

CITY OF WESTMINSTER

AGENDA ITEM PLANNING COMMISSION

October 7, 2015

TO: The Planning Commission

FROM: Art Bashmakian, AICP, Planning Manager
Alexis Oropeza, Associate Planner

SUBJECT: Case No. 2014-68 General Plan Update – Consideration of the Draft Proposed Land Use Plan

RECOMMENDATION: Recommend that the City Council accept the draft land use plan in order to initiate the environmental review process.

Background

The City Council initiated the two-year General Plan update in May of 2014. Since the start of the process, the City Council established a General Plan Advisory Committee (GPAC) to provide guidance to City staff and the consultant team at strategic milestones in the General Plan Update process (e.g., formulating a community vision, identifying community-wide and area specific land use planning issues, etc.).

The GPAC successfully formulated a Vision statement which was reviewed by the Planning Commission and ultimately adopted by the City Council. The Vision statement paved the way for discussions, workshops, bus tours and community design mapping exercises that lead to the development of the draft Proposed Land Use Plan, which seeks to implement the Vision. The Proposed Land Use Plan was reviewed by the GPAC, who found that it accurately reflected the Committee's direction and the community's vision for the City of Westminster.

The Draft Proposed Land Use Plan

A Land Use Plan is a key component of the General Plan. It's part of the Land Use Element (one of the required seven elements) of a General Plan. The Land Use Element functions as the blueprint to the ultimate pattern of development for a city or county at build-out. It plays a central role in correlating all land use issues into a set of coherent development policies. Its objectives, policies and programs relate directly to other elements. The Plan identifies the general distribution and intensity of uses of the land for housing, business, industry, open space, public facilities and other categories of public and private uses. The Land Use Element must include standards of population density, and building intensity (using measures such as floor-to-area ratio, (FAR) building size, or units per acre).

An accompanying table (Attachment 1) called “Draft Current and Proposed General Plan Land Use Designations” compares the City’s current land use designations and the designations of the proposed land use plan. It describes all categories and shows new language in blue and language proposed to be removed in red strikethrough. It also identifies the building intensity and density of each designation, including the new designations proposed as part of this update (Mixed-Use and Urban Industrial).

Attachment 4 is a table showing projections in terms of additional types of developments and population growth based on the draft Land Use Plan. Similarly, Attachment 5 contains additional information on projections and the difference between the current and proposed land use designations.

Summary of the Proposed Land Use Plan:

- About 85 percent of the City is not changing.
- Proposed areas of change affect about 15 percent of the City.
- The proposed Plan modifies some designations to make them easier to understand and implement.
- The Plan introduces new designations to allow additional flexibility and opportunity for the City.
 - Mixed-Use (MU)
 - Urban Industrial
- The Plan removes some outdated or obsolete designations.

Attachment 6 provides detailed information about the six new Mixed-Use (MU) areas. The intent and scale of each MU designation is unique. MU areas are generally located along corridors and at the City’s major activity centers where new development is most likely to occur over time. It’s important to note that a mix of commercial and residential uses is already allowed in existing commercial district zones on a case-by-case basis. Mixed Use is also currently allowed within many of the Planned Development (PD) areas in the current General Plan, particularly in the Little Saigon Community Plan Area. The point to make here is that the concept of mixed use is not really new to the City. The draft Proposed Land Use Plan is simply refining and clarifying what has been envisioned and allowed for almost 20 years. The new MU designations better articulates what MU means to Westminster by providing consistent direction on density and intensity.

Public Outreach

After the GPAC gave its blessing to the draft Proposed Land Use Plan, the City’s next objective was to seek public comment before presenting the draft Plan to the Commission and City Council.

Even before the draft Proposed Land Use Plan was taken on a “road tour” for public comment, the City engaged in getting the word out about the General Plan update by the following means:

- 100 Bus shelter and bus bench ads across the City.
- 20,000 Water bill tri-lingual inserts about the update.
- The availability of a dedicated website (www.WestminsterGP.org) with 12,000 visits.
- Tri-lingual inserts in business license renewals amounting to 300-400 notices a month.
- Multiple ads in the Westminster Herald, Westminster Journal and Garden Grove Journal.
- Staffing a General Plan booth at various events (Tet Festival, Concerts in the Park, Asian Night Market) throughout the City.

The City expanded its outreach effort further, by taking the unprecedented action of sending a direct mailer to every property owner, business owner and tenants in Westminster; amounting to 32,000 mailers. The mailer/notice not only provided an opportunity for the public to contact staff, visit City Hall, or go on-line to review the many helpful documents, it provided a choice of three community meeting to attend (September 15, 24, and 29). In addition, multiple ads were placed in the three aforementioned newspapers regarding the three community meetings. Staff also continued its presence at community events (Safety Day, Dia de la Familia, the Night Market at the Asian Garden Mall, and the Moon Lantern Festival) to maximize outreach and facilitate public participation.

Public Input

Since the notices were sent and the availability of the draft Proposed Land Use Plan was made public, we received 3,300 views on the General Plan website which contains the draft Proposed Land Use Plan along with all other related documents. Planning staff fielded approximately 50 inquiries by phone and in-person at the Planning's counter at City Hall. Approximately 60 people attended the first community meeting, about 40 at the second meeting and about 100 at the last meeting.

Overwhelmingly, the public who responded to the City's outreach efforts supports the draft Proposed Land Use Plan, and in particular, the proposed six special mixed-use areas throughout the City. The public has confirmed the GPAC's assertion that the draft Proposed Land Use Plan largely reflects the community's values and accurately depicts what the community wants Westminster to look like in the future. The concepts of walkability, placemaking, and integration of residential and nonresidential uses received positive reviews. The public also appreciated that by focusing future growth and development along the community's major corridors and in its activity centers, the Proposed Plan preserves the current designation for over 85% of the city, including its established residential neighborhoods.

Over the course of all three community meetings, Staff received comments from only three individuals (out of approximately 200 attendees) who objected to the maximum density proposed for the new Mixed-Use areas (40 du/ac). But the majority of comments and questions we received at the counter, over the phone and at the community meetings, involved mostly residents and property owners who just wanted to know what the changes

meant for their properties. Residents of mobile home parks expressed the most concern. Common questions included whether or not the proposed changes meant they would need to vacate their homes, if and when the mobile home parks were converting to new uses would they receive notification, etc. Once the public understood the issues and understood that the City was not planning to take any property or that we had no particular project submitted involving the redevelopment of a mobile home park at this time, the anxiety level for the public diminished. In fact, staff received compliments for the thorough and complete work and in the manner which staff presented the issues. In conclusion, it can be said that based on the feedback received to date, the majority of the Community has endorsed the draft Proposed Land Use Plan and believes it reflects the Council-approved Vision Statement.

Conclusion

Review and confirmation of the draft Proposed Land Use Plan by Planning Commission and City Council is a critical path item in moving forward with preparing the General Plan and Environmental Impact Report (EIR) on-schedule and on-budget. Based on direction provided by the Planning Commission and City Council on the Draft Proposed Land Use Plan, Staff will then prepare a "Hearing Draft Proposed Land Use Plan", which will be the basis for the Project Description, traffic assessment, and General Plan and EIR content. Any changes to the "Hearing Draft Proposed Land Use Plan" could result in significant rework of General Plan and EIR content and technical analysis and may extend the overall project schedule and require a budget augment to address the changes.

Attachments:

1. Draft Current and Proposed General Plan Land Use Categories Designations
2. Proposed General Plan Land Use Map
3. Proposed General Plan Land Use Areas of Change
4. Draft Proposed Land Use Plan Projections
5. Westminster General Plan Update Draft Proposed Land Use Plan Fact Sheet
6. Mixed-Use Area Fact Sheets
7. Currently Designated Planned Development Areas: Proposed General Plan Land Use
8. General Plan Land Use (Current)
9. Council Approved Vision Statement

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Category Name	Density/Intensity	Description	Proposed Category Name	Max Proposed Density/Intensity	Proposed Description	Implementing Zone
Residential Low Density- 4-7 dwelling units per gross acre	4-7 du/ac	Provides for one single-family detached residential unit on one legal lot.	Residential Low Density	4.0 - 8.0 du/ac	Provides for one single-family detached residential units, <u>including secondary units, on one legal lot with a density range up to and including 8.0 dwelling units per acre.</u>	R1
Residential Medium Density- 8-14 dwelling units per gross acre	8-14 du/ac	Provides for single-family attached units, duplexes, and apartment and condominium developments generally consisting of structures with 3-5 units each.	Residential Medium Density	8.1-14.0 du/ac	Provides for single-family attached <u>and detached</u> units, <u>including such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, patio homes, and zero lot line homes. Also provides for and</u> apartment and condominium developments generally consisting of structures with 3-5 units each <u>so long as they are consistent with the character and scale of the surrounding community.</u>	R2 (1 unit/3,600 sf) R3 (1 unit/3,000 sf)
Residential High Density- 15-25 dwelling units per gross acre	15-25 du/ac	Provides for apartment and condominium developments, including stacked flat structures. Residential uses within Planned Development designations may exceed this density, so long as the applicant can demonstrate compliance with the performance standard goal provisions.	Residential High Density	14.1-25.0 du/ac	Provides for <u>a range of multifamily units, apartment and condominium developments,</u> including stacked flats, <u>motorcourt clusters, and row townhomes. Residential uses within Planned Development designations may exceed this density, so long as the applicant can demonstrate compliance with the performance standard goal provisions.</u>	R4 (1 unit/2,400 sf) R5 (1 unit/1,800 sf)
Low Intensity Commercial	0.33 FAR	Provides for a variety of commercial uses, but generally located in areas where lot sizes create constraints to parking and on-site circulation. Floor Area Ratio is 0.33, and may be further limited based upon circulation/traffic considerations at the time of development.	Low Intensity <u>Neighborhood</u> Commercial	<u>0.35 FAR</u>	Provides for a variety of commercial uses <u>including neighborhood-serving retail, personal services, hotels, and low rise office uses, but generally located in areas where lot sizes create constraints to parking and on-site circulation. Floor Area Ratio is 0.33, and may be further limited based upon circulation/traffic considerations at the time of development.</u>	CR C1 C2
General Commercial	0.33 FAR	Provides for all facets of retail and wholesale commercial activity. Floor Area Ratio is 0.33. Commercial uses within the Planned Development designation may exceed this intensity, so long as the applicant can demonstrate compliance with the performance standard goal provisions.	General <u>Regional</u> Commercial	<u>0.65 FAR</u>	Provides for all facets of <u>freeway-oriented and regional-serving</u> retail and wholesale commercial activity, <u>including entertainment uses, office complexes, and hotels. Floor Area Ratio is 0.33. Commercial uses within the Planned Development designation may exceed this intensity, so long as the applicant can demonstrate compliance with the performance standard goal provisions.</u>	C1 C2 CM
Industrial	0.50 FAR	Provides for manufacturing, warehousing, research and development, and other industrial uses that can be conducted indoors or behind effective screening. Light industrial uses are appropriate and excessive air or noise pollution generating uses are prohibited. Floor Area Ratio is 0.50.	Industrial	0.50 FAR	Provides for <u>a broad range of heavy and light industrial uses such as</u> manufacturing, warehousing, research and development, and other industrial uses that can be conducted indoors or behind effective screening. <u>Light industrial-Ancillary commercial</u> uses are <u>also</u> appropriate <u>and here, e</u> Excessive air or noise pollution generating uses are prohibited. <u>Floor Area Ratio is 0.50.</u>	CM M-1 M-2
			<u>Urban Industrial</u>	<u>1.0 FAR</u>	<u>Provides for a mix of light industrial and commercial uses, including small manufacturing and artisan production such as food, beverage, apparel, design, furniture, custom or small run manufacturing. Because the intent of these areas is to promote job-generating, low-intensity industrial/commercial uses adjacent to low-density residential uses, residential uses are not allowed. Industrial or flexible building types are appropriate, and should match the scale of adjacent residential uses. Flexible buildings allow one or more uses in a single facility, such office</u>	<u>CM</u> <u>(New Zone may be Required)</u>

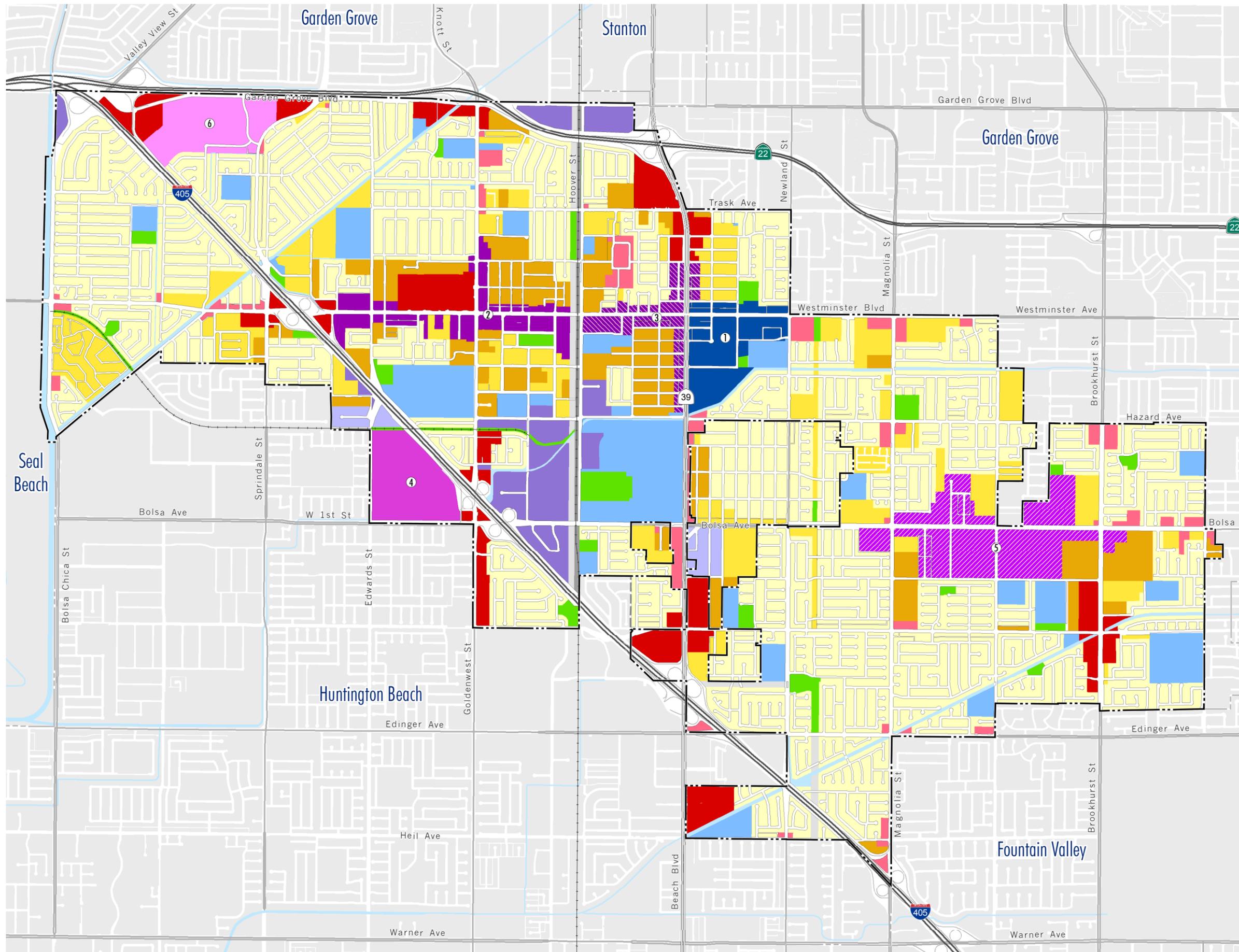
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Category Name	Density/Intensity	Description	Proposed Category Name	Max Proposed Density/Intensity	Proposed Description	Implementing Zone
					space, research and development, showroom retail sales, light manufacturing research and development (R&D) and limited small warehouse and distribution uses.	
Planned Development		Provides for mixed use or single use development, based upon performance standard goals. Each designated site has a goal that guides development potential as well as use type (see Implementation Program IIA2.3). Floor Area Ratios and density limits may be exceeded in the Planned Development District so long as compliance with the performance standard goal provisions are demonstrated, as identified in Policy IIA2-9.	Planned Development Mixed-Use (new use) <ul style="list-style-type: none"> • Civic Center • Westminster Blvd/Downtown • Corridor • Little Saigon • Northwest District 	Up to 40 du/ac Up to 1.0 FAR	<p>Provides for mixed use or single use development, based upon performance standard goals. Each designated site has a goal that guides development potential as well as use type (see Implementation Program IIA2.3). Floor Area Ratios and density limits may be exceeded in the Planned Development District so long as compliance with the performance standard goal provisions are demonstrated, as identified in Policy IIA2-9.</p> <p>The Mixed Use designations accommodate a mix of residential, commercial and light industrial uses depending on their location in the city. In general, these areas have a higher concentration of uses with higher densities and intensities than other areas of the City and are predominantly located along the City's corridors. This is done in large part to preserve the lower density character of established single family neighborhoods but also to accommodate new growth over time. Development in Mixed Use areas may be implemented by a Specific Plan or through conventional zoning designations. The appropriate mechanism will be determined by City Staff upon review of the proposed project. The intent and scale of each Mixed Use designation is unique, as described below.</p> <p>Mixed Use - Civic Center: The Mixed Use Civic Center designation applies to approximately 100 acres on the southeast corner of Beach and Westminster Boulevards, adjacent to (and including) the Westminster Civic Center. This designation encourages a range of land uses and development types in order to create a vibrant civic environment where community members can engage with each other and connect with their community. Specialty commercial retail stores, commercial uses directly related to the Civic Center, new civic facilities, professional offices, entertainment, transit, high density residential uses, and public and cultural facilities are appropriate in this mixed use area. The Civic Center designation allows residential densities up to 40 units per acre and an FAR of up to 1.0.</p> <p>Mixed Use - Westminster Blvd/Downtown: The Mixed Use Westminster Blvd/Downtown designation memorializes the community's vision to have a walkable "Downtown" along Westminster Boulevard by designating approximately 63 acres for mixed use. This area is envisioned to be very pedestrian friendly, with 2-3 story retail, office, and residential buildings lining both sides of the boulevard. The center of Downtown is anchored by Westminster Center, a regional commercial shopping, dining, and entertainment destination. Outdoor dining, shade trees, public art, and enhanced building frontages are all elements that should define the Downtown area as a very special place in Westminster. Retail uses should be concentrated along the ground floor of buildings fronting Westminster Blvd and at intersections, and office or residential uses</p>	New Zone(s) Required

Category Name	Density/Intensity	Description	Proposed Category Name	Max Proposed Density/Intensity	Proposed Description	Implementing Zone
			Mixed-Use (continued)		<p>should be located on upper stories. Standalone retail, office, and residential uses are all permitted. Very limited light industrial uses may be appropriate adjacent to the freeway. The Westminster Blvd/Downtown designation allows for residential densities up to 40 units per acre and an FAR of up to 1.0, but typical densities for Downtown are generally expected to range from 24-30 du/ac.</p> <p>Mixed Use - Corridor: This designation applies to 42 acres along Westminster Boulevard and Beach Boulevard (generally west of the MU- Civic Center area and east of the MU- Westminster Blvd/Downtown area) and encourages integrated housing and commercial uses, including office. These areas, combined with the MU-Civic Center are located at the City's major cross streets and functionally serve as the "heart" of the Westminster community. The mix of uses in the Corridor area can be integrated vertically (e.g., commercial on the ground floor with residential and/or office uses above) or horizontally (residential next to commercial and office uses). While the general form of the Corridor area is expected to be to 2-4 stories, the exact scale, size, and mix of land uses will vary based on the location and character of surrounding land uses. It is anticipated that uses on Beach Boulevard will be more dense and intense than uses along Westminster Boulevard. Densities are envisioned to range from approximately 26 to 36 units per acre, with a maximum of 40 units per acre, and for non-residential uses, a maximum FAR of 1.0 is allowed.</p> <p>Mixed Use - Little Saigon: The Mixed Use Little Saigon designation applies to 106 acres along and around Bolsa Avenue and supports the mix of residential, commercial, hotel, and creative media and technology (including newspapers, radio facilities, etc.) uses within the Little Saigon area of Westminster. The intent of this mixed use designation is to support the long-term success of a cultural destination in Westminster that meets the needs of residents, business and property owners, and visitors. Multistory residential projects are appropriate, with allowed residential densities up to 40 units per acre and an FAR of up to 1.0.</p> <p>Mixed Use - Northwest District: The Mixed Use Northwest District designates 88 ac in-between the I-405 and SR-22 for a mix of high density residential, regional commercial, and/or signature professional office complexes. Given its adjacency to two major regional transportation routes, the Northwest District is envisioned to be developed in coordination with adjacent regional commercial uses. A Master Plan is required for future development of the Northwest District to ensure the area is well-integrated with nearby uses and is easily accessed from the freeways. The Master Plan will be required to outline specific density and intensity ranges for proposed projects. A maximum density of 40 du/ac and a maximum FAR of 1.0 is allowed.</p>	

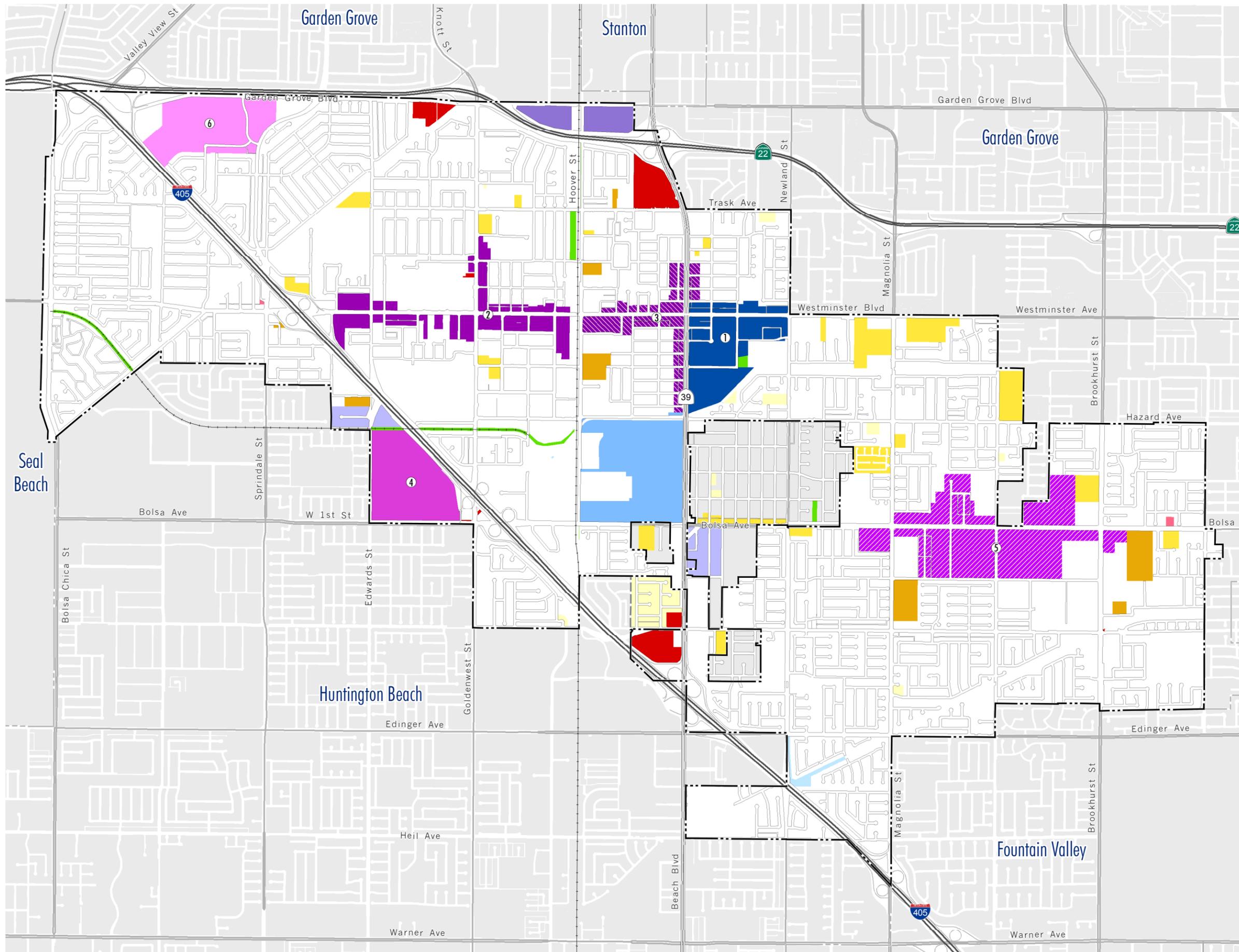
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Public/Semi Public		Provides for the full range of public uses, including Civic Center, schools, fire stations, and other public uses. Also includes churches, considered semi-public uses.	Public/Semi Public		Provides for the full range of public uses, including Civic Center , <u>public schools, universities and colleges</u> , fire stations, <u>libraries, transit facilities, the Cemetery</u> , and other public <u>similar public uses</u> . Also includes churches, considered semi-public uses.	P/SP PF CEM
Park/Open Space		Provides for the Cemetery, pocket parks, and City maintained parks. Publically owned and maintained parks and open spaces may be considered public facilities for zoning purposes.	Park/Open Space		Provides for a <u>Areas designated for parks, open space, linear parks, trails, and other similar recreational uses</u> . the Cemetery, pocket parks, and City maintained parks. <u>These facilities may occur within utility corridors.</u> Publically owned and maintained parks and open spaces may be considered public facilities for zoning purposes.	P/OS
Community Plan Area Overlay (CPA)		Provides for the implementation of detailed urban design standards for defined areas within the City. The City Council designates all future CPAs. The General Plan identifies one CPA; Little Saigon.	Community Plan Area Overlay (CPA)		Provides for the implementation of detailed urban design standards for defined areas within the City. The City Council designates all future CPAs. The General Plan identifies one CPA; Little Saigon. <u>Note: While the Community Plan Area Overlay has been removed, community design strategies for special districts/neighborhoods within the City will be addressed through goals and policies in the Community Design Element. Westminster's one existing CPA (Little Saigon) will also be guided by the new Mixed Use – Little Saigon land use category described on the previous page.</u>	
Electric Utility R.O.W.		On map – no description in GP	Electric <u>Public Utility Corridor R.O.W.</u>		<u>Indicates locations that contain easements for significant public utilities infrastructure, such as transmission lines. Improvements within utility easements may include parks, trails, nurseries, storage, or any other use that is compatible with adjacent land uses and permitted by the utility. Any uses proposed within these easements will require coordination with the appropriate utility provider.</u>	PF
Flood Control Channel		On map – no description in GP	Flood Control Channel		<u>Identifies areas for natural and man-made floodways to coordinate flood drainage and land development. These areas include the channel of a drainage way and floodway adjoining the channels, which are required to effectively carry floodwater of any river or stream.</u>	P/PS PF P/OS
Railroad R.O.W.		On map – no description in GP	Railroad R.O.W.		<u>Identifies areas dedicated to rail service, including track area and associated right-of-way.</u>	P/PS PF
R.O.W.		On map – no description in GP			<u>Clean up only: delete (ROW remainder – no use)</u>	



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Proposed General Plan Land Use

- City of Westminister Boundary
- City of Westminister Sphere of Influence
- Other City Boundaries
- Proposed General Plan Designation**
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Neighborhood Commercial
- Regional Commercial
- 1) Mixed Use Civic Center
- 2) Mixed Use Westminster Blvd/Downtown
- 3) Mixed Use Corridor
- 4) Mixed Use Westminster Mall
- 5) Mixed Use Little Saigon
- 6) Mixed Use Northwest District
- Industrial
- Urban Industrial
- Public / Semi-Public
- Park / Open Space
- Flood Control Channel
- Public Utility Corridor
- Railroad R.O.W.



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Proposed General Plan Land Use Areas of Change

- City of Westminster Boundary
- City of Westminster Sphere of Influence
- Other City Boundaries

- Proposed General Plan Designation
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Neighborhood Commercial
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 - 1) Mixed Use Civic Center
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 - 6) Mixed Use Northwest District
 - Industrial
 - Urban Industrial
 - Public / Semi-Public
 - Park / Open Space
 - Flood Control Channel
 - Public Utility Corridor
 - Railroad R.O.W.

Draft Proposed Land Use Plan Projections

City of Westminster General Plan Update | Draft for Public Review 08.13.15

Proposed Land Use Designation	Acres (1)	Assumed Density (2)	Assumed Intensity (FAR) (2)	Units	Population (3) (4)	Nonresidential Square Feet	Jobs (5)
Residential							
Residential - Low (04-07 du/ac)	2,333	7 du/ac	-	16,333	53,033	-	-
Residential - Medium (08-14 du/ac)	512	12 du/ac	-	6,141	19,938	-	-
Residential - High (15-25 du/ac)	373	22 du/ac	-	8,197	26,617	-	-
<i>Residential Subtotal</i>	<i>3,218</i>	<i>-</i>	<i>-</i>	<i>30,671</i>	<i>99,588</i>	<i>-</i>	<i>-</i>
Nonresidential							
Neighborhood Commercial	111	-	0.33	-	-	1,588,574	3,177
Regional Commercial	276	-	0.40	-	-	4,800,417	12,001
Industrial	171	-	0.50	-	-	3,732,079	3,732
Urban Industrial	36	-	0.45	-	-	701,943	1,170
<i>Nonresidential Subtotal</i>	<i>593</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>10,823,013</i>	<i>20,080</i>
Mixed-Use (6)							
Mixed-Use Civic Center	87	36 du/ac	0.60	628	2,038	1,823,119	3,646
Mixed-Use Corridor	45	30 du/ac	0.40	407	1,321	551,201	1,102
Mixed-Use Little Saigon	180	36 du/ac	0.60	1,944	6,311	3,292,670	8,232
Mixed-Use Northwest District	88	24 du/ac	0.35	1,060	3,440	673,075	1,346
Mixed-Use Westminster Blvd/Downtown	79	24 du/ac	0.35	951	3,088	604,110	1,510
Mixed-Use Westminster Mall	92	30 du/ac	0.50	824	2,676	1,396,070	3,490
<i>Mixed-Use Subtotal</i>	<i>571</i>	<i>-</i>	<i>-</i>	<i>5,813</i>	<i>18,874</i>	<i>8,340,244</i>	<i>19,327</i>
Other							
Park / Open Space	121	-	-	-	-	-	-
Public / Semi-Public	452	-	-	-	-	-	-
Public Utility Corridor	50	-	-	-	-	-	-
Flood Control Channel	110	-	-	-	-	-	-
Railroad R.O.W.	25	-	-	-	-	-	-
ROW	1,695	-	-	-	-	-	-
<i>Other Subtotal</i>	<i>2,453</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Grand Total (7)	6,836			36,484	118,463	19,163,257	39,407

Notes

- Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
- Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor-area-ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide build-out levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume build-out at the maximum density or intensity and instead are adjusted downward to account of variations in development.
- Estimates of population by land use designation are based on reasonable person-per-household (pph) factors identified by the 2013 5-Year American Community Survey.
- A 4.5% vacancy rate was assumed for population based on the 2013 5-Year American Community Survey.
- Estimates of jobs by land use designation are based on employment generation rates derived from the Longitudinal Employer-Household Dynamics (2013) Report.
- Assumptions for the mix of land uses in each Mixed-Use designation that will be analyzed in the Environmental Impact Analysis are listed in the table below. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.
- Westminster's Proposed General Plan projections refer to realistic long-term development expected under its land use plan over the next 30 to 40 years. The projections detailed on this sheet represent a likely amount of development that could occur over the long-term based on average levels of density and intensity as properties transition over time.
- In the Civic Center, "other" refers to public and semi-public facilities, including City Hall, the Police Department Building, and the West Justice Center of the Superior Court of California. In Little Saigon, "other" refers to hotel, creative media, technology, and some light industrial uses.

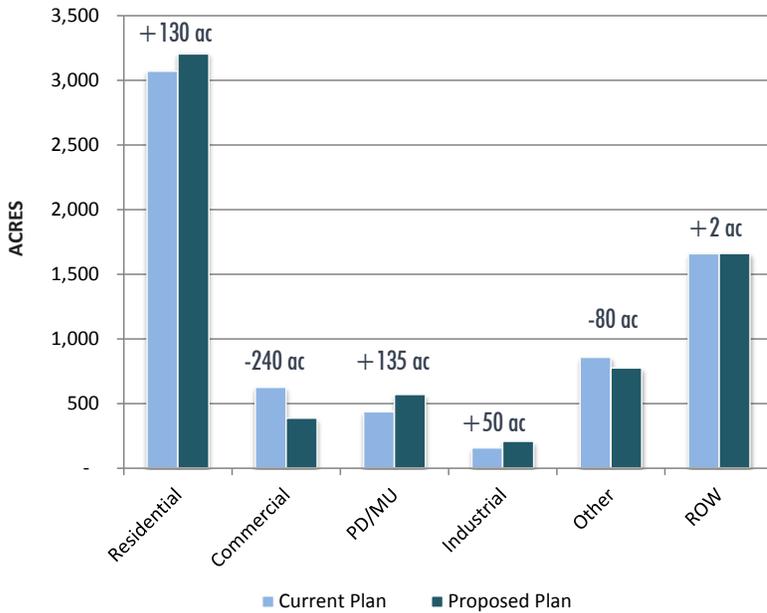
Preferred Land Use Mix for Mixed-Use Areas				
Designation	Residential	Retail	Office	Other (8)
Mixed-Use Civic Center	20%	20%	20%	40%
Mixed-Use Corridor	30%	35%	35%	
Mixed-Use Little Saigon	30%	25%	25%	20%
Mixed-Use Northwest District	50%	50%		
Mixed-Use Westminster Blvd/Downtown	50%	25%	25%	
Mixed-Use Westminster Mall	30%	70%		

Visit www.WestminsterGP.org or call the City's Planning Division at (714) 548-3247 for more information on the City's General Plan Update!



WESTMINSTER GENERAL PLAN UPDATE DRAFT PROPOSED LAND USE PLAN

CURRENT AND PROPOSED LAND USE DISTRIBUTION



Bar Chart Notes:

In the Current General Plan, the designation “Planned Development” (PD) allows for a range and mix of commercial, residential, and some light industrial uses, similar to the proposed Mixed-Use (MU) designations.

“Other” includes Parks and Open Space, Public and Semi-Public Facilities, Flood Control Channels, Railroad Right-of-Way (ROW), and Public Utility Corridor.

Although the Proposed General Plan identifies less stand-alone commercial acreage than the Current General Plan, the potential for commercial development is actually greater in the Proposed General Plan because it also allows for commercial development in Mixed-Use areas at higher intensities than originally allowed in the Current Plan.

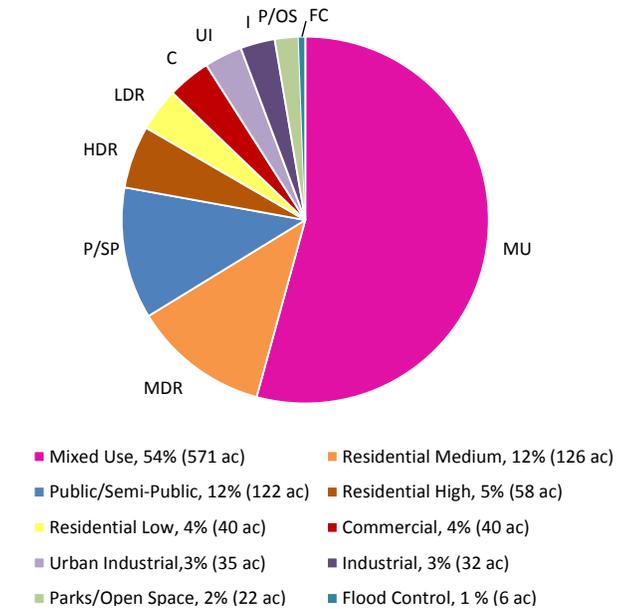
QUICK FACTS

Project Area: 6,800 acres*
 No Change: 5,750 acres (85% of project area)
 Proposed Change: 1,050 acres (15% of project area)

Given that the City of Westminster is largely built-out, the proposed changes are primarily along corridors and are a result of Mixed-Use designations, elimination of the Planned Development designation, and changes to public and semi-public facilities.

* The “Project Area” includes the City of Westminster and the unincorporated County Islands within the City’s Sphere of Influence.

DISTRIBUTION OF PROPOSED CHANGES (1,050 AC)



PLAN-TO-PLAN PROJECTIONS COMPARISON

	Units	People	Nonresidential Square Feet (SF)	Jobs
Current General Plan	32,200	104,500	15,350,500	30,000
Proposed General Plan	36,500	118,500	19,163,000	39,400
Proposed Change	+ 4,300 units	+ 14,000 people	+ 3.8M SF (1.8M commercial, 2M other, including tech, media, and industrial)	+ 9,400 jobs

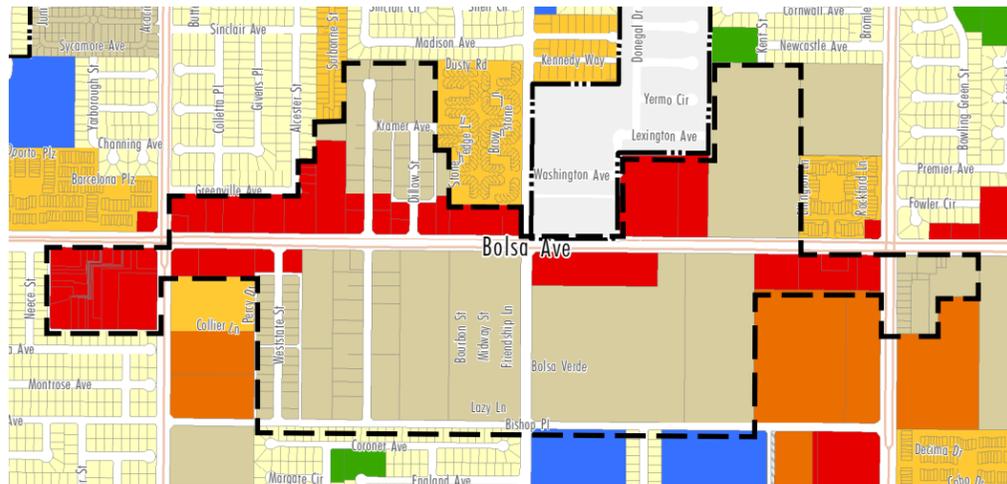
Westminster’s Current and Proposed General Plan projections refer to realistic long-term development expected under its land use plan over the next 30 to 40 years. Historically, most parcels are not built-out to accommodate allowed maximum development capacity. The projections detailed above represent a likely amount of development that could occur over the long-term based on average levels of density and intensity as properties transition over time.



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CURRENT GENERAL PLAN LAND USE DESIGNATIONS

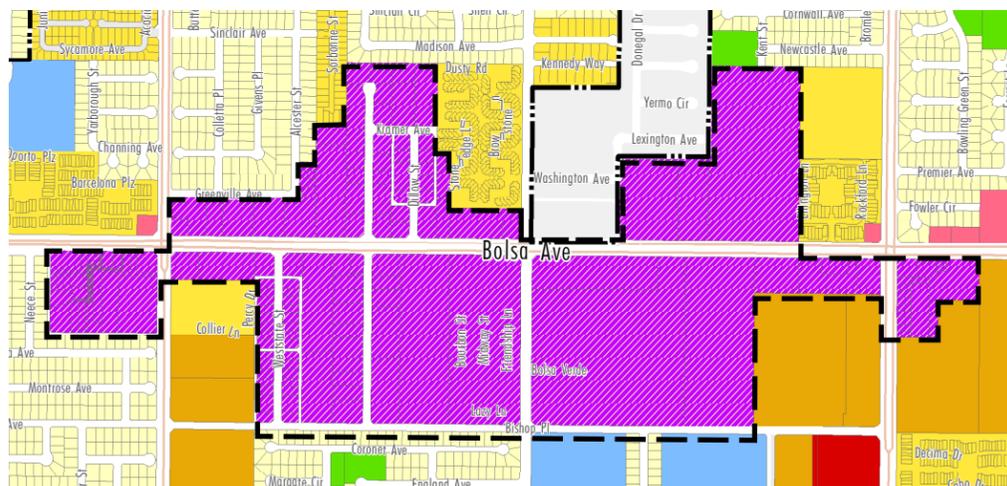


Planned Development/ Community Plan Area (129 ac)

Allows for a mix of residential, hotel, commercial, educational, institutional, light industrial, and office uses at a range of densities and intensities.

Commercial-General (51 ac)
Commercial uses with a target FAR of 0.33, residential uses also allowed.

PROPOSED GENERAL PLAN LAND USE DESIGNATION



Mixed-Use Little Saigon (180 ac)
Allows for residential densities up to 40 du/ac and nonresidential intensity of up to 1.0 FAR.

Mixed-Use Area Boundary
Note that only changes within the Mixed-Use area boundary are identified; for all other proposed changes, see the Project Fact Sheet.

PLAN-TO-PLAN PROJECTIONS COMPARISON

	Units	People	Nonresidential Square Feet (SF)	Jobs
Current General Plan	1,000	3,300	1,600,000	3,300
Proposed General Plan	2,000	6,300	3,300,000	8,300
Proposed Change	+ 1,000 units	+ 3,000 people	+ 1.7M SF	+ 5,000 jobs

Westminster's Current and Proposed General Plan projections refer to realistic long-term development expected under its land use plan over the next 30 to 40 years. Historically, most parcels are not built-out to accommodate allowed maximum development capacity. The projections detailed above represent a likely amount of development that could occur over the long-term based on average levels of density and intensity as properties transition over time.

ILLUSTRATIVE PHOTO EXAMPLES

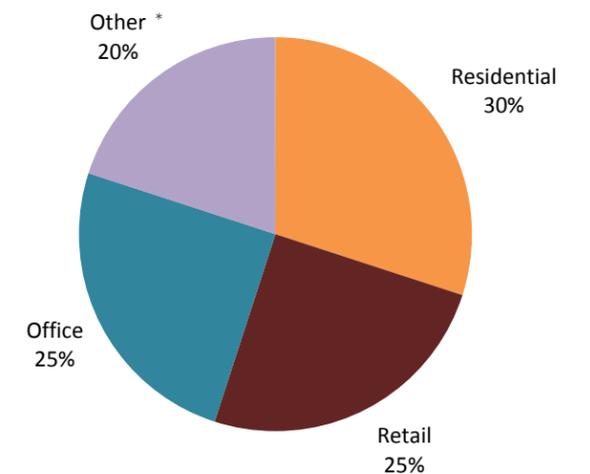


PROPOSED LAND USE DEFINITION

The **Mixed-Use Little Saigon** designation applies to 180 acres along and around Bolsa Avenue and supports the mix of residential, commercial, hotel, and creative media and technology uses (including newspapers, radio facilities, etc.) within the Little Saigon area of Westminster. Additionally, some light industrial uses are appropriate between Magnolia Street and Bushard Street. The intent of this mixed-use designation is to support the long-term success of a cultural destination in Westminster that meets the needs of residents, business and property owners, and visitors. The addition of more multistory residential projects is appropriate, which will complement the projects already emerging in Little Saigon.

PROPOSED PREFERRED LAND USE MIX (PERCENT OF LAND AREA)

The pie chart below represents a proposed preferred land use mix for the total acreage of this Mixed-Use area. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.

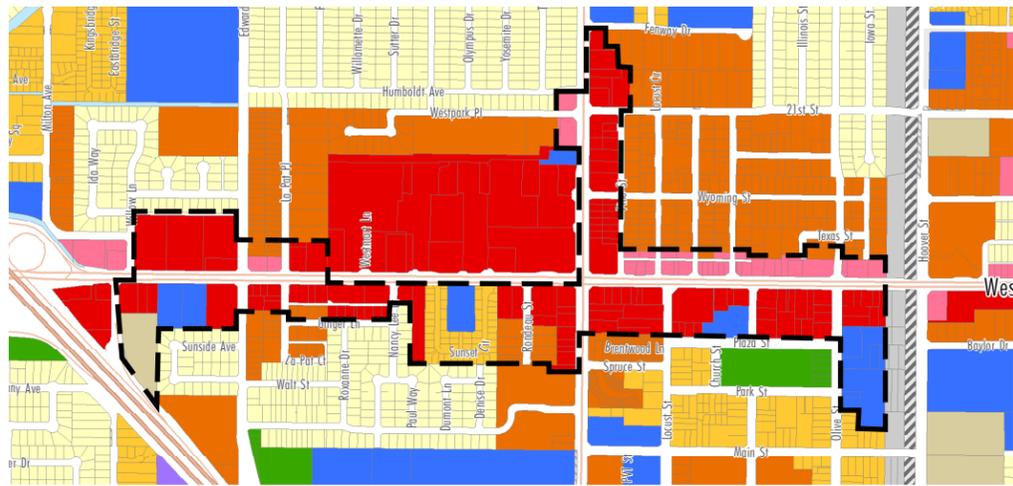


* "Other" includes hotel, creative media, technology and limited light industrial uses.

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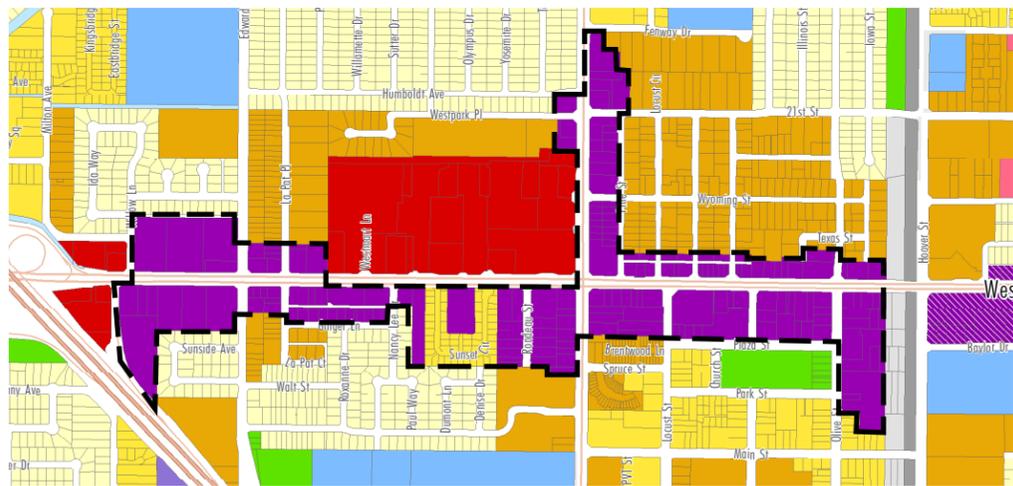


CURRENT GENERAL PLAN LAND USE DESIGNATIONS



- Planned Development (3 ac)**
Mix of commercial and industrial uses at a range of densities and intensities.
- Commercial-General (50 ac)**
Commercial uses with a target FAR of 0.33, residential uses also allowed.
- Commercial-Low Intensity (8 ac)**
Commercial uses with a target FAR of below 0.33, residential uses also allowed.
- Public/Semi-Public (50 ac)**
- Residential-High (5 ac)**
Residential uses from 15-25 du/ac.

PROPOSED GENERAL PLAN LAND USE DESIGNATION



- Mixed-Use Westminister Blvd/Downtown (63 ac)**
Allows for residential densities up to 36 du/ac and nonresidential intensity of up to 1.0 FAR. Typical densities for Downtowns are generally expected to range from 24-30 du/ac.
- Mixed-Use Area Boundary**
Note that only changes within the Mixed-Use area boundary are identified; for all other proposed changes, see the Project Fact Sheet.

PLAN-TO-PLAN PROJECTIONS COMPARISON

	Units	People	Nonresidential Square Feet (SF)	Jobs
Current General Plan	150	500	860,000	2,000
Proposed General Plan	950	3,000	600,000	1,500
Proposed Change	+ 800 units	+ 2,500 people	- 260,000 SF	- 500 jobs

Westminister's Current and Proposed General Plan projections refer to realistic long-term development expected under its land use plan over the next 30 to 40 years. Historically, most parcels are not built-out to accommodate allowed maximum development capacity. The projections detailed above represent a likely amount of development that could occur over the long-term based on average levels of density and intensity as properties transition over time.

ILLUSTRATIVE PHOTO EXAMPLES

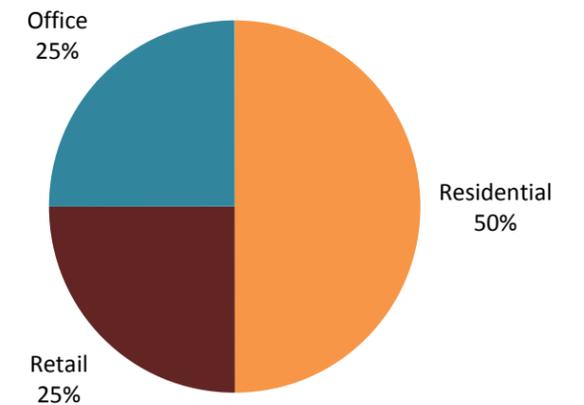


PROPOSED LAND USE DEFINITION

The **Mixed-Use Westminister Blvd/Downtown** designation memorializes the community's vision to have a walkable "Downtown" along Westminister Boulevard by designating approximately 63 acres for mixed-use. This area is envisioned to be very pedestrian friendly, with 2-3 story retail, office, and residential buildings lining both sides of the boulevard. The center of Downtown is anchored by Westminister Center, a regional commercial shopping, dining, and entertainment destination. Outdoor dining, public plazas, shade trees, public art, and enhanced building frontages are all elements that should define the Downtown area as a very special place in Westminister. Retail uses should be concentrated along the ground floor of buildings fronting Westminister Blvd and at intersections, and office or residential uses should be located on upper stories. Standalone retail, office, and residential uses are all permitted. Very limited light industrial uses may be appropriate adjacent to the freeway.

PROPOSED PREFERRED LAND USE MIX (PERCENT OF LAND AREA)

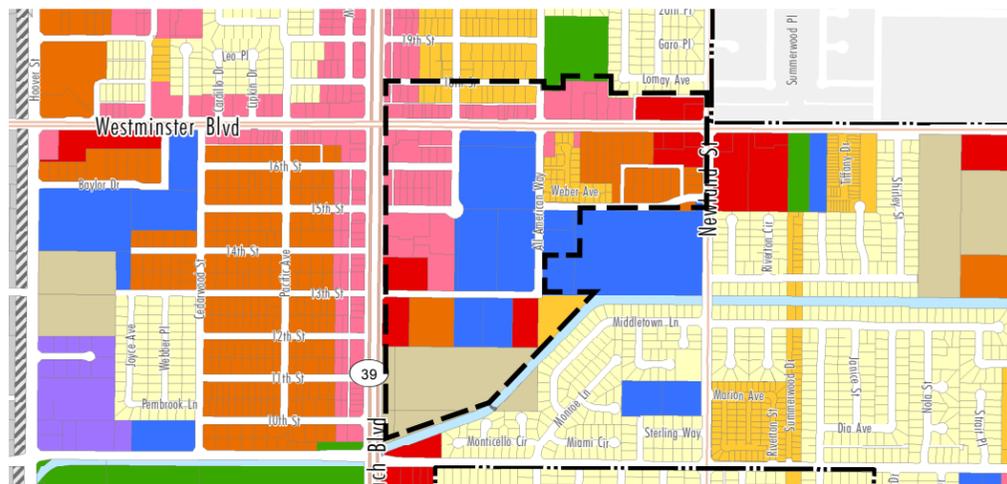
The pie chart below represents a proposed preferred land use mix for the total acreage of this Mixed-Use area. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.



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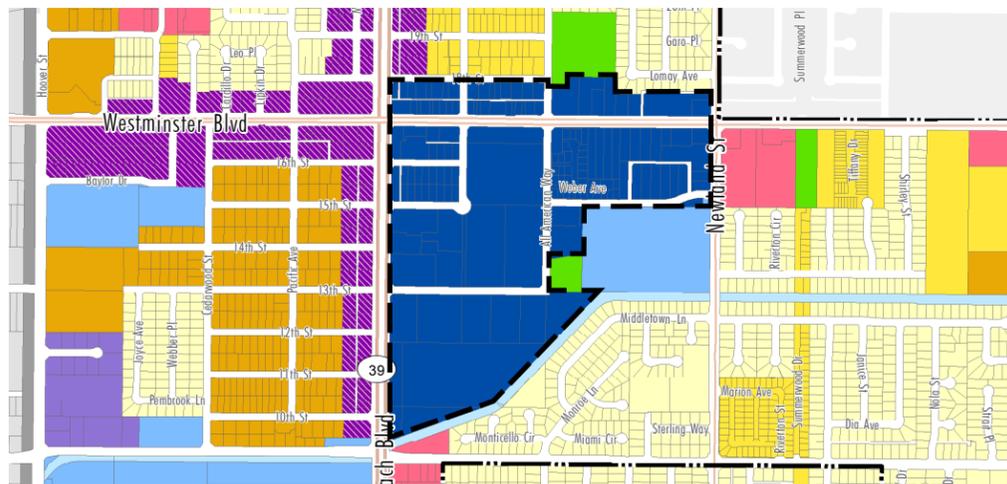


CURRENT GENERAL PLAN LAND USE DESIGNATIONS



- **Planned Development (14 ac)**
Mix of commercial and residential uses at a range of densities and intensities.
- **Commercial-General (10 ac)**
Commercial uses with a target FAR of 0.33, residential uses also allowed.
- **Commercial-Low Intensity (20 ac)**
Commercial uses with a target FAR of below 0.33, residential uses also allowed.
- **Public/Semi Public (24 ac)**
- **Residential-High (11 ac)**
Residential uses from 15-25 du/ac.
- **Residential-Medium (9 ac)**
Residential uses from 8-15 du/ac.

PROPOSED GENERAL PLAN LAND USE DESIGNATION



- **Mixed-Use Civic Center (87 ac)**
Allows for residential densities up to 40 du/ac and nonresidential intensity of up to 1.0 FAR.
- Mixed-Use Area Boundary**
Note that only changes within the Mixed-Use area boundary are identified; for all other proposed changes, see the Project Fact Sheet.

PLAN-TO-PLAN PROJECTIONS COMPARISON

	Units	People	Nonresidential Square Feet (SF)	Jobs
Current General Plan	450	1,500	740,000	1,500
Proposed General Plan	630	2,000	1,800,000	3,500
Proposed Change	+ 180 units	+ 500 people	+ 1.06M SF	+ 2,000 jobs

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ILLUSTRATIVE PHOTO EXAMPLES

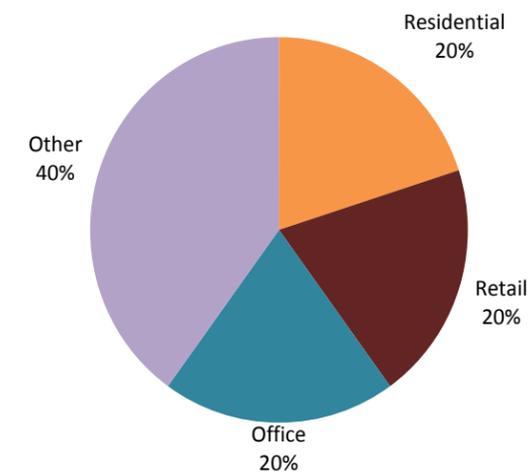


PROPOSED LAND USE DEFINITION

The **Mixed-Use Civic Center** designation applies to approximately 90 acres on the southeast corner of Beach and Westminster Boulevards, adjacent to (and including) the Westminster Civic Center. This designation encourages a range of land uses and development types in order to create a vibrant civic environment where community members can engage with each other and connect with their community. Specialty commercial retail stores, commercial uses directly related to the Civic Center, new civic facilities, professional offices, entertainment, transit, high density residential uses, and public and cultural facilities are appropriate in this mixed-use area. In general the Civic Center is envisioned to have development ranging from 3-5 stories tall.

PROPOSED PREFERRED LAND USE MIX (PERCENT OF LAND AREA)

The pie chart below represents a proposed preferred land use mix for the total acreage of this Mixed-Use area. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.

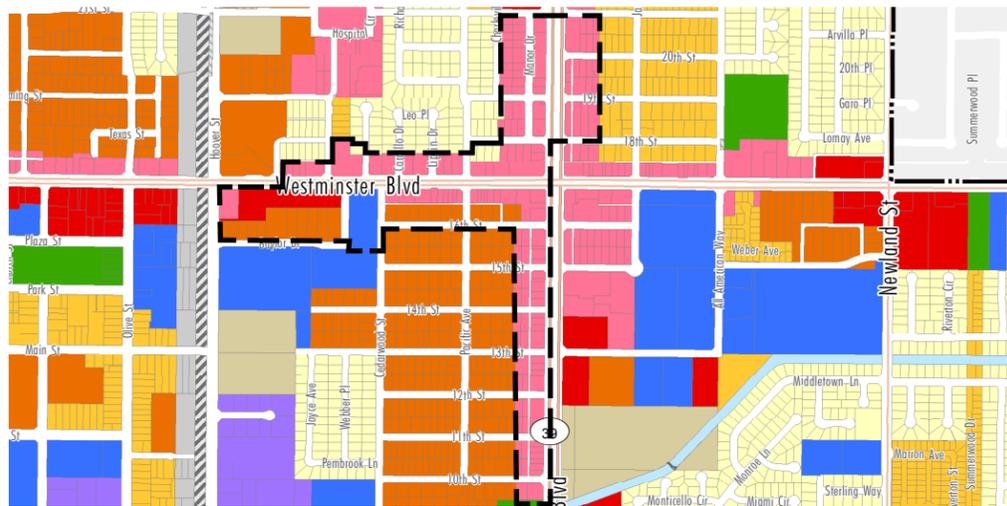


* "Other" includes public and semi-public facilities including City Hall, the Police Department Building, and the West Justice Center of the Superior Court of California

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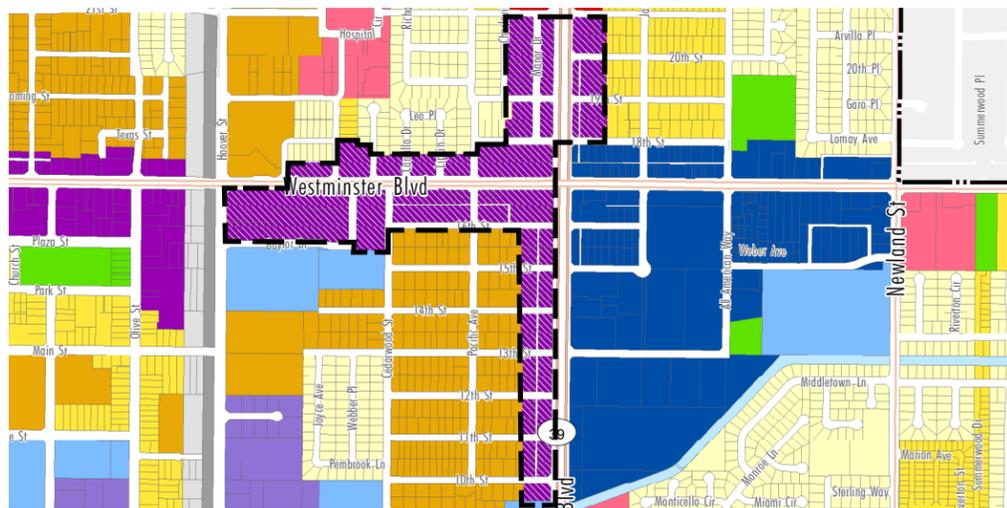


CURRENT GENERAL PLAN LAND USE DESIGNATIONS



- **Commercial-General** (3 ac)
Commercial uses with a target FAR of 0.33, residential uses also allowed.
- **Commercial-Low Intensity** (31 ac)
Commercial uses with a target FAR of below 0.33, residential uses also allowed.
- **Public/Semi Public** (2 ac)
- **Residential-High** (7 ac)
Residential uses from 15-25 du/ac.
- **Residential-Low** (1 ac)
Residential uses from 04-07 du/ac.

PROPOSED GENERAL PLAN LAND USE DESIGNATION



- **Mixed-Use Corridor** (45 ac)
Allows for residential densities up to 40 du/ac and nonresidential intensity of up to 1.0 FAR.
- Mixed-Use Area Boundary**
Note that only changes within the Mixed-Use area boundary are identified; for all other proposed changes, see the Project Fact Sheet.

PLAN-TO-PLAN PROJECTIONS COMPARISON

	Units	People	Nonresidential Square Feet (SF)	Jobs
Current General Plan	200	550	495,000	1,000
Proposed General Plan	400	1,300	550,000	1,100
Proposed Change	+ 200 units	+ 750 people	+ 55,000 SF	+ 100 jobs

Westminster's Current and Proposed General Plan projections refer to realistic long-term development expected under its land use plan over the next 30 to 40 years. Historically, most parcels are not built-out to accommodate allowed maximum development capacity. The projections detailed above represent a likely amount of development that could occur over the long-term based on average levels of density and intensity as properties transition over time.

ILLUSTRATIVE PHOTO EXAMPLES

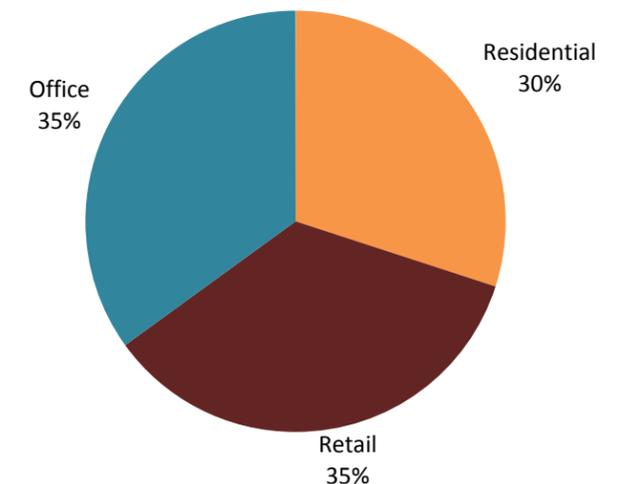


PROPOSED LAND USE DEFINITION

The Mixed-Use Corridor designation applies to 45 acres along Westminster Boulevard and Beach Boulevard (generally west of the MU-Civic Center area and east of the MU-Westminster Blvd/Downtown area) and encourages integrated housing and commercial uses, including office. These areas, combined with the MU-Civic Center are located at the City's major cross streets and functionally serve as the "heart" of the Westminster community. The mix of uses in the Corridor area can be integrated vertically (e.g., commercial on the ground floor with residential and/or office uses above) or horizontally (residential next to commercial and office uses). While the general form of the Corridor area is expected to be 2-5 stories, the exact scale, size, and mix of land uses will vary based on the location and surrounding land uses. It is anticipated that uses on Beach Boulevard will be more dense and intense than uses along Westminster Boulevard.

PROPOSED PREFERRED LAND USE MIX (PERCENT OF LAND AREA)

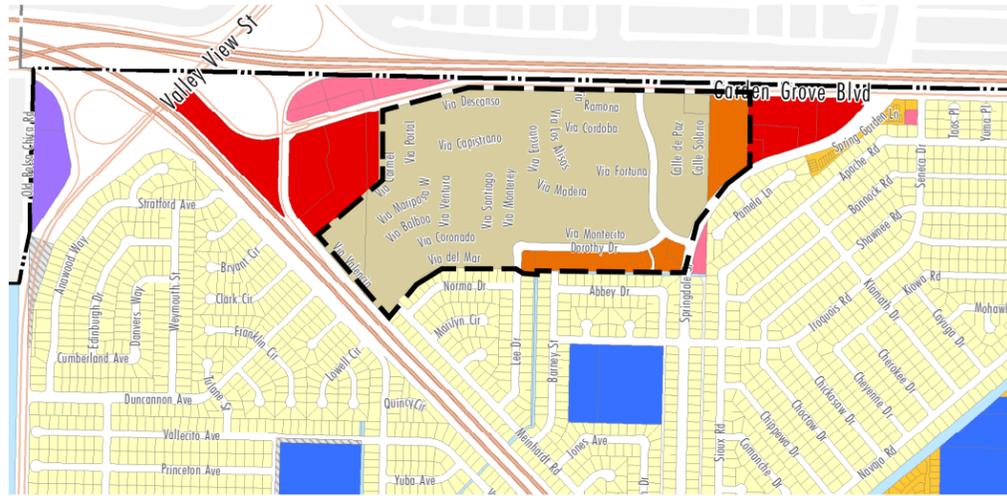
The pie chart below represents a proposed preferred land use mix for the total acreage of this Mixed-Use area. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.



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CURRENT GENERAL PLAN LAND USE DESIGNATIONS



- Planned Development (79 ac)**
Mix of commercial and residential uses at a range of densities and intensities.
- Residential-High (10 ac)**
Residential uses from 15-25 du/ac.

PROPOSED GENERAL PLAN LAND USE DESIGNATION



- Mixed-Use Northwest District (89 ac)**
Allows for residential densities up to 40 du/ac and nonresidential intensity of up to 1.0 FAR.
- Mixed-Use Area Boundary**
Note that only changes within the Mixed-Use area boundary are identified; for all other proposed changes, see the Project Fact Sheet.

PLAN-TO-PLAN PROJECTIONS COMPARISON

	Units	People	Nonresidential Square Feet (SF)	Jobs
Current General Plan	850	2,700	530,000	900
Proposed General Plan	1,050	3,400	675,000	1,300
Proposed Change	+ 200 units	+ 700 people	+ 145,000 SF	+ 400 jobs

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ACRE COMPARISON (ALL PROJECTS 80-90 AC)

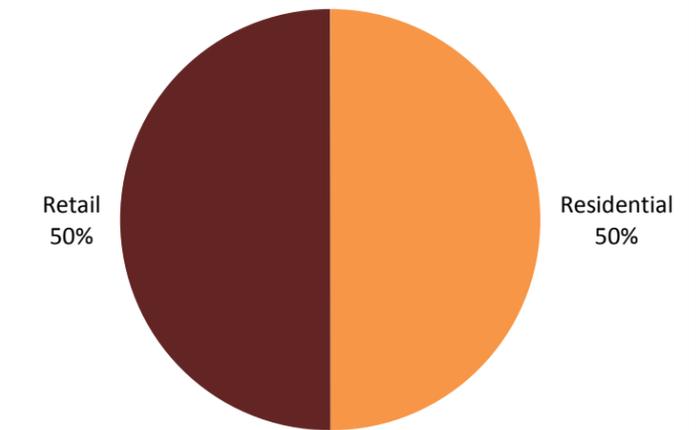


PROPOSED LAND USE DEFINITION

The **Mixed-Use Northwest District** designates approximately 90 ac in-between the I-405 and SR-22 for a mix of high density residential, regional commercial, and/or signature professional office complexes. This area provides a unique opportunity to create a large-scale development should existing mobile homes transition over time. Given its adjacency to two major regional transportation routes, the Northwest District is envisioned to be developed in coordination with adjacent regional commercial uses. A Master Plan is required for future development of the Northwest District to ensure the area is well-integrated with nearby uses and is easily accessed from the freeways. The Master Plan will be required to outline specific density and intensity ranges for proposed projects.

PROPOSED PREFERRED LAND USE MIX (PERCENT OF LAND AREA)

The pie chart below represents a proposed preferred land use mix for the total acreage of this Mixed-Use area. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.



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CURRENT GENERAL PLAN LAND USE DESIGNATIONS



Commercial-General (92 ac)
Commercial uses with a target FAR of 0.33, residential uses also allowed.

ILLUSTRATIVE PHOTO EXAMPLES

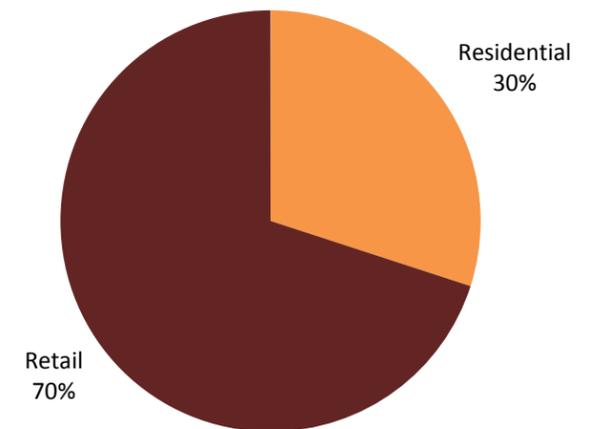


PROPOSED LAND USE DEFINITION

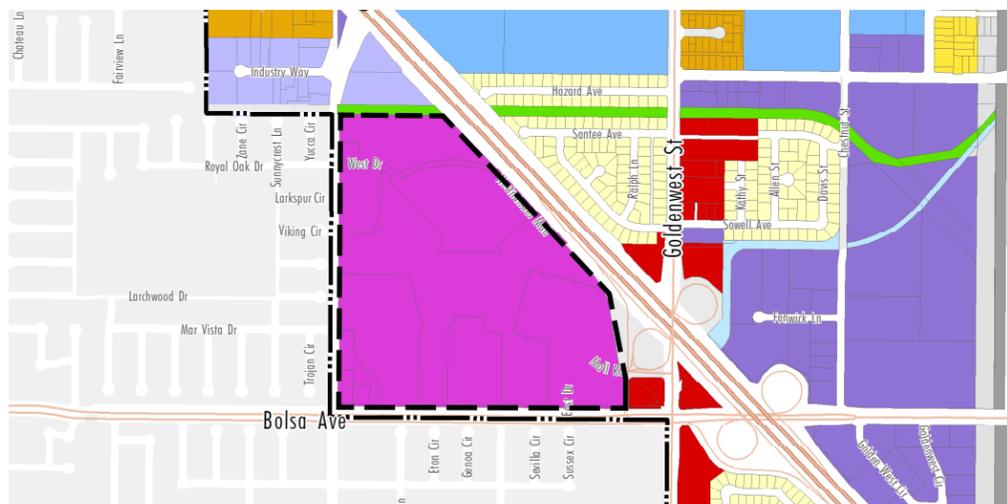
The long-term vision for **Mixed-Use Westminster Mall** calls for mixing traditional retail uses with new housing, public spaces, and entertainment uses to create an experience-oriented destination at one of Westminster's most important sales-tax generating centers. New commercial pad sites are encouraged to infill the existing surface parking area while other parking strategies, including shared parking and wrapped- or screened-parking structures, should be used to ensure sufficient parking is available on-site. Densities of up to 40 du/ac and intensities up to 1.0 FAR are allowed, but it is expected that new residential projects in this area will generally be between 20 and 30 du/ac and 3-4 stories in height.

PROPOSED PREFERRED LAND USE MIX (PERCENT OF LAND AREA)

The pie chart below represents a proposed preferred land use mix for the total acreage of this Mixed-Use area. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.



PROPOSED GENERAL PLAN LAND USE DESIGNATION



Mixed-Use Westminster Mall (92 ac)
Allows for residential densities up to 40 du/ac and nonresidential intensity of up to 1.0 FAR.

Mixed-Use Area Boundary
Note that only changes within the Mixed-Use area boundary are identified; for all other proposed changes, see the Project Fact Sheet.



PLAN-TO-PLAN PROJECTIONS COMPARISON

	Units	People	Nonresidential Square Feet (SF)	Jobs
Current General Plan	0	0	1,300,000	3,300
Proposed General Plan	820	2,500	1,400,000	3,500
<i>Proposed Change</i>	<i>+820 units</i>	<i>+ 2,500 people</i>	<i>+ 100,000 SF</i>	<i>+ 200 jobs</i>

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Currently Designated Planned Development Areas: Proposed General Plan Land Use | August 18, 2015
City of Westminster General Plan Update

The Current General Plan (1996) includes a land use designated called **Planned Development (PD)**, which provides for mixed-use or single-use development on specific sites throughout the City, including existing mobile home communities. The intent of the PD designation is to provide development intensity guidelines for parcels that have the potential for conversation of use or new development. Each designated site has a goal that guides development potential as well as use type. In the Current General Plan, the description of each designated PD site includes existing site condition, approximate size, performance standard goal, and discussion. The discussion subheading is intended to represent the City’s position on what land use is recommended for each site. For terms identified in the table, the following definitions apply:

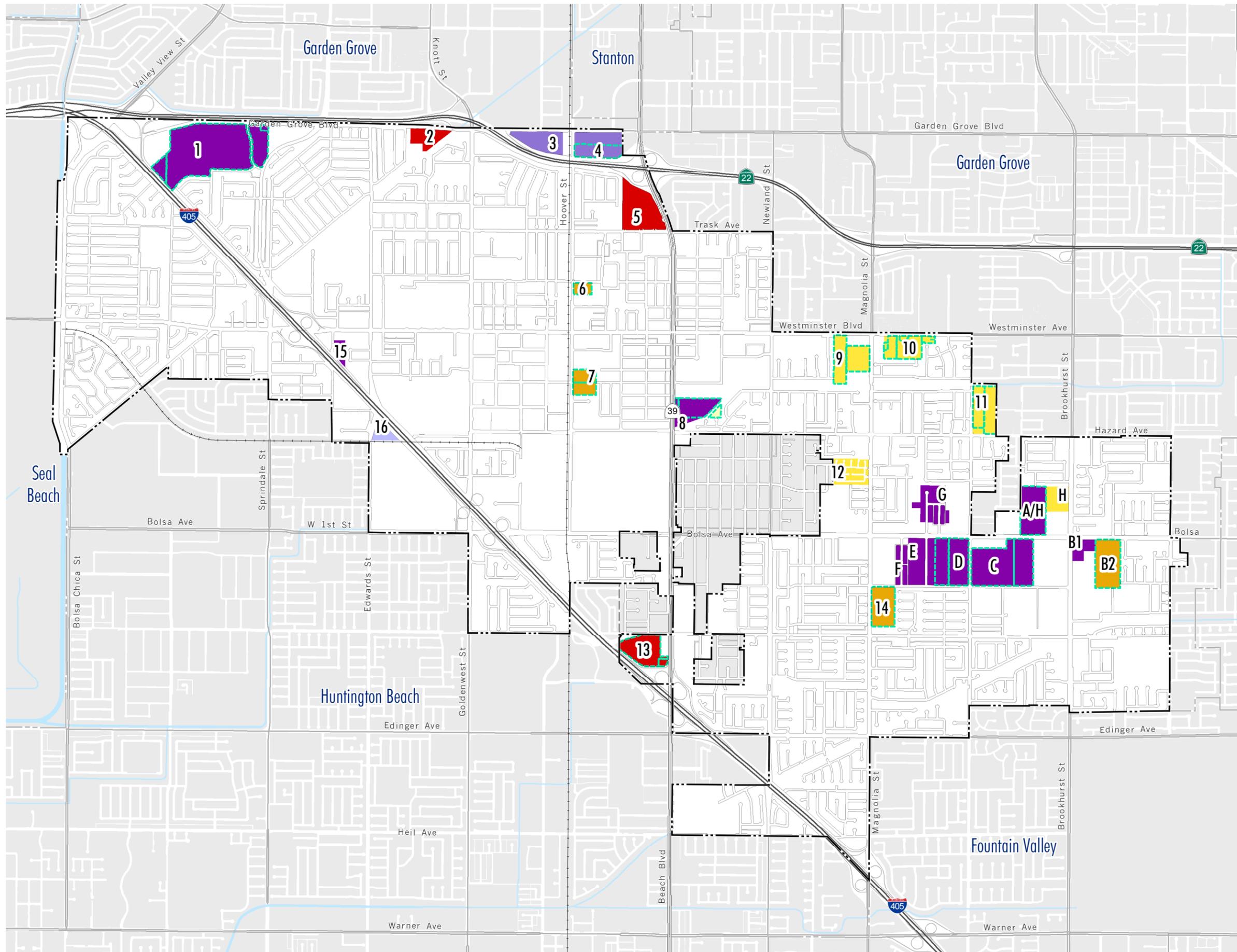
- **Desired:** The recommended land use development type.
- **Appropriate:** Although not the most recommended land use development type, the City would consider the project. Additional evidence, such as, but not limited to, project economic viability, compliance with the performance standard goal provisions, and compatibility with surrounding land uses may be required prior to City consideration of the proposed project.
- **Not Appropriate:** Prohibited land use development type. The City will not consider the development project, unless a General Plan amendment is approved.

The Proposed General Plan eliminates the Planned Development designation and proposes to designate all existing Planned Development areas as Mixed-Use or as a stand-alone use in order to better articulate the City’s vision for these areas, add flexibility to respond to market conditions in key areas identified for mixed-use, and make the Plan easier to understand and administer. The table below summarizes the direction for each PD site as articulated in the Current General Plan and identifies the proposed land use designation. In addition, the exhibit on the following page illustrates the location of these PD sites in the City and their proposed land use designation.

Planned Development Site Number ¹	Current Areas Designated as Planned Development: Description of Desired, Appropriate, and Not Appropriate Uses			Proposed General Plan Land Use Designation ²	Existing Mobile Home Community?
	Desired	Appropriate	Not Appropriate		
1	Commercial and/or employment center with a residential component	-	-	Mixed-Use Northwest District	Yes
2	Commercial	Light industrial	Residential	Regional Commercial	No
3	Commercial	Light industrial, residential component	-	Industrial	No
4	Commercial and industrial	Residential, alone or as a component of a mixed-use project	-	Industrial	Yes
5	Commercial	Light industrial and/or residential component	-	Regional Commercial	No
6	Commercial office or residential	-	Retail commercial and industrial	Residential High Density	Yes
7	Light industrial	Residential	Commercial	Residential High Density	Yes
8	Commercial retail center	Residential	Industrial	Mixed-Use Civic Center	Yes
9	Commercial retail with a residential component	-	Industrial	Residential Medium Density	Yes
10	Residential	Commercial	Industrial	Mixed-Use Civic Center	Yes
11	Residential	Commercial	Industrial	Residential Medium Density	Yes
12	Residential	Commercial	Industrial	Residential Medium Density	No
13	Regional employment center	Commercial, residential, and light industrial	-	Regional Commercial	Yes
14	Residential	-	Commercial and industrial	Residential High Density	Yes
15	Commercial	Industrial	Residential	Mixed-Use Westminster Blvd/Downtown	No
16	Commercial	Industrial	Residential	Urban Industrial	No
A	Residential	-	Commercial and industrial	Mixed-Use Little Saigon	Yes
B1	Hotel	-	Industrial and residential	Mixed-Use Little Saigon	No
B2	Residential with commercial or educational/institutional	-	-	Residential High Density	Yes
C	Commercial with a residential component	-	-	Mixed-Use Little Saigon	Yes
D	Commercial with a hotel complex and visitor center	Residential	Industrial	Mixed-Use Little Saigon	Yes
E	Commercial, light industrial, and office	-	Residential	Mixed-Use Little Saigon	No
F	Commercial, light industrial, and office	-	Residential	Mixed-Use Little Saigon	No
G	Mixed commercial and residential	Light industrial	-	Mixed-Use Little Saigon	No
H	Commercial retail office, and employment center	-	Residential and industrial	Mixed-Use Little Saigon	Yes

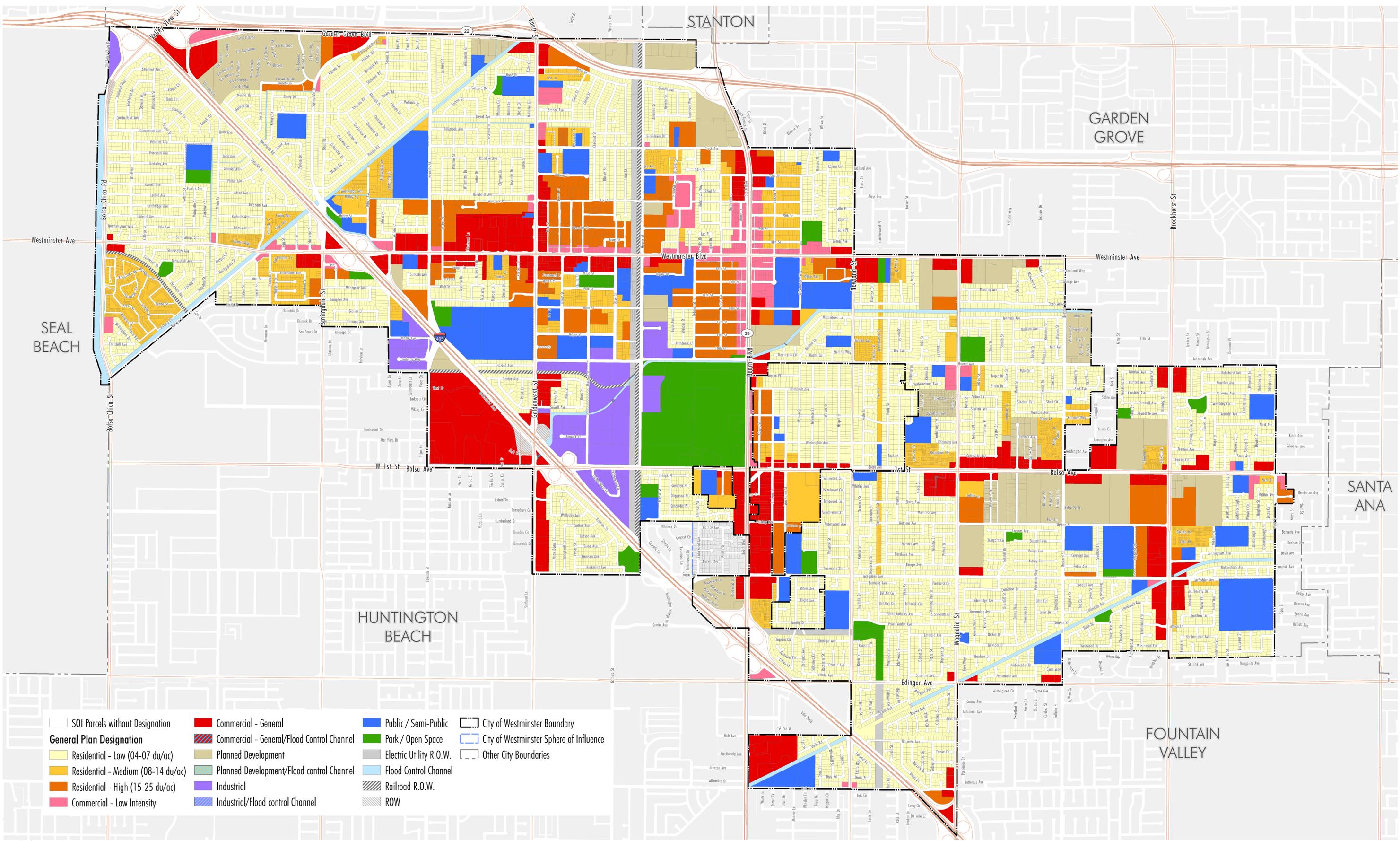
¹ Letters A-H are also part of the Little Saigon Community Plan Area

² Refer to Draft Current and Proposed General Plan Land Use Designations (August 18, 2015) for a complete description of all proposed land use categories



DRAFT FOR PUBLIC REVIEW 08.13.15
**Currently Designated Planned Development Areas:
 Proposed General Plan Land Use**

- City of Westminister Boundary
- City of Westminister Sphere of Influence
- Other City Boundaries
- Existing Mobile Home Community
- Proposed General Plan Designation**
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Neighborhood Commercial
- Regional Commercial
- Mixed-Use
- Industrial
- Urban Industrial
- Public / Semi-Public
- Park / Open Space
- Flood Control Channel
- Public Utility Corridor
- Railroad R.O.W.
- #** Planned Development Site Number



- | | | | |
|------------------------------------|--|-------------------------|---|
| SOI Parcels without Designation | Commercial - General | Public / Semi-Public | City of Westminster Boundary |
| General Plan Designation | Commercial - General/Flood Control Channel | Park / Open Space | City of Westminster Sphere of Influence |
| Residential - Low (04-07 du/ac) | Planned Development | Electric Utility R.O.W. | Other City Boundaries |
| Residential - Medium (08-14 du/ac) | Planned Development/Flood control Channel | Flood Control Channel | |
| Residential - High (15-25 du/ac) | Industrial | Railroad R.O.W. | |
| Commercial - Low Intensity | Industrial/Flood control Channel | ROW | |

Source: City of Westminster, 2014



WESTMINSTER
 General Plan Update
 OPPORTUNITY. COMMUNITY. PROGRESS.



GENERAL PLAN LAND USE

THE FOLLOWING IS A VISION OF WESTMINSTER AS DESCRIBED TWENTY YEARS FROM NOW:



The City of Westminster's civic leaders are forward-thinking, embracing sustainability, innovation, and technology to continually improve the City. We are well-known throughout Southern California for our quality neighborhoods, unique community culture, exciting local and regional destinations, and diversity in economic opportunity.



There is a special **sense and quality of place** in Westminster which sets us apart from our neighboring cities. We have distinct local and regional activity centers, districts, and cultural destinations—including a Downtown and Little Saigon—and places where community members can gather to participate in civic events and other special programs. Our walkable streets, signage, architecture, landscaping, and neighborhoods all contribute to Westminster's unique identity.

We are proud of our **strong community culture** including our history, diversity, and family-friendly atmosphere. Our special places, experiences, and popular parks, programs and community events reflect our commitment to actively celebrate the things that make us unique. People living in Westminster want to continue living in the community for the long-term. We pride ourselves on the amenities and programs that are available in our community.



Our **residential neighborhoods** are some of the most popular places to live in Southern California. Our residents take pride in their homes and our neighborhoods are well-maintained, clean, safe, and supported by strong infrastructure and public services. A variety of **housing choices** are available for people looking to call Westminster home, including first-time homebuyers, families with children, empty-nesters, and retirees.



We have a **thriving economy** with a range of high-quality dining, hospitality, shopping, entertainment, and employment choices. Our business community is strong and invested in maintaining the positive image of Westminster, especially along our corridors and business districts. Businesses in Westminster are prosperous, fill a niche in the regional economy, and contribute the revenue necessary to support our community services.

Our desirable climate, **location** near the beach, and adjacency to major freeways provides people who live, work, and visit here convenient access to popular destinations throughout the region. Within our community, people of all ages and abilities prefer to safely and efficiently **get around** by walking, biking, or using public transit and our extensive network of trails.



Westminster residents of all ages are healthy and active and are well-served by **ample park facilities and recreation opportunities**. These facilities are located equitably throughout the community and contribute to Westminster residents' high quality of life.