

PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING TO BE HELD BY THE WESTMINSTER PLANNING COMMISSION

On **September 21, 2016, at 6:30 p.m.** in the City Council Chambers of the Westminster Civic Center, 8200 Westminster Blvd., the City of Westminster Planning Commission will hold a public hearing to consider the following project:

Case No. 2015-58 (General Plan Amendment, Zoning Map Amendment, Tentative Parcel Map, Comprehensive Plan, and Density Bonus)

Application for: Greenfield Apartments Project

Applicant: Fairfield Real Estate LLC

Location: 14041, 14051, 14061 Locust Street, Westminster, CA

Proposed Project: The proposed project consists of the consolidation of three parcels on Locust Street in the City of Westminster into an approximately 1.8-acre site for the development of 50 residential rental units that includes an affordable component and request for density bonus. The development would require a General Plan Amendment from "General Commercial" to "Residential-High Density" (15 to 25 units per acre) and a Zone Change from C2 "General Business" to R5-PD (Multiple Family Residential to 25 Units/Acre – Planned Development overlay zone). However, the site's General Plan classification would change to the "Mixed-Use Westminster Boulevard/Downtown" land use category if the Westminster General Plan Update is adopted separately by the Mayor and City Council. The proposed comprehensive plan is required for the proposed site design/architecture and various proposed deviations from the City's development standards. The Project would include the demolition of several existing residential structures on the Project site. The applicant is requesting a density bonus to accommodate the proposed number of dwelling units. The Project will include single-level flats and two-story townhome-style units with one, two and three bedrooms. The apartment building will be three stories in height. A total of 84 unenclosed parking spaces are provided on-site in compliance with parking standards for affordable housing projects imposed by the state (*California Government Code* §65915). A portion of the parking spaces will be provided in detached carports structures arranged along the south and west property lines. The Project will take access from a single driveway on Locust Street. At the conclusion of the September 21, 2016 public hearing, the Planning Commission will make a recommendation regarding the proposed project and mitigated negative declaration for consideration by the Mayor and City Council at a public hearing on October 26, 2016, in the Westminster City Council Chambers.

Environmental Review Status: An initial study and a proposed mitigated negative declaration have been prepared for the above referenced project. Pursuant to the California Environmental Quality Act (CEQA) and the City's Guidelines for the Implementation of CEQA, the City has analyzed the project and determined that the project as proposed does not present a threat of significant impacts to the environment. The proposed mitigated negative declaration is available for public review and comment at the Community Development Department at 8200 Westminster Boulevard, Westminster, California, beginning August 31, 2016 and ending September 29, 2016. A copy of the proposed negative declaration is also available at the Westminster Branch Library, 8180 13th Street, Westminster, California and the City of Westminster's website at www.westminster-ca.gov.

All comments should be submitted in writing to: Steve Ratkay, City of Westminster, Community Development Department, 8200 Westminster Boulevard, Westminster, California, (714) 548-3486, or via email at SRatkay@westminster-ca.gov, or may be made verbally at the public hearing (*if you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Westminster Planning Commission at, or prior to, the public hearing*).