the City. Furthermore, the City has no authority to propose projects in mobile home park areas or any private property. At the September 11, 2024 meeting, the opportunity sites presented did not include any mobile home parks.

4. Q: Will there be outreach by the City, and will I have a chance to give feedback on the recommended changes to the City’s existing Mixed-Use Zones?

A: Yes. Before the Council approves any changes to the Westminster Zoning Code, the Westminster community will be given opportunities to provide input to the City Council and staff. The law requires a General Plan Amendment and California Environmental Quality Act analysis that involves community outreach and a series of technical studies including air, noise, and traffic. The process will take anywhere between 18–24 months.

5. Q: Does the City plan to use eminent domain to acquire residential property for economic development projects?

A: No. Eminent domain was never mentioned in the Economic Development Analysis of Mixed-Use Districts.

6. Q: Does the Council action on September 11, 2024 target mobile home parks and vulnerable populations?

A: No. The Economic Development Analysis of Mixed-Use Districts studied the City’s Mixed-Use Districts approved in the 2016 General Plan. The report evaluated hypothetical development scenarios on some sites in these districts. The sites evaluated did not include mobile home parks or any vulnerable populations.

**FOR MORE INFORMATION, CONTACT THE CITY MANAGER’S OFFICE AT
(714) 548-3178 (ENGLISH/VIETNAMESE) OR (714) 548-3462 (SPANISH).**



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7. Q: Will the Council action add 50,000 cars and dramatically increase the City's population?

A: No changes were approved at the City Council meeting on September 11, 2024. Additionally, no studies have been done to evaluate the number of cars.

8. Q: What protections does the City of Westminster have in place for mobile home parks?

A: Westminster Municipal Code Section 17.400.090 was passed in 2010 to protect mobile home park residents. These protections remained in place after the adoption of the 2016 Westminster General Plan Update and after approval of the latest Economic Development Analysis of Mixed-Use Districts presented to Council on September 11, 2024.

EVICTON NOTICE

On September 11, the Westminster City Council approved a plan to move forward with re-zoning large areas of the city for mixed-use development. This proposal paves the way for high-density, multi-story apartment buildings throughout the city.

Entire neighborhoods, including yours, could be demolished, displacing many Westminster residents as eviction notices are issued citywide.

Figure 2 Westminster Mixed-Use District and Housing Element Sites

3 Council Members Voted to Support the Plan Without Any Protections for Homeowners!

MAYOR CHARLIE NGUYEN
(714) 548-3178

CARLOS MANZO
(714) 548-3178

KIMBERLEY HO
(714) 548-3178

1. In Kelo vs. The City of New London the Supreme Court ruled that private developers could use eminent domain to seize private property for economic development projects. This plan has no eminent domain protections for homeowners.

2. The plan targets the city's mobile home parks and other vulnerable populations. This plan has no protections for seniors, low income residents or other vulnerable resident.

3. The plan would add 50,000 cars on our roads and dramatically increase the city's population. There is no plan to upgrade our streets or schools to accomodate the influx.

Call the Eviction 3 and tell them to repeal this plan NOW!
Mayor Charlie Nguyen - (714) 548-3178
Carlos Manzo - (714) 548-3178
Kimberly Ho - (714) 548-3178

Watch the Eviction 3
Vote for the plan

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