



CITY OF WESTMINSTER

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA WILL HOLD A PUBLIC HEARING ON THE APPLICATION DETAILED BELOW.

DATE OF HEARING: WEDNESDAY, MARCH 25, 2026
TIME OF HEARING: 6:00 P.M. OR SOON THEREAFTER
LOCATION OF HEARING: City of Westminster
Council Chambers at the Westminster Civic Center
8200 Westminster Boulevard
Westminster, CA 92683

APPLICANT: City of Westminster

PROJECT LOCATION: Citywide

Please visit the project website for more information:
<https://www.westminster-ca.gov/zoning-gp-update>



PROJECT DESCRIPTION:

CASE-2026-0010 - The proposed Project includes amendments to the City of Westminster General Plan Land Use Element, Title 17 of the Westminster Municipal Code (Zoning Code), and the City's Zoning Map. The Project is intended to implement the City's long-term land use and housing objectives by updating mixed-use zoning regulations, increasing residential development potential in appropriate locations, and preserving existing mobile home communities. The Planning Commission recommended that the City Council approve the proposed Project, with the added recommendation that Project include an amendment to the General Plan Land Use Map and Zoning Map affecting the Civic Center campus, generally bounded by Westminster Boulevard, All American Way, 13th Street, and Jackson Street, to redesignate the site from Mixed Use Civic Center to Public/Semi-Public and rezone the property from MU40 to P/SP.

The Project would consolidate the existing MU36 and MU40 zoning districts into a single Mixed-Use (MU) zone with updated development standards, permitted uses, and regulations. Allowable residential density would increase to up to 90 dwelling units per acre, depending on site size, and building height would increase up to 95 feet, subject to applicable development standards. The Project also includes changes affecting existing mobile home communities, identified as Residential Preservation Areas, and areas governed by adopted Specific Plans. Overall, the Project could result in a net growth of 5,623 housing units and a net decrease of 2.55 million square feet of non-residential uses compared to the existing General Plan.

Properties affected by the proposed Project would fall into one of the following four categories:

- Category A (approximately 279.36 acres): Existing mixed-use areas where the Project would increase allowable residential density, up to 90 dwelling units per acre depending on site size, to support future housing development while continuing to allow residential, commercial, or mixed-use projects.
- Category B (approximately 28.58 acres): Properties currently designated for commercial or industrial use that would be added to expanded mixed-use areas. These changes would allow residential uses and increased residential density (up to 90 du/acre) and building height (up to 95 feet), while continuing to permit a wide range of commercial and employment-generating uses.
- Category C (approximately 175.10 acres): Properties developed as mobile home communities that would be redesignated for residential use only and rezoned to the R-3 (Multiple-Family Residential) zoning district to preserve existing housing and prevent future conversion to non-residential uses. No displacement or redevelopment is approved as part of this project.
- Category D (approximately 116 acres): Properties within the Moran Street, Bolsa Row, and Westminster Mall Specific Plans would be redesignated as "Specific Plan (SP)" on City maps for clarity and consistency. No changes are proposed to the adopted specific plans or development potential.

In order to accomplish the above, the following actions are needed:

- (1) *Amendments to the General Plan Land Use Map and Land Use Text, including but not limited to:*
 - Mixed-Use Westminster Mall designation changes to Specific Plan designation; development standards remain the same;
 - Specific Plan areas covered with the Mixed-Use Little Saigon designation change to Specific Plan designations; development standards remain the same;
 - 11.63 acres of Mixed-Use Civic Center, 84.68 acres of Mixed-Use Little Saigon, and 78.79 acres of Mixed-Use Northwest District change to Medium Density Residential;
 - 1.09 acres of Regional Commercial designation change to Mixed-Use Northwest District;
 - 1.02 acres of Industrial designation and 26.47 acres of Regional Commercial designation change to Mixed-Use Corridor; and
 - Corresponding changes to text where required.
- (2) *Amendment to the Zoning Map to correspond to the changes in the General Plan Land Use Element.*
- (3) *Zoning Code Amendments, including but not limited to:*
 - Adoption of a new Mixed-Use Zoning District chapter setting forth regulations for mixed-use development;
 - Adding a new definition for shared commercial space and updating standards for drive-through facilities;
 - Clarifying and clean-up amendments to ensure consistency between the Land Use Map, Zoning Map and Zoning Code; and
 - Amending Section 17.250.035 providing that Housing Overlay sites have to be developed with a minimum of 50% floor area for residential uses and providing for both owner-occupied and rental units being allowed.

Additional information about the Project is available at: <https://www.westminster-ca.gov/zoning-gp-update>

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) and the City's Guidelines for the Implementation of CEQA, the City has reviewed and considered the Final Environmental Impact Report (FEIR) for the General Plan certified by the City Council on September 28, 2016 (State Clearinghouse No. 2015121052), including the impacts and mitigation measures identified therein. In compliance with CEQA Guidelines Section 15164, an Addendum to the General Plan FEIR has been prepared which concludes that the Project does not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. None of the conditions in the CEQA Guidelines Section 15162 are present to require the preparation of a subsequent EIR, and no additional environmental review is required.

INFORMATION AVAILABLE:

The agenda, staff report and attachments will be available on the City's website at <https://www.westminster-ca.gov> five days prior to the hearing. Copies will also be available for review at the Planning Division at City Hall and/or a copy may be obtained from the Planning Division at a nominal charge during posted business hours the week of the hearing.

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. You may bring written comments with you; or
- Via E-Comment/Email by visiting the City's Website and click on the link: planning@westminster-ca.gov; or
- Written Comment via Drop-Off to be filed with the City of Westminster, Planning Division, 8200 Westminster Blvd, Westminster, CA 92683, during our Regular Posted Business Hours. Any Written Comment MUST be received no later than 2:00 PM on said Public Hearing date; or
- Written Comment via U.S. Mail MUST be received by the City of Westminster, Planning Division, at least 1-business day prior to the scheduled Public Hearing, at 8200 Westminster Blvd., Westminster, CA 92683.

Further information may be obtained by contacting Stephanie Tomaino, Contract Principal Planner, at (714) 548-3495 or stomaino@westminster-ca.gov.