



**CITY OF WESTMINSTER
PUBLIC NOTICE
ORDINANCE SUMMARY**

NOTICE IS HEREBY GIVEN that on April 22, 2026, the City Council of the City of Westminster introduced an Ordinance entitled:

ORDINANCE NO. 2634

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, APPROVING A ZONING TEXT AMENDMENT (CASE NO. 2026-0010) AMENDING CHAPTER 17 OF THE WESTMINSTER MUNICIPAL CODE BY REPEALING AND READOPTING CHAPTER 17.260 RELATING TO MIXED USES AND ADDING RELATED DEFINITIONS, REVISING VARIOUS SECTIONS OF TITLE 17 TO ELIMINATE REFERENCES TO OUTDATED OVERLAY REFERENCES, AMENDING THE HOUSING OVERLAY ZONE TO BE CONSISTENT WITH STATE LAW, MAKING CHANGES TO BRING THE ZONING CODE CONSISTENT WITH THE GENERAL PLAN, AND REVISING THE REGULATIONS RELATING TO DRIVE THROUGH FACILITIES AND AMENDING THE ZONING MAP OF THE CITY OF WESTMINSTER, CALIFORNIA, PURSUANT TO AN ADDENDUM TO THE CITY OF WESTMINSTER GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (WESTMINSTER MUNICIPAL CODE CHAPTER 17.260, SECTIONS 17.10.005, 17.200.010, 17.240.030, 17.250.010, 17.250.015, 17.250.020, 17.250.035, 17.300.010, 17.400.050, 17.520.010, AND 17.700.010

Ordinance No. 2634 makes a number of changes to Title 17 (Zoning) of the Westminster Municipal Code and also makes changes to the Westminster Zoning Map.

The primary Code amendment is the consolidation and replacement of the existing Mixed-Use 36 and Mixed-Use 40 zones (Chapter 17.260) with one Mixed-Use zone which will allow between 50 and 90 dwelling units/acre, depending on the size of the parcel. The new Chapter 17.260 sets forth updated development regulations. Other zoning text amendments include the following:

- Section 17.110.005, Requirements for Land Uses and Development – incorporating mitigation measures as required conditions
- Section 17.200.010, Zoning Districts Established – revising names and creating consistency with General Plan
- Section 17.240.030, Specific Plan [SP] District Requirements – specifying the specific plan is the zoning for the area
- Section 17.250.010, Applicability of Overlay Zones – deleting unnecessary text
- Deletion of Section 17.250.015 Civic Center (CV) Overlay and Section 17.250.020 Little Saigon (LS) Overlay – which do not exist

- Section 17.250.035 Housing (H) Overlay to bring the WMC into compliance with the Government Code requirements
- Section 17.300.010, Applicability – revising to reference Design Guidelines Manual
- Section 17.400.050, Drive-In/Drive-Through Facilities – adding requirements for MU district
- Section 17.520.010, Applicability – changing reference of MU 36 and MU 40 to MU zone
- Section 17.700.010, Definition of Specialized Terms – adding and amending definitions of Civic Center uses and facilities, landscape, shared commercial space

The Zoning Map amendments are as follows:

- MU 36 and MU 40 zones all rezoned to MU (Mixed-Use)
- 92 acres of SP-3 (Specific Plan No. 3) and 0.4 acres of ROW (Right-of-Way) are rezoned to Specific Plan – Westminster Mall
- 18.48 acres of SP-1 are rezoned to Specific Plan – Moran Street
- 6.03 acres of SP-2 are rezoned to Specific Plan – Bolsa Road
- Mixed Use areas containing existing mobile home parks, totaling 175.1 acres, are rezoned from MU 40 to R3 (Multiple-Family Residential 13 to 14 units/acre)
- 12.68 acres of C-1 (Local Business) are rezoned to MU (Mixed-Use)
- 4.45 acres of C-2 (Commercial Business) are rezoned to MU (Mixed-Use)
- 10.91 acres of C-M (Commercial-Industrial) are rezoned to MU (Mixed-Use)
- 0.23 acres of R-1 are rezoned to MU (Mixed-Use)
- 0.31 acres of R-2 are rezoned to MU (Mixed-Use)
- 13.0 acres of MU 40 (Mixed-Use 40) are rezoned to P/SP (Public/Semi-Public)

The City Council will conduct a second reading and adopt the Ordinance at its Regular Meeting on May 13, 2026, scheduled to commence at 6:00 p.m., or as soon thereafter as the matter may be heard.

A certified copy of the complete text of the Ordinance is posted and may be read and reviewed at City Hall, City Clerk’s Office, 8200 Westminster Boulevard, Westminster, and/or a copy may be obtained from the City Clerk at a nominal charge during posted business hours. The proposed ordinance will also be available on the City’s website as part of the Agenda Packet at <https://www.westminster-ca.gov>.

/S/
Tanya Ramirez
Interim Assistant City Clerk of the City of Westminster

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