

ATTACHMENT 1

Draft City Council Ordinance with Exhibits A-K

CITY OF WESTMINSTER
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RELATING TO MIXED USES AND ADDING RELATED DEFINITIONS, REVISING VARIOUS SECTIONS OF TITLE 17 TO ELIMINATE REFERENCES TO OUTDATED OVERLAY REFERENCES, AMENDING THE HOUSING OVERLAY ZONE TO BE CONSISTENT WITH STATE LAW, MAKING CHANGES TO MAKE THE ZONING CODE CONSISTENT WITH THE GENERAL PLAN,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, 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)

WHEREAS, in 2016, the City updated its General Plan and certified and environmental impact report and adopted a mitigation monitoring and reporting program in connection with the adoption of the General Plan; and

WHEREAS, in 2022, the City adopted amendments to its Zoning Text and Zoning Map to implement the six Mixed-Use land use designations identified in the 2016 General Plan in accordance with General Plan Implementation Action LU-IA-11 and Housing Element Program 3 and an addendum to the General Plan EIR was prepared for use with the Zoning Text and Zoning Map; and

WHEREAS, in 2023, the City adopted its revised 2021-2029 Housing Element and an addendum to the General Plan EIR was prepared for use with the Housing Element; and

WHEREAS, on January 24, 2024, the City Council approved an agreement with Economic & Planning Systems (“EPS”) to conduct an economic analysis report (“Report”) to support redevelopment in Westminster’s Mixed-use land use and zoning districts; and

WHEREAS, the EPS analysis aimed to further the goals and the objectives of the City’s three-year strategic plan through evaluating the opportunities and policies to expand residential mixed-use development opportunities in the City’s Mixed-use districts; and

WHEREAS, a key goal of the Report was to understand the appropriate residential density and other regulatory considerations that are needed to foster housing development within the City's Mixed-use districts, while still fostering commercial investment; and

WHEREAS, the recommendations provided in the report were designed to enable the City to attract vertical and horizontal mixed-use developments and help the City meet its Regional Housing Needs Allocation (RHNA) targets; and

WHEREAS, the Report was presented to the City Council on September 11, 2024 and after the conclusion of the presentation and a lengthy discussion, the City Council, by a majority vote, voted to direct staff to implement the recommendations made in the feasibility study for upzoning and expanding the areas of the mixed-use districts; and

WHEREAS, in addition to upzoning and expanding the areas of the mixed-use districts the City Council also wants to protect existing mobilehome parks in the City by changing the land use designation and zoning so that the density would be decreased on those properties to better match the existing density of the mobilehome parks and remove the potential for the redevelopment of the mobilehome parks with a mixed-use project; and

WHEREAS, there are several areas in the City where the zoning is not consistent with the land use designation and/or the existing development on those parcels and the City Council also wants to resolve these inconsistencies; and

WHEREAS, the changes to the mixed-use districts, mobilehome park areas, and clean-up of zoning inconsistencies require the following approvals: amendment of the City's Land Use Element, including the Land Use Map, amendment of Title 17 of the Westminster Municipal Code, the City's Zoning Code, and amendment of the City's Zoning Map (collectively, the "Project"); and

WHEREAS, the Project was analyzed by De Novo Planning Group, the City's housing and environmental consultant, and it was determined that there were no new impacts beyond those set forth in the 2016 EIR for the General Plan and therefore an Addendum was prepared; and

WHEREAS, in accordance with Government Code Section 65091(a)(4), for projects affecting over 1,000 property owners, a one-eighth (1/8th) page notice of the public hearing describing the project, date, time and location of the Planning Commission hearing was advertised in the *Westminster Herald Journal* newspaper at least 20 days prior to the March 4, 2026, hearing date. A notice was also posted at the City Council Chambers, City Hall, Community Services and Recreation Building, and on the City's website; and

WHEREAS, in addition to the newspaper notice, the City provided a courtesy mailed notice of the Planning Commission hearing to every property owner whose property would be impacted by the Project; and

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WHEREAS, a notice of public hearing was published and notices were mailed for the Project for the Planning Commission meeting of March 4, 2026; and

WHEREAS, due to a lack of quorum, the meeting and the public hearing scheduled for March 4, 2026 were continued to an adjourned regular meeting on March 10, 2026; and

WHEREAS, on March 10, 2026, the Planning Commission held the public hearing on the Project, and considered the Addendum, at which time it also considered all evidence presented, both oral and written;

WHEREAS, after the close of the public hearing the Planning Commission voted 3-0, with one Commissioner absent to approve the staff recommendations to adopt the General Plan amendments, including the Land Use Element text amendments and Land Use Map update, together with the corresponding zoning text amendments and zoning map amendments, with the modification that that the Civic Center area be revised to a General Plan designation of Public/Semi-Public with a corresponding zoning designation of P/SP; and

WHEREAS, on March 19, 2026, the Airport Land Use Commission of Orange County considered the General Plan Amendment in accordance with Public Utilities Code Section 21676 and found the Amendment to be consistent with the Joint Forces Training Base Los Alamitos Airport Environs Land Use Plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4), for projects affecting over 1,000 property owners, a one-eighth (1/8th) page notice of the public hearing describing the project, date, time and location of the City Council hearing was advertised in the *Orange County Register* newspaper at least 10 days prior to the March 25, 2026, hearing date. A notice was also posted at the City Council Chambers, City Hall, Community Services and Recreation Building, and on the City's website; and

WHEREAS, in addition to the newspaper notice, the City provided mailed notice of the City Council hearing to every property owner whose property would be impacted by the Project, as well as to each local agency whose ability to provide essential facilities or services may be significantly affected by the Project in accordance with Government Code Section 65091(a)(3); and

WHEREAS, on March 25, 2026, the City Council held a duly noticed public hearing at which time it considered all evidence presented, both oral and written; and

WHEREAS, the City Council voted to incorporate the Planning Commission's recommendation for the Civic Center area into the final Land Use Map, with the exception of those sites that were designated as Housing Overlay sites in the Housing Element and shown as such on the City's zoning map; and

WHEREAS, the City Council continued the public hearing to April 8, 2026, in order for staff to return with revised documents; and

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WHEREAS, on April 8, 2026, the City Council held the continued public hearing, received additional public testimony, and asked questions of staff regarding the proposed amendments; and

WHEREAS, at the conclusion of the April 8, 2026 continued public hearing, the City Council voted to continue the matter to April 22, 2026; and

WHEREAS, on April 22, 2026, the City Council held the continued public hearing, considered the record before it, and concluded the public hearing;

WHEREAS, prior to adopting this Ordinance the City Council adopted Resolution No. 2634 which updated the City's Land Use Element, including the Land Use Map, to implement the Project;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of the City Council.

SECTION 2. Findings. Pursuant to Section 17.620.030 of the Westminster Municipal Code, the City Council approves this Ordinance, which is part of Case No. 2026-010, based upon the following findings:

1. The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan and will not create any inconsistencies with the Zoning Code, in the case of a Zoning Code amendment.

The proposed General Plan Land Use Element, Zoning Code, and Zoning Map amendments are designed to work together as one overall project and ensure and maintain internal consistency among the goals, policies, and implementation measures of all elements of the Westminster General Plan. The amendments implement the City's established policy direction to focus higher-density residential and mixed-use development within designated corridor and reinvestment areas while preserving established residential neighborhoods. The amendments also maintain consistency between the General Plan Land Use Element, the General Plan Land Use Map, Title 17 (Zoning) of the Westminster Municipal Code, and the Zoning Map. Furthermore, the Project furthers several General Plan goals and policies, including but not limited to Goals LU-1, LU-2, and H-1; and Policies LU-1.1, LU-2.1, H-1.1, H-1.2, H-4.1, and H-4.4. Accordingly, the proposed amendments will not create inconsistencies within the General Plan or this Title.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed amendments update development standards in the Zoning Code to provide clearer regulatory guidance, support orderly growth and reinvestment in appropriate locations, expand housing opportunities consistent with State law, and preserve existing mobile home parks for long-term residential use. By directing growth to areas served by existing infrastructure and public services while maintaining established residential neighborhoods, the amendments promote compatible land use patterns and community stability. Future development facilitated by the amendments will remain subject to applicable development review, environmental review, building, and public safety requirements, ensuring protection of the public health, safety, and welfare. Therefore, the proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

3. The proposed amendment is in compliance with the provisions of CEQA.

The proposed amendments have been reviewed in accordance with the California Environmental Quality Act (CEQA). The environmental effects of the General Plan were previously evaluated in the certified 2016 Westminster General Plan Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2015121052). An Addendum to the FEIR has been prepared pursuant to CEQA Guidelines Section 15164, which concludes that the proposed amendments would not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts. None of the conditions in CEQA Guidelines Section 15162 are present. Accordingly, no Subsequent or Supplemental Environmental Impact Report is required, and the Project complies with the provisions of CEQA.

SECTION 3. Amendment to Section 17.110.005. Section 17.110.005, Requirements for Land Uses and Development, of the Westminster Municipal Code is hereby amended to read as follows:

§ 17.110.005 Requirements for Land Uses and Development.

No land use or structure shall be established, constructed, reconstructed, altered, allowed, or replaced unless that land use or structure complies with the following requirements:

- A. Permitted Use. The land use shall be identified by Chapters 17.210, *Residential Zoning Districts*; 17.220, *Commercial Zoning Districts*; 17.230, *Industrial Zoning Districts*; 17.240, *Special Purpose Zoning Districts*; and 17.250, *Overlay Zones*, as being permitted in the zoning district applicable to the subject site.
- B. Permit Requirements. Any land use permit required by this Title shall be obtained prior to the proposed use being constructed or otherwise established or put into operation, unless the proposed use is listed in Section 17.110.010, *Exemptions from Land Use Permit Requirements*. The land use permit requirements of this Title are established by Chapters 17.210, *Residential Zoning Districts*; 17.220, *Commercial Zoning Districts*; 17.230, *Industrial Zoning Districts*; 17.240, *Special Purpose Zoning Districts*; and 17.250, *Overlay Zones*.

- C. **Development Standards.** Every land use and structure shall comply with all applicable requirements of this Title, including the development standards outlined in Article 2, *Zoning Districts, Permitted Land Uses, and Zone-Specific Standards*; and the provisions outlined in Article 3, *Site Planning and General Development Standards*, and Article 4, *Standards for Specific Land Uses and Accessory Uses*. In addition, every land use and structure shall comply with all applicable requirements of any adopted Development Agreement, Comprehensive Plan, or Specific Plan.
- D. **Conditions of Approval.** Every land use and structure shall comply with all applicable conditions imposed by the City as part of an approved land use permit as well as applicable mitigation measures set forth in a mitigation monitoring program for the City’s general plan, any element thereof, or any specific plan.
- E. **Development Agreement Provisions.** Every land use and structure shall comply with any applicable agreement related to the site that has been approved by the City or Redevelopment Agency, including but not limited to, an Owner-Participation Agreement, a Disposition and Development Agreement, or a Development Agreement.
- F. **Federal, State or Local Law.** No land, building, structure or premises shall be used, designed, moved, altered, added to, enlarged, or intended to be used for any purpose or in any manner other than a use listed in this Title, or amendments thereto, as permitted in the district in which such land, building, structure or premises is located; and no land, building, structure, or premises shall be permitted to be used for any purpose prohibited by Federal, State, or local law or that would be in conflict with the Constitution and laws of California or the United States.

SECTION 4. Amendment to Section 17.200.010. Section 17.200.010, Zoning Districts Established, of the Westminster Municipal Code is hereby amended to read as follows:

§ 17.200.010. Zoning Districts Established.

Westminster shall be divided into zoning districts that implement the City's General Plan. The zoning districts described in Table 2-1 are hereby established, and shall be shown on the official adopted zoning map (see Section 17.200.015).

Table 2-1 Zoning District Designations		
Zoning Map Symbol	Zoning District Designation	General Plan Land Use Classification Implemented by Zoning District
Residential Zoning Districts		
R1	Single-Family Residential	Residential Low Density

R2	Multiple-Family Residential (8.1–12 units/acre)	Residential Medium Density
R3	Multiple-Family Residential (12.1–14 units/acre)	Residential Medium Density
R4	Multiple-Family Residential (14.1–18 units/acre)	Residential High Density
R5	Multiple-Family Residential (18.1–25 units/acre)	Residential High Density
Commercial Zoning Districts		
CR	Restricted Commercial	Low-Intensity Commercial
C1	Local Business	Low-Intensity Commercial
C2	General Business	Commercial General
CM	Commercial-Industrial	Commercial General, Planned Development, and Industrial
Industrial Zoning Districts		
M1	Light Industrial	Industrial
M2	Medium Industrial	Industrial
Special Purpose Zoning Districts		
P/SP	Public/Semi-Public	Public/Semi-Public
P/OS	Park/Open Space	Park/Open Space
CEM	Cemetery	Park/Open Space
PF	Public Facilities	Park/Open Space; Public/Semi-Public; Electric Utility Right-of-Way
Mixed-Use Zoning Districts		
MU	Mixed-Use	Mixed-Use Downtown, Mixed-Use Civic Center, Mixed-Use Corridor, Mixed-Use Little Saigon, and Mixed-Use Northwest District
Overlay Zones		
P	Parking	Not applicable
PD	Planned Development	Planned Development Other Land Use Designations

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H	Housing	Not Applicable
Specific Plan Zones		
SPWM	Westminster Mall Specific Plan	Specific Plan - Westminster Mall
SPMS	Moran Street Specific Plan	Specific Plan - Moran Street
SPBR	Bolsa Row Specific Plan	Specific Plan - Bolsa Row

SECTION 5. Section 17.240.030, Specific Plan [SP] District Requirements, of the Westminster Municipal Code is hereby amended to read as follows:

§ 17.240.030 Specific Plan (SP) Requirements.

Each individual specific plan shall serve as the zoning for the specific plan area. Refer to the individual specific plan document for a detailed description of each specific plan area and the development standards applicable to each specific plan.

SECTION 6. Section 17.250.010, Applicability of Overlay Zones, of the Westminster Municipal Code is hereby amended to read as follows:

§ 17.250.010 **Applicability of Overlay Zones.**

- A. Designation of Property. The applicability of any overlay zone to a specific site is shown by the overlay Zoning Map symbol established by Section 17.200.010, *Zoning Districts Established*, being appended as a suffix to the symbol for the primary zoning district shown on the Zoning Map.
- B. Applicability of Overlay District Requirements. The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Title. In the event of any perceived conflict between the provisions of this Chapter and any other provision of this Title, this Chapter shall govern.

SECTION 7. Section 17.250.015, Civic Center (CV) Overlay, of the Westminster Municipal Code is hereby deleted.

SECTION 8. Section 17.250.020, Little Saigon (LS) Overlay, of the Westminster Municipal Code is hereby deleted.

SECTION 9. Section 17.250.035, Housing (H) Overlay, of the Westminster Municipal Code is hereby amended to read as follows:

§ 17.250.035 **Housing (H) Overlay.**

- A. Purpose. This Section provides development and land use regulations for the Housing (H) Overlay zoning district, as established by Section 17.200.010, *Zoning Ordinance - ZONING TEXT AMENDMENT and ZONE CHANGE (CASE NO. 2026-0010)* 05/13/2026

Districts Established. Lots designated with the Housing Overlay designation are identified in the City of Westminster's 2021-2029 Housing Element Sites Inventory as potential lots to accommodate a portion of the City's unmet Regional Housing Needs Allocation (RHNA) or have been determined to be significant sites which have the ability to further meet the housing needs of Westminster and its residents.

- B. Requirements. Land uses permitted within the H Overlay zoning district shall comply with the following provisions, in addition to all applicable provisions of the Westminster Municipal Code. Where there is a conflict, the provisions of this Section shall apply.
1. The following regulations shall apply to the use of a lot designated with the Housing Overlay designation:
 - a. All new residential development filing applications after September 10, 2025, shall provide a minimum residential density of 30 dwelling units per net acre.
 - b. All new development shall include a residential component which shall occupy at least 50 percent of the total gross floor area of a mixed-use development.
 - c. For developments in which 20 percent or more of the units are affordable to lower income households (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply), owner-occupied and rental multifamily uses shall be permitted.
 - d. An applicant for a project pursuant to this Section may apply for a density bonus in accordance with Government Code Section 65915.

SECTION 10. Chapter 17.260, Mixed-Use Zones, of the Westminster Municipal Code is hereby repealed and a new Chapter 17.260 is hereby added to read as follows:

Chapter 17.260 MIXED-USE ZONES

§ 17.260.005 Purpose.

- A. This Chapter provides development and land use regulations for the Mixed-Use (MU) zoning district established by Section 17.200.010. The MU zone is intended to accommodate a range of compatible residential and nonresidential uses, either individually or in combination, in areas generally located along major corridors and activity centers of the City. The MU zone is designed to support housing opportunities, long-term reinvestment, and economic activity while providing flexibility in site design and development configuration.

- B. Development within the MU zone may be integrated vertically (for example, commercial or office uses on the ground floor with residential or office uses above) or horizontally (for example, residential uses located adjacent to commercial or office uses on the same site). Single-use projects, including developments that are entirely residential or entirely nonresidential, are also permitted, except for properties lying within the Housing Overlay zone.
- C. The MU zone implements the mixed-use land use designations of the General Plan. Maximum residential density, building intensity, and development standards applicable to the MU zone are established in this Chapter and may vary based on site characteristics, parcel size, and applicable development standards.

§ 17.260.010 Mixed-Use Zoning District Land Uses and Permit Requirements.

- A. Table 2-8 identifies the land uses permitted by this Title in the MU zone, and the land use permit required to establish each use, in compliance with Section 17.200.020.B, Determination of Permitted Land Uses and Permit Requirements.
- B. Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.
- C. All uses listed shall be conducted within a completely enclosed building unless specifically provided otherwise in this Title. The letters in the columns beneath the “Permit Type” mean the following:
 1. “P” - The use is permitted as a principal use within the zone.
 2. “AUP” - The use is conditionally permitted as a principal or accessory use if an Administrative Use Permit is approved by the Community Development Director.
 3. “CUP” - The use is conditionally permitted as a principal or accessory use if a Conditional Use Permit is approved by the Planning Commission.
 4. “X” - The use is prohibited in the district.

Table 2-8 Permitted Uses and Permit Requirements		
Land Use	Permit Type	Specific Use Regulations
<i>Industrial</i>		
Research and development (R&D)	CUP	
Self-storage facility	X	
Warehousing and distribution facilities	X	

Recreation, Education, and Public Assembly		
Broadcast facilities for radio and/or television	P	
Clubs, lodges, and fraternal organizations	P	
Commercial entertainment and recreation:		
<i>Amusement center/park</i>	CUP	
<i>Entertainment in conjunction with eating and drinking establishments</i>	AUP	§17.400.055
<i>Indoor amusement or entertainment facilities</i>	CUP	
<i>Bowling alley</i>	CUP	
<i>Ice skating</i>	CUP	
<i>Pool and/or billiard rooms</i>	CUP	
<i>Limited entertainment – in conjunction with eating and drinking establishments</i>	P	
<i>Outdoor commercial recreation</i>	CUP	
<i>Theaters and auditoriums</i>	CUP	
Dance halls, reception halls, nightclubs, banquet facilities, or related uses	CUP	
Banquet facilities in conjunction with eating and drinking establishments	AUP	
Family day care home, 14 children or fewer	P	
Family day care home, 15 children or more	CUP	
Health and fitness facilities without massage under 5,000 sq. ft.	P	
Health and fitness facilities over 5,000 sq. ft.	AUP	
Nonprofit service-provider facility	CUP	See Footnote 1
Publicly owned recreational and cultural facilities	P	
Private recreational and cultural facilities	CUP	
Private schools	CUP	
Religious places of worship	CUP	
Studios (art, dance, music, photography, etc.)	P	§17.400.153
Tutoring centers	P	
Vocational and trade schools	AUP	
Residential		
Accessory dwelling units and junior accessory dwelling units	P	§17.400.135
Boarding and lodging house	CUP	

Conversion of apartments to condominiums	CUP	§17.400.045
Conversion of hotels and motels to apartments	CUP	§17.400.080
Family day care homes	P	Cal. H & S Code 1597.30 <i>et seq.</i>
Home schooling, without a fee or charge	P	
Home-based business	P	§17.400.075 Chapter 17.530
Live/work units	P	§17.260.020.(F)
Manufactured or modular housing	P	
Mixed-use development	P	§17.250.035
Mobile-home park (minimum 10 acres)	CUP	
Incidental model home sales complex	P	
Multiple-family dwellings	P	§17.400.125
One-family dwelling, new (replacement)	CUP	§17.610.010 §17.400.120
Residential care facilities, 6 or fewer clients	P	
Residential care facilities, 7 or more clients	CUP	
Senior housing	CUP	§17.400.085
Supportive housing	P	
<i>Dwelling unit (excluding residential group living and/or boarding house)</i>	P	
<i>Residential group living, 6 or fewer persons</i>	P	
<i>Residential group living, 7 or more persons</i>	CUP	
Transitional housing	P	
<i>Dwelling unit (excluding residential group living and/or boarding house)</i>	P	
<i>Residential group living, 6 or fewer persons</i>	P	
<i>Residential group living, 7 or more persons</i>	CUP	
Two-family dwellings	CUP	§17.400.125
Retail		
Alcohol sales, off-site consumption	CUP	
Alcohol sales, on-site consumption	CUP	
Alcohol sales, on-site with a bona fide eating place not containing a bar or lounge	AUP	
Animal sales, pet shop	P	

Antique store	P	
Apparel, shoes, and accessories	P	
Art or photography store and gallery	P	
Bakery or delicatessen	P	
Book and stationery store	P	
Department store	P	
Drive-through facilities located within one-quarter mile of a freeway on/off-ramp	CUP	§17.400.050
Drive-through facilities located greater than one-quarter mile of a freeway on/off-ramp	X	
Drug store or pharmacy	P	
Eating and drinking establishments:		
<i>Bars and night clubs</i>	CUP	
<i>Café, coffee house, or tea house complying with §17.400.030(B)</i>	P	§17.400.030
<i>Café, coffee house, or tea house not complying with §17.400.030(B)</i>	CUP	§17.400.030
<i>Restaurant, take-out</i>	P	
<i>Restaurant, sit-down</i>	P	
Florist or flower shop	P	
Food and beverage sales:		
<i>Convenience store (with no alcohol sales)</i>	P	
<i>Grocery store</i>	P	§17.400.065
<i>Liquor store</i>	CUP	
<i>Specialty store</i>	P	
Furniture (finished or unfinished), furnishings, and appliance stores	P	
General retail store	P	
Home improvement store – sales and service	P	
Meat market	P	
and garden-supply stores	P	
Plant nurseries (retail) and garden-supply stores	P	
Second-hand stores (retail outlet only-no acceptance of donated products)	P	
Shared commercial space	P	
Shopping center	P	
Sporting goods and equipment store	P	

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Stationery and office supplies	P	
Vehicle sales, including automobiles and motorcycles:	P	
<i>New vehicles, retail</i>	P	See Footnote 2
<i>Used vehicles</i>	CUP	
<i>Vehicle parts sales – no installation and/or servicing</i>	CUP	
<i>Vehicle parts sales – with installation and/or servicing</i>	CUP	
<i>New recreational vehicle sales</i>	CUP	See Footnote 2
<i>Wholesale vehicle dealer independently developed from a new vehicle dealership and involving the storage of vehicles on-site</i>	CUP	
Warehouse retail stores	P	
Services		
Acupressure	CUP	
Acupuncture	P	
Animal services (see <i>Animal Sales and Services</i>):		
<i>Pet day care</i>	AUP	Section 17.400.025
<i>Animal grooming</i>	P	Section 17.400.025
<i>Veterinary clinics and animal hospitals</i>	CUP	Section 17.400.025
Astrology and fortunetelling establishments	P	
Automated teller machines (ATMs)	P	
Banks and financial institutions, with drive-thru	CUP	
Banks and financial institutions, without drive-thru	P	
Bicycle repair, sales, and rental	P	
Business and consumer-support services	P	
Check-cashing business	CUP	
Civic center uses and facilities	P	
Day care facility, adult	CUP	
Day care facility, child	CUP	
Hotels and motels	CUP	
Laundromat – coin operated	P	
Massage establishments as defined in Title 5	P	Section 17.400.095
Medical services:		

<i>Clinics</i>	AUP	
<i>Labs</i>	AUP	
<i>Hospitals</i>	CUP	
<i>Offices (medical or dental)</i>	P	
Offices:		
<i>Administrative/business</i>	P	
<i>Government</i>	P	
<i>Production</i>	P	
<i>Professional</i>	P	
Offices for wholesale businesses	P	Section 17.400.100
Pawnshops	AUP	
Personal services:		
<i>Barber</i>	P	
<i>Dry cleaning</i>	P	
<i>Hair/nail salon</i>	P	
<i>Laundromat</i>	P	
<i>Mail-box services</i>	P	
<i>Medical spa</i>	AUP	
<i>Shoe repair and service</i>	P	
<i>Spa/sauna</i>	AUP	
<i>Tailoring</i>	P	
Public safety facilities	CUP	
Public utility facilities	CUP	
Recycling facilities		
<i>Reverse vending machines</i>	P	
<i>Small collection facility</i>	CUP	
<i>Large collection facility</i>	CUP	
Service stations	CUP	
Tattoo parlor or dermatography studio	CUP	
Ticket and travel agency	P	
Vehicle services:		
<i>Automobile broker – office only and no vehicle display</i>	P	
Transportation and Communications		
Bus depot	CUP	

Parking facility, public or commercial	P	
Wireless communication facilities – screened or co-located	P	§17.400.175
Wireless communication facilities – unscreened	CUP	§17.400.175

P = Permitted Use
AUP = Administrative Use Permit Required
CUP = Conditional Use Permit Required
X = Prohibited Use

Notes:

1. Limited to providing social services, education, training, medical, and dental assistance. Overnight stay prohibited.
2. The sale of used vehicles, wholesale of new vehicles and auto repair/servicing are permitted as incidental uses to the primary retail sale of new vehicles.

§ 17.260.015 Mixed-Use Zoning District Development Standards.

A. General Requirements. Subdivisions and new land uses and structures in the MU zone shall conform to the requirements outlined in Table 2-9, except for single-family residential development, which shall conform to R2 Zoning District Development Standards. In addition, the applicable development standards (e.g., landscaping, parking and loading) outlined in Article 3 of this Title shall apply to all MU zones, unless modified in this Section.

Table 2-9 Mixed-Use Zoning District Development Standards	
Development Standard <i>(*See 17.260.015(B) for additional provisions.)</i>	MU Zone
Minimum lot size	No minimum
Minimum residential density	20 du/acre except for properties in the HO zone which are 30 du/acre
Maximum residential density	Site size: Under 2 acres: 50 du/ac 2-3 acres: 70 du/ac 3+ acres: 90 du/ac Additional residential density may be permitted pursuant to §17.260.015(C).
Maximum building height:*	
<i>Mixed-use development (residential and nonresidential component)</i>	6 stories not to exceed 95 feet
<i>All other types of development</i>	6 stories not to exceed 75 feet

Maximum nonresidential floor area ratio (FAR)	1.0
Setbacks:*	
<i>Front, ground floor*</i>	Minimum: 5 feet Maximum: 15 feet*
<i>Front, upper floors</i>	See 17.260.015(B)
<i>Side, interior lot</i>	None required
<i>Side, corner lot</i>	Minimum: 5 feet / Maximum: 15 feet
<i>Rear</i>	Minimum: 10 feet
<i>Distance b/w buildings on the same lot</i>	Minimum: 10 feet
<i>From Garden Grove Boulevard</i>	Minimum additional 20 ft. beyond setback
Additional residential standards:	
<i>Accessory buildings and structures (other than ADUs)</i>	Maximum height: 15 feet to the roof peak, and 10 feet to the highest portion of flat buildings or structures See Section 17.400.130
<i>Patio (enclosed or open) and sunshade when attached to dwelling unit</i>	Minimum: 10 feet to rear property line Minimum: 5 feet to side property line Minimum 10 feet to street side property line if it is a corner lot
<i>Distance between detached accessory structure and main building</i>	Minimum: 6 feet See Section 17.400.130
<i>Distance between main buildings on the same lot</i>	Minimum: 15 feet
Minimum vertical clearance:	9 feet above pedestrian pathways; 13.5 feet above vehicular travel ways
Open space:	
<i>Multiple-family residential (no nonresidential component)</i>	Private and common open space shall be provided in accordance with Section 17.260.020(E).
<i>Nonresidential development (no residential component)</i>	A minimum of 20 percent of the site shall be provided as open space, in accordance with Section 17.260.020(E).
<i>Mixed-use development (residential and nonresidential components)</i>	In accordance with Section 17.260.020(E), based on project configuration.
Landscaping	As required by Chapter 17.310; a maximum of 20 percent of the landscape requirement may be met through plants on rooftops, porches or in boxes attached to buildings
Signs	As required by Chapter 17.330

Storage and loading of recyclable materials	As required by Section 17.300.045
Fences, walls used as fences, latticework screens, hedges, or thick growths of shrubs or trees, and open- mesh wire fences	As required by Section 17.300.030

B. Additional Provisions and Interpretive Standards.

1. *Architectural Projections.* Architectural features, including but not limited to awnings, entrance porticos, porches, patio walls, stoops, terraces, unenclosed stairs, balconies, eaves, cornices, canopies, entrance overhangs, trellises, signs, chimneys, fireplaces, and other minor architectural design elements, may exceed the maximum building height by up to ten (10) feet and may encroach up to six (6) feet into a required street setback, provided that such features do not cross property lines or encroach into the public right-of-way.
2. *Sidewalk Width and Public Realm Requirements.* Where necessary to achieve the minimum sidewalk width required under Section 17.260.020, Subsection C, Public Realm Standards, a greater front setback than that identified in Table 2-9 shall be required.
3. *First-Story Setback Encroachments.* Up to twenty (20) percent of the first-story building frontage may exceed the maximum front setback identified in Table 2-9.
4. *Maximum Front Setback Applicability.* The maximum front setback shall apply only to buildings or structures that front onto a public street or right-of-way and is intended to maintain a consistent build-to line along the street. The maximum front setback shall not apply to buildings or structures located behind a street-fronting building on the same property.

C. Nonresidential Space Development Incentive.

1. *Purpose.* This subsection establishes a Nonresidential Space Development Incentive intended to encourage the inclusion and long-term viability of nonresidential uses within mixed-use developments by allowing additional residential density when qualifying nonresidential area is provided.
2. *Eligibility.* A mixed-use development within the MU zone shall be eligible for up to an additional ten (10) dwelling units per acre above the applicable base maximum residential density, as established in Table 2-9, provided the project incorporates a minimum amount of qualifying nonresidential area in accordance with Subsections (C)(3) .
3. *Minimum nonresidential area required.* To qualify for the Nonresidential Space Development Incentive, a project shall include on-site nonresidential area meeting or exceeding the following minimums, based on total site size:

- a. Sites under two (2) acres: minimum 2,500 square feet of nonresidential area.
- b. Sites between two (2) and three (3) acres: minimum 5,000 square feet of nonresidential area.
- c. Sites three (3) acres or greater: minimum 7,500 square feet of nonresidential area.

4. *Qualifying nonresidential uses.*

- a. Qualifying nonresidential area shall consist of active commercial, office, retail, restaurant, service, recreational, artisan, or other employment-generating uses permitted within the MU zone and may include indoor or outdoor areas designed and operated for independent commercial activity accessible to the public.
- b. Qualifying nonresidential area may include shared, flexible, or rotating commercial spaces, including but not limited to pop-up retail, shared commercial kitchens, food preparation facilities, artisan marketplaces, food truck courts, or similar outdoor or indoor commercial gathering spaces, provided the space is permanently designed and improved to accommodate ongoing independent commercial activity, and is accessible to the public or intended to serve the public.
- c. The following shall not qualify as nonresidential area for purposes of this subsection:
 - i. Residential amenities or common areas primarily serving residents;
 - ii. Leasing or management offices serving the residential portion of the project;
 - iii. Storage areas, mechanical rooms, parking structures, or loading areas; or
 - iv. Spaces not designed or intended for independent nonresidential occupancy or commercial activity.

5. *Design and Location Requirements.* The qualifying nonresidential area shall be:

- a. Integrated into the overall project design;

- b. Oriented toward a public street or publicly accessible area, unless an alternative configuration is approved through a Development Review application.

6. *Timing of Construction.* The qualifying nonresidential area shall be constructed concurrently with the residential development unless an alternative phasing plan is approved as part of the Development Review application.

D. *Mixed-Use Parking Requirements.* The following parking standards shall apply to development in the MU zone, except for residential projects subject to State statutes which conflict with and preempt the parking requirements set forth in the section. All other provisions of Chapter 17.320 shall apply.

- 1. Number of spaces required by use.

Table 2-10 Mixed-Use Zoning District Minimum Parking Standards	
Use	Number of Parking Spaces Required
Multiple-family residential	1 or fewer bedrooms: 1.0 spaces per unit 2 bedrooms: 1.5 spaces per unit 3+ bedrooms: 2.0 spaces per unit
Live/work	3.0 spaces per unit
Restaurants and cafes:	
<i>Freestanding, not part of a retail shopping center (13 or more seats)</i>	1 space per 200 square feet
<i>Offering patron seating (13 or more seats)</i>	1 space per 300 square feet
<i>Take-out, offering 12 or fewer seats</i>	1 space per 400 square feet
<i>Outdoor dining</i>	Less than 25% of gross floor area: no additional parking is required
Commercial uses integrated into residential mixed-use developments	
<i>Retail, service, office, or personal service uses</i>	1 space per 500 square feet
<i>Restaurant or café uses (9 or more seats)</i>	1 space per 400 square feet
<i>Restaurant or café uses (8 or less seats)</i>	1 space per 500 square feet
<i>Shared commercial space</i>	1 space per 500 square feet
All other land uses	See Section 17.320.020

- 2. Tandem parking (i.e., one vehicle parked behind another vehicle) is allowed for residential off-street parking so long as tandem spaces are designated

for the same unit. Tandem parking is not allowed for nonresidential uses and cannot be shared between residential and nonresidential uses.

3. Nonresidential parking provided as part of a mixed-use development may be shared between uses (i.e., between nonresidential and residential uses and between nonresidential uses) pursuant to a shared parking study, parking agreement, and/or Parking Management Plan as approved by the City of Westminster. All parties to a shared parking arrangement shall enter into a covenant with the City which shall be recorded in the Office of the County Clerk/Recorder. This covenant shall bind this parking arrangement until such time that it can be demonstrated, to the satisfaction of the Director, that other off-street parking has been provided in compliance with the Westminster Municipal Code requirements.
4. Parking spaces serving residential uses shall be conveniently located near the dwelling units they serve, and in no case shall they be more than 300 feet from an entrance to the residential building.
5. If enclosed parking, including parking garages and structures, is provided for residential and nonresidential portions of a mixed-use development, separate areas/levels and entrances should be provided for each use whenever possible, or as otherwise determined pursuant to a shared parking study, parking agreement, and/or Parking Management Plan as approved by the City of Westminster.
6. Loading areas for nonresidential uses shall be located away from residential units and shall be completely screened from view from public streets, adjacent residential uses, and on-site residential uses provided as part of the mixed-use development. Loading areas shall be compatible in architectural design and details with the overall project. The location and design of loading areas shall mitigate nuisances from noise when residential uses might be impacted.

E. Mixed-use open space standards.

1. Multiple-family residential projects.
 - a. A minimum of 40 square feet of private open space per dwelling unit shall be provided for at least 75 percent of the units.
 - b. The remaining 25 percent of units may satisfy the open space requirement through common open space, if desired.
 - c. A minimum of 60 square feet of common open space per dwelling unit shall be provided.

2. Nonresidential projects. A minimum of 20 percent of the site area shall be provided as open space. Up to 80 percent of the required open space may consist of decorative hardscape.
3. Mixed-use projects.
 - a. Private open space shall be provided consistent with the requirements for multiple-family residential development.
 - b. For horizontal mixed-use developments, required common open space shall be consistent with the greater of the residential or nonresidential open space requirement.
 - c. For vertical mixed-use developments, required common open space shall be consistent with the lesser of the residential or nonresidential open space requirement.
4. Open space dimensions. Private open space areas shall have a minimum horizontal dimension of five (5) feet, and common open space areas shall have a minimum horizontal dimension of ten (10) feet.

§ 17.260.020 Mixed-Use Zoning District Additional Standards.

A. Design guidelines.

1. Development within the MU zone shall be designed in accordance with the applicable Westminster Design Guidelines Manual
2. For mixed-use development projects which are not governed by the Civic Center Area Design Guidelines, or the Little Saigon Area Design Guidelines, the Commercial Design Guidelines shall apply to the overall site and building design, including ground-floor nonresidential components, and shall be used to implement the General Plan's vision for mixed-use areas. Residential Design Guidelines shall apply to residential components of the project, as applicable.
3. Where there is a conflict between the Westminster Design Guidelines Manual and the standards contained in this Chapter, the standards of Chapter 17.260 shall prevail.

B. Building Design and Articulation Standards. The following building design and articulation standards shall apply in addition to the general development standards included in Table 2-9.

1. **Rooflines.** Rooflines, whether pitched or flat, shall be vertically articulated at least every 50 feet, using architectural elements such as parapets,

varying cornices, reveals, clerestory windows, and varying roof height and/or form.

2. Screening. The screening and separation of adjoining residential uses, equipment, trash enclosures, accessory outdoor storage areas (i.e., storage for maintenance or landscaping supplies), and surface-parking areas from adjoining residential development shall be provided in accordance with Section 17.300.035 of this Title. See Subsection F below for additional refuse and recyclable materials storage requirements.
3. Corner buildings. All corner buildings shall:
 - a. Incorporate visually interesting architectural elements such as towers, cornice features, roof shapes, or roofline variation.
 - b. Be oriented toward the primary intersection and the primary and secondary street frontages, while parking and auto access shall be located away from the primary intersection corners.
4. Massing relief for multistory buildings. All multistory buildings in the MU zone must incorporate at least one of the following building massing relief features:
 - a. Upper floor change in wall plane of at least 4 feet in depth (either recess or projection) for at least 30 percent of the front façade length. See Figure 2-1; or
 - b. A vertical façade break for all floors with a minimum depth of 6 feet for a minimum of 15 percent of the front façade length. Non-recessed building walls shall not exceed a width of 50 feet. See Figure 2-2.
5. Additional massing relief for buildings four stories or more. In addition to features required for all multistory buildings in Paragraph (4) above, buildings four stories or more must also incorporate at least one of the following additional features:
 - a. From the fourth story and above, a recessed stepback facing the primary street of at least 4 feet for the entire façade length. See Figure 2-3. Recessed area may be used as a balcony, terrace, or other usable open space.
 - b. From the fourth story and above, a recessed stepback facing the primary street of at least 10 feet for a minimum of 35 percent of the façade length. See Figure 2-4. Recessed area may be used as a balcony, terrace, or other usable open space.

- c. Other alternative comparable method, as determined by the review authority through the development review process, to break down the massing of large building façades and complement the surrounding context.

Figure 2-1: Upper Floor Change

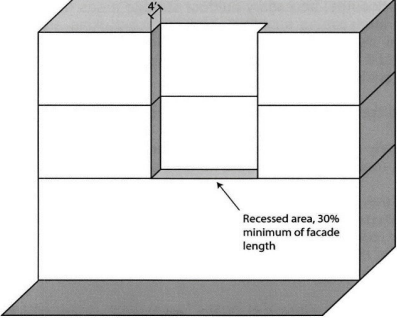


Figure 2-2: Vertical Façade Break

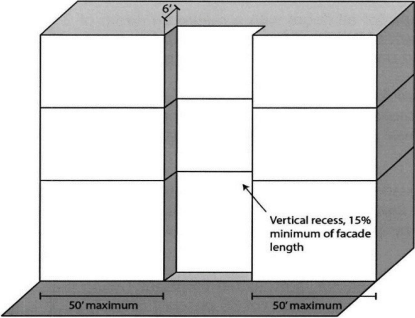


Figure 2-3: Upper Story Stepback (Entire Façade Length)

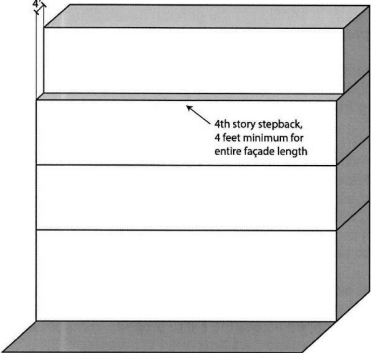
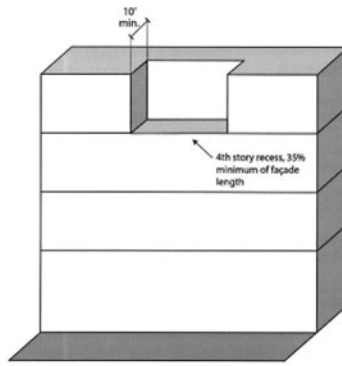


Figure 2-4: Upper Story Stepback (Partial Façade Length)



C. Public Realm Standards. The public realm in MU zone consists of three (3) areas: the frontage area, pedestrian area, and vehicular area. See Figure 2-5. The following public realm standards shall apply in addition to the general development standards included in Table 2-9 and in Subsection B above.

1. Frontage area. The frontage area consists of the area between the primary building façade and the sidewalk. The frontage area is located on private property. The following frontage area standards apply to development in the MU zone:
 - a. The frontage area along commercial or mixed-use frontages shall be an extension of the sidewalk, landscaped, used for outdoor dining space, or used for other purposes that enhance the pedestrian environment. The frontage area along buildings without doors or windows shall be enhanced with at least 2 pedestrian amenities for every 30 feet of frontage (e.g., potted plants, bench seating, or other pedestrian amenities).
 - b. The frontage area along residential frontages shall provide pathways connecting the sidewalk to the front door and to any parking areas, and shall otherwise be landscaped across the entire property frontage, with the exception of a pedestrian walkway, as described in Paragraph (2).
 - c. Ground floor retail storefronts shall provide a minimum of 60 percent of the front façade area as open exposure to the street through the use of windows, doors, and other openings in order to allow views of indoor space. Windows shall be transparent; opaque or reflective glazing is not permitted. For corner buildings, this requirement shall apply to both street-facing sides. See Figure 2-6.
2. Pedestrian area. The pedestrian area consists of the pedestrian walkway and an additional area adjacent to the curb for trees, planters, lighting, and other pedestrian amenities. This area is typically located in the public right-of-way. The following pedestrian area standards apply to development in the Mu zone, as shown in Figure 2-7.

- a. Public sidewalks abutting a development parcel shall have a minimum sidewalk width of at least 10 feet as measured curb face.
 - b. A minimum 6-foot clear and unobstructed path shall be provided in the pedestrian area to accommodate pedestrian movement.
 - c. The pedestrian area shall contain at least one irrigated curbside street tree for every 40 linear feet of sidewalk and shall comply with requirements set in Chapter 12.12 (Street Forestry Policy).
 - d. Curbside sidewalk tree wells shall be between 4 and 6 feet in width.
 - e. Landscape and street lighting shall be located within a minimum 4-foot wide area adjacent to the back of curb.
 - f. If the existing public right-of-way area between the curb and the property line is insufficient to meet the minimum standards above, extension of the sidewalk onto the property, with corresponding dedication, shall be provided.
3. Vehicular area. The vehicular area consists of vehicular travel lanes and may include bike lanes and parking lanes. The vehicular area is located in the public right-of-way. The following vehicular area standards apply to development in the MU zone:
- a. Development shall implement the Mobility Element of the City of Westminster General Plan.

Figure 2-5: Public Realm Standards

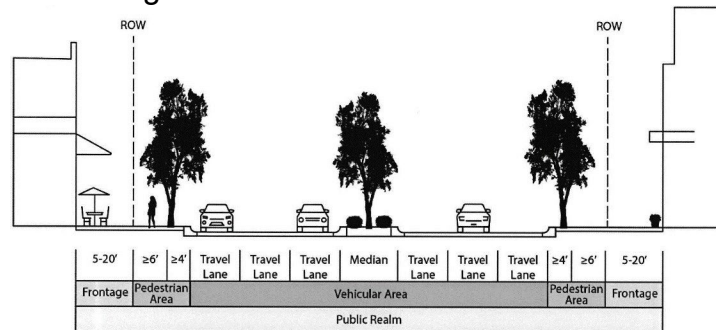
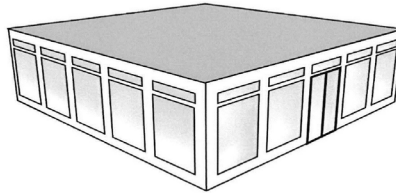


Figure 2-6: Open Exposure (Transparency) Standards

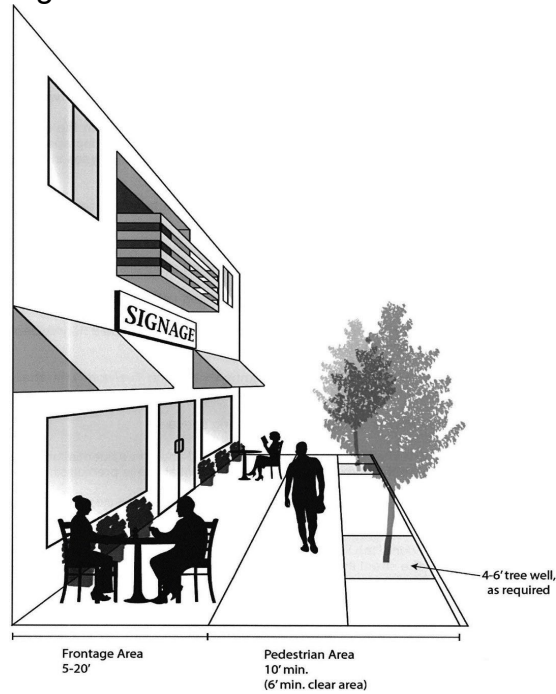


Single window area (8 ft. x 12 ft. 6 in.) = 100 sq. ft.
 Total open exposure (6 windows + transparent door) = 700 sq. ft.
 Total overall ground floor area (60 ft. x 15 ft.) = 900 sq. ft.
 78% open exposure of overall ground floor façade area.



For corner buildings, both street facing sides shall provide a minimum of 60 percent of the front façade area as open exposure to the street.

Figure 2-7: Pedestrian Area Standards



D. Public Art Requirement

1. Purpose. The purpose of this requirement is to encourage incorporation of public art into mixed-use development in a manner that contributes to the public realm and community identity.
2. Applicability. Development projects within the MU zone that require Development Review approval shall incorporate a public art element as part of the project design.
3. Exemptions. The public art requirement shall not apply to:

- a. Residential projects consisting of nine (9) dwelling units or fewer; or
 - b. Nonresidential projects that add less than 10,000 square feet of new building floor area.
4. Public art required pursuant to this Section shall comply with all of the following:
- a. Integration. The public art shall be permanently integrated into the project site or building design.
 - b. Visibility. The public art shall be clearly visible from a public street, sidewalk, or publicly accessible area.
 - c. Minimum Size. The public art shall meet the following minimum size requirements:
 - i. Wall-mounted or façade-integrated art, including murals or similar installations, shall have a minimum surface area of 150 square feet. For development sites with more than 1,000 linear feet of street frontage, the required minimum surface area shall be increased to at least 300 square feet, which may be provided as a single installation or as multiple coordinated installations distributed along the street frontage.
 - ii. Ground-mounted or freestanding art, including sculptures, decorative fountains, decorative seating or benches, or water features, shall occupy a minimum footprint of 50 square feet.
 - d. Exclusions. Decorative architectural finishes, supergraphics, branding elements, logos, signage, or sign copy regulated under this Title shall not be considered public art for purposes of this Section, regardless of size, color, or artistic treatment.
- E. Refuse, Organic, and Recyclable Materials Storage Requirements. In addition to requirements set in Section 17.300.045, the following shall apply to all MU zones:
- 1. Refuse, organic, and recycling enclosures for nonresidential uses shall be located away from residential units and shall be completely screened from view from the residential portion of the project, from public streets, and from adjacent residential uses.
 - 2. The location and design of refuse, organic, and recycling enclosures shall mitigate nuisances from noise and odors.
- F. Undergrounding of Utilities. All utilities, including telephone, cable television, and electric systems, required within the limits of all MU zones shall be located

underground. The undergrounding of utilities shall apply to any new building or structure constructed on a parcel of land or when substantial reconstruction of an existing building or structure results in an addition exceeding 50 percent of the total square footage of the existing building or structure.

G. Live/Work Use Standards. The following standards shall apply to live/work development. All other provisions of Article 3 of this Title shall apply.

1. The minimum square footage of a live/work unit shall be 1,000 square feet.
2. All living space within the live/work unit shall be contiguous with, and an integral part of, the working space, with direct access between the 2 areas.
3. At least one of the workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may have employees in addition to residents, as necessary.
4. Complete kitchen space and sanitary facilities shall be provided for each unit in compliance with all applicable codes.
5. The nonresidential ground floor portion of the unit shall comprise no less than one-third of the ground floor space, not including stairwells.
6. All work activities and workspace shall be limited to the first floor.
7. The nonresidential component of a live/work unit shall only be a nonresidential use allowed within the MU zone.
8. All activities related to the “work” component of the live/work unit shall be conducted within the interior of the same live/work unit.
9. Retail space may be integrated with working space.
10. A live/work unit shall be used for both residential and nonresidential purposes; use of a live/work unit exclusively for nonresidential use is prohibited.
11. A business license shall be obtained in compliance with the WMC for business activities conducted within the live/work unit.
12. The ground floor of the live/work unit shall provide a minimum 40 percent open exposure to the street through the use of windows, doors, and other openings in order to allow views of indoor space. Windows shall be transparent; opaque or reflective glazing is not permitted.
13. Signage shall be a maximum of 3 square feet; illumination is prohibited.

SECTION 11. Section 17.300.010, Applicability [of General Property Development and Land Use Standards], of the Westminster Municipal Code is hereby amended to read as follows:

§ 17.300.010 **Applicability.**

- A. Standards. The standards of this Chapter shall be considered in combination with the standards for each zoning district outlined in Article 2, *Zoning Districts, permitted Land Uses, and Zone-Specific Standards*, and applicable provisions of the Design Guidelines Manual. Where there may be a conflict, the standards specific to the zoning district as outlined in Article 2 shall override the general standards contained herein and the Design Guidelines.
- B. Compliance. All structures, additions to structure, and uses shall comply with the standards of this Chapter as determined applicable by the Director, except as specified in Chapter **17.610**, *Nonconforming Uses, Structures, and Parcels*.

SECTION 12. Section 17.400.050, Drive-In and Drive-Through Facilities, of the Westminster Municipal Code is hereby amended to read as follows:

§ 17.400.050 **Drive-In and Drive-Through Facilities.**

- A. Purpose and Intent. This Section provides standards for the location, development, and operation of drive-in and drive-through facilities, in compliance with Article 2, *Zoning Districts, Permitted Land Uses, and Zone-Specific Development Standards*, which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.
- B. Development Standards.
 - 1. Drive aisle length. The drive-through aisle shall provide a minimum of 140 feet of queuing length, of which at least 60 feet shall be provided before an on-site menu board. The drive aisle shall be measured along the centerline from the entry or beginning of a drive aisle, to the center of the farthest service window area.
 - 2. Drive aisle width. Drive aisles shall have a minimum 10-foot interior radius at curves and a minimum 12-foot width.
 - 3. Drive aisle separation. Each drive aisle shall be separated by curbing and landscaping from the circulation routes necessary for ingress or egress from the property, or access to any off-street parking spaces.
 - 4. Drive aisle entrance. Each entrance to a drive aisle and the direction of traffic flow shall be clearly designated by signs and/or pavement markings as deemed necessary by the Director.

5. Walkways. Pedestrian walkways should not intersect the drive aisles to the extent possible. Where they do, they shall have clear visibility and be emphasized by enhanced paving or markings as deemed necessary by the Director.
 6. Screening. Each drive aisle shall be appropriately screened with a combination of landscaping, low walls, and/or berms to prevent headlight glare from impacting adjoining land uses, public rights-of-way, and parking lots, as deemed necessary by the Director.
 7. Decorative wall. A 6-foot high solid decorative masonry wall shall be constructed on each property line that adjoins a residential-developed parcel. The design of the wall and the proposed construction materials shall be subject to the approval of the Director.
 8. No reduction in parking. The provision of drive-through service facilities shall not justify a reduction in the number of required off-street parking spaces.
- C. Additional Requirements. Drive-in restaurants must also comply with the requirements of Chapter **8.12**, *Drive-in Restaurants*, of the WMC.
- D. Additional requirements for the Mixed-Use (MU) zoning district.
1. Queuing study required. For drive-through facilities proposed within the MU zone, the applicant shall submit a queuing study demonstrating that on-site queuing capacity is sufficient to accommodate peak demand without vehicles extending into public rights-of-way or on-site circulation areas.
 2. Study methodology. The queuing study shall be based on empirical data collected from a minimum of two (2) existing drive-through facilities operated by the same business or franchise, and shall meet the following requirements:
 - a. The comparison facilities shall be reasonably similar in size, operational characteristics, and service type, and shall be located in communities with comparable land use context, access, and traffic conditions, as determined by the City's Traffic Engineer.
 - b. The study shall identify the maximum observed number of vehicles in the drive-through queue during peak demand periods, including lunch and/or dinner peak hours, as applicable.
 3. Design integration. The required queuing capacity shall be fully contained on-site and designed to operate without interfering with pedestrian circulation, parking access, or internal vehicular circulation.

4. Review and approval process.
 - a. Where a queuing study demonstrates that strict compliance with the required queuing capacity is infeasible due to site constraints, the City's Traffic Engineer may approve a reduced on-site queuing length, provided the Traffic Engineer determines that the proposed design will operate safely and will not result in vehicle queuing extending into adjacent public rights-of-way or substantially interfering with primary on-site circulation aisles.
5. Drive-through facilities within the MU zone require approval of a Conditional Use Permit by the Planning Commission. Any recommendation by the City's Traffic Engineer regarding queuing capacity shall be advisory and considered by the Planning Commission as part of its review and decision on the Conditional Use Permit.

SECTION 13. Section 17.700.010, Definition of Specialized Terms, of the Westminster Municipal Code is hereby amended by adding the following definition to Subsection 17.700.010.C:

Civic center uses and facilities. Any publicly owned and operated governmental, institutional, cultural, and civic facilities that serve a public purpose and are intended to support governmental functions, public services, civic engagement, or community activities. Civic Center Uses include, but are not limited to, the following:

- City-owned and operated uses, structures, and functions, including city administrative buildings, offices, and buildings used for public assembly;
- Offices and facilities operated by local, State, Federal, or special district agencies;
- Public parks and open space facilities;
- Public libraries;
- Publicly owned community colleges; and
- Theatres, auditoriums, and event spaces located on publicly owned land.

Civic center uses do not include privately owned commercial, residential, or institutional uses, except where such uses are expressly permitted in connection with a publicly owned civic facility.

SECTION 14. Section 17.700.010, Definition of Specialized Terms, of the Westminster Municipal Code is hereby amended by amending the following definition in Subsection 17.700.010.L to read as follows:

Landscape. An area devoted to or developed and maintained with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs and other plant materials, decorative outdoor landscape elements, pools, fountains, water features, decorated hardscape surfaces of rock, stone, brick, block or similar material

(excluding driveways, parking, loading or storage areas) not covering more than 50 percent of the required landscape area and sculptural elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping in all zones except for the MU zone.

SECTION 15. Section 17.700.010, Definition of Specialized Terms, of the Westminster Municipal Code is hereby amended by adding the following definition to Subsection 17.700.010.S:

Shared commercial space. A nonresidential space designed, equipped, and intended for use by multiple independent commercial operators on a rotating, short-term, or nonexclusive basis. Shared commercial space may include, but is not limited to, shared kitchens, food preparation facilities, pop-up retail space, artisan marketplaces, or similar flexible commercial uses.

A shared commercial space shall be designed for bona fide commercial activity, may accommodate different operators over time, and shall be accessible to the public or intended to serve the public. Shared commercial space does not include residential amenities, common areas primarily serving residents, leasing or management offices, storage areas, or other incidental spaces that are not intended for independent commercial use.

SECTION 16. Section 17.520.010A.9 of the Westminster Municipal Code is hereby amended to read as follows; all other provisions of the section remain the same:

§ 17.52.010 **Applicability.**

A. Development Review shall be required for:

* * *

9. All development within the MU zone as defined in Chapter 17.260.

SECTION 17. The Zoning Map attached hereto as Exhibit A shall constitute the new official Zoning Map for the City of Westminster. This map encompasses the following changes; the specific change for each affected parcel is listed on Exhibit B, attached hereto.

- A. MU36 (Mixed-Use 36 units/acre) and MU40 (Mixed-Use 40 units/acre) areas all rezoned to MU (Mixed-Use), as shown on Exhibit C.
- B. 92 acres of SP-3 (Specific Plan No. 3) and 0.4 acres of ROW (Right-of-Way) are rezoned to SPWM, as shown on Exhibit D.
- C. 18.48 acres of SP-1 (Specific Plan No. 1) are rezoned to SPMS, as shown on Exhibit D.

- D. 6.03 acres of SP-2 (Specific Plan No. 2) are rezoned to SPBR, as shown on Exhibit D.
- E. Mixed Use areas containing existing mobile home parks, totaling 175.1 acres, are rezoned from MU40 to R3 (Multiple-Family Residential 13 to 14 units/acre) as shown on Exhibit E.
- F. 12.68 acres of C-1 (Local Business) are rezoned to MU (Mixed-Use), as shown on Exhibit F.
- G. 4.45 acres of C-2 (Commercial Business) are rezoned to MU (Mixed-Use), as shown on Exhibit G.
- H. 10.91 acres of C-M (Commercial-Industrial) are rezoned to MU (Mixed-Use), as shown on Exhibit H.
- I. 0.23 acres of R-1 are rezoned to MU (Mixed-Use), as shown on Exhibit I.
- J. 0.31 acres of R-2 are rezoned to MU (Mixed-Use), as shown on Exhibit J.
- K. 13.0 acres of MU40 (Mixed-Use 40 Units/Acre) are rezoned to P/SP (Public/Semi-Public), as shown on Exhibit K.

SECTION 18. CEQA. The City Council 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, along with the Addendum to this FEIR that was prepared for this Project in compliance with CEQA Guidelines Section 15164. The City Council finds that pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, that the proposed Project does not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. None of the conditions in CEQA Guidelines Section 15162 are present to require the preparation of a subsequent or supplemental EIR, and no additional environmental review is required. Changing the zoning of the 13.0 acres from Mixed-Use 40 Units/Acre to Public/Semi-Public does not change the conclusion in the Addendum as it reduces the amount of development and would not create any new impacts.

SECTION 19. No Net Loss. The Housing Crisis Act of 2019 provides that affected cities, which includes Westminster, may not change land use designations or zoning or property to a less intensive use below what was allowed under the land use designation or zoning which was in effect on January 1, 2018, unless the city concurrently changes the developments standards, policies, and conditions applicable to other parcels within the city to ensure there is no net loss in residential capacity. As set forth in the staff report which is incorporated by reference, while there is the potential maximum loss of 4,645 residential units due to the change in zone of the mobilehome park areas and Civic Center area from mixed use which allowed up to 40 dwelling units/acre, this loss is more than made up for by the upzoning of 266.6 acres of mixed-use zoning from 36 and 40 dwelling

units/acre to 90 dwelling units per acre, resulting in a potential maximum increase of 13,778 dwelling units in those areas and the application of mixed-use zoning up to 90 dwelling units per acre to an additional 28.6 acres, resulting in a potential maximum increase of 2,574 additional dwelling units. It should be noted that these numbers are based on the absolute maximum and do not represent the reasonable assumptions set forth in the Addendum which are based on the 2016 General Plan FEIR.

SECTION 20. Severability. If any section, subsection, clause or phrase or portion of this ordinance is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of all other provisions of this ordinance. The City Council of Westminster hereby declares that it would have passed the ordinance codified in this chapter, and each section, subsection, sentence, clause and phrase or portion thereof, even though any one or more of the sections, subsections, sentences, clauses, or phrases or portions thereof be declared invalid or unconstitutional.

SECTION 21. Effective Date. This ordinance shall become effective 30 days after adoption.

SECTION 22. Signing. The Mayor shall sign as to the passage, approval, and adoption of this Ordinance.

SECTION 23. Certification. The City Clerk certifies that the Mayor and City Council introduced and conducted first reading on the 22nd day of April, 2026. The City Clerk further certifies that the Mayor and City Council at its Regular Meeting on the 13th day of May, 2026, conducted second reading, passed, and adopted Ordinance No. 2634 and shall affix their signature and City Seal and that the same shall be entered into the Book of Ordinances.

PASSED, APPROVED, AND ADOPTED this 13th day of May, 2026.

CITY OF WESTMINSTER

CHI CHARLIE NGUYEN
MAYOR

ATTEST:

CHRISTINE CORDON, CMC
CITY MANAGER/ACTING CITY CLERK

APPROVED AS TO FORM:

SCOTT PORTER
CITY ATTORNEY

Ordinance Attachments:

- Exhibit A: Revised Zoning Map
- Exhibit B: Parcel list of zoning district changes
- Exhibit C: Map showing zoning changes from MU36 and MU40 to MU
- Exhibit D: Map showing zoning changes for three specific plan zones
- Exhibit E: Map showing zoning changes of mobilehome park areas from MU40 to R3
- Exhibit F: Map showing zoning change of 12.68 acres of C-1 to MU
- Exhibit G: Map showing zoning change 4.45 acres of C-2 to MU
- Exhibit H: Map showing zoning change of 10.91 acres of C-M to MU
- Exhibit I: Map showing zoning change of 0.23 acres of R-1 to MU
- Exhibit J: Map showing zoning change of 0.31 acres of R-2 to MU
- Exhibit K: Map showing zoning change of 13.0 acres of MU40 to P/SP

**CITY OF WESTMINSTER
CITY CLERK'S OFFICE**

**CERTIFICATION
OF
ORDINANCE**

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF WESTMINSTER)

I, CHRISTINE CORDON, CMC, City Manager/Acting City Clerk of the City of Westminster, California, do hereby certify that the foregoing Ordinance No. 2634 was introduced for first reading on the 22nd day of April, 2026, and duly passed, approved, and adopted by the City Council of the City of Westminster at a regular meeting held on the 13th day of May, 2026, with the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Christine Cordon, CMC
City Manager/Acting City Clerk

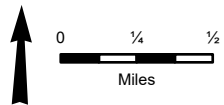
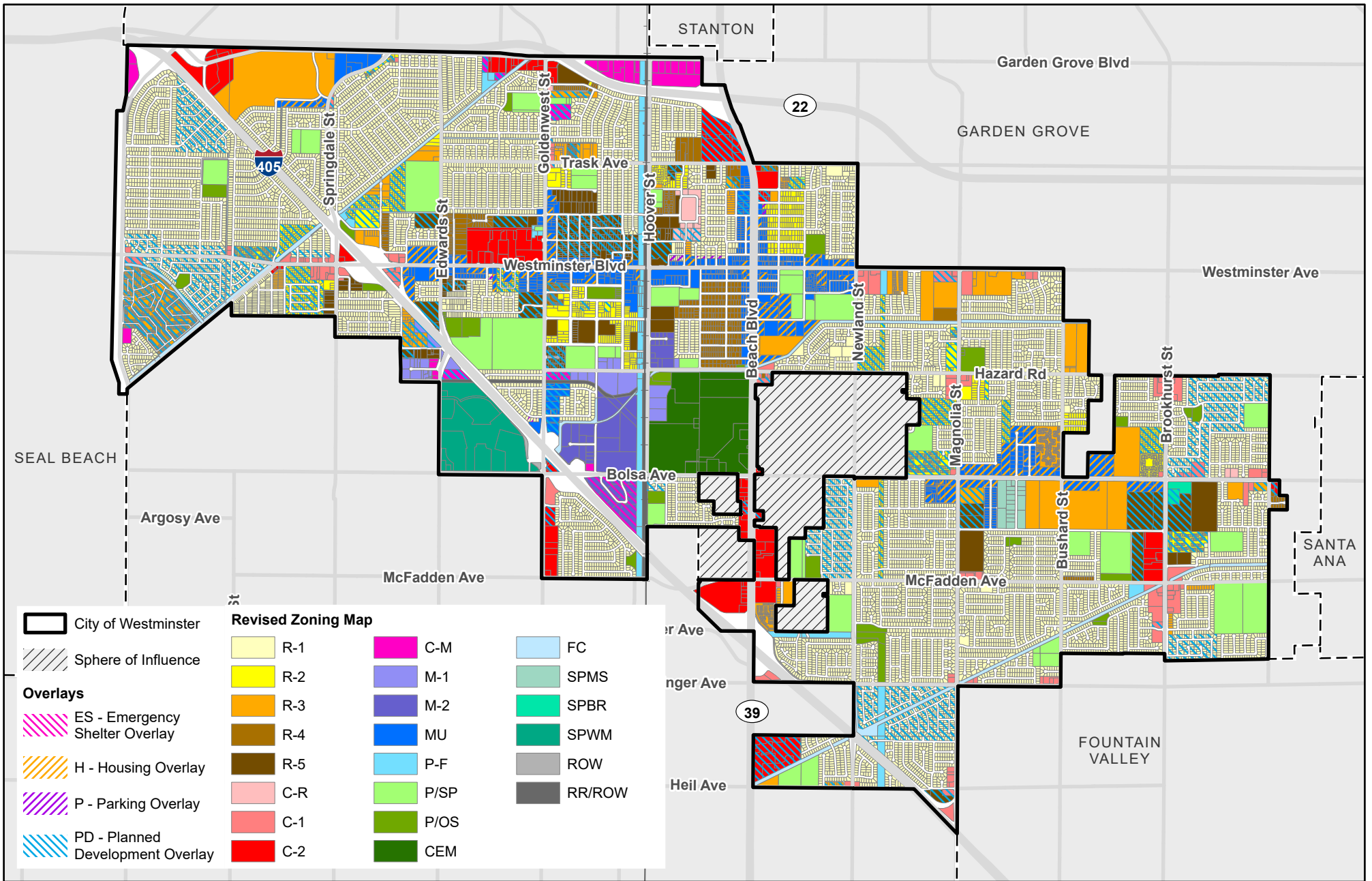


Exhibit A

Revised Zoning Map

Exhibit B

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
201-620-22	15100 BROOKHURST ST WESTMINSTER	SP-2	PD (Planned Development) Overlay	SPBR	PD (Planned Development) Overlay	17-5-10
201-620-21	15032 BROOKHURST ST WESTMINSTER	SP-2		SPBR		17-5-10
143-622-13	9241 BISHOP PL WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-10	15191 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-09	15171 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-623-01	92683	SP-1		SPMS		18-5-10
143-622-08	15151 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-611-20	9200 BOLSA AVE WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-07	15131 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-06	15101 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-621-17	15100 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-05	15081 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-621-04	15058 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-04	15061 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-621-03	15022 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-03	15041 MORAN ST WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-621-02	9282 BOLSA AVE WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-01	9262 BOLSA AVE WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-622-02	9242 BOLSA AVE WESTMINSTER 92683	SP-1		SPMS		18-5-10
143-611-20	9200 BOLSA AVE WESTMINSTER 92683	SP-1		SPMS		18-5-10
097-044-09	8041 21ST ST WESTMINSTER 92683	R-2	P (Parking) Overlay	MU	P (Parking) Overlay	1-5-11
097-044-15	13720 BEACH BLVD WESTMINSTER 92683	C-1		MU		1-5-11
097-044-16	13682 BEACH BLVD WESTMINSTER 92683	C-1		MU		1-5-11
096-511-04	14800 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-511-11	92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
195-353-07	14731 GOLDENWEST ST WESTMINSTER	C-2		MU		10-5-11
096-183-08	14726 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-11	7061 SOWELL AVE WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-10	7041 SOWELL AVE WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-09	7031 SOWELL AVE WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-24	14700 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-06	14692 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-04	14632 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-05	14632 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-03	14592 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-23	14582 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-182-01	14562 GOLDENWEST ST WESTMINSTER 92683	C-M	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	11-5-11
096-302-11	13711 BEACH BLVD WESTMINSTER 92683	C-2	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-10	7941 21ST ST WESTMINSTER 92683	C-2	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-12	13701 BEACH BLVD WESTMINSTER 92683	C-2	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-09	13706 CHARLEVILLE DR WESTMINSTER 92683	C-2	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-08	13692 CHARLEVILLE DR WESTMINSTER 92683	C-2	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-13	13691 BEACH BLVD WESTMINSTER 92683	C-2	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-07	13682 CHARLEVILLE DR WESTMINSTER 92683	C-1	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
096-302-21	13671 BEACH BLVD WESTMINSTER 92683	C-1	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-06	13672 CHARLEVILLE DR WESTMINSTER 92683	C-1	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-16	13661 BEACH BLVD WESTMINSTER 92683	C-1	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-05	13662 CHARLEVILLE DR WESTMINSTER 92683	C-1	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-23	13659 BEACH BLVD WESTMINSTER 92683	C-1	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-24	13631 BEACH BLVD WESTMINSTER 92683	C-2	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-302-22	7912 23RD ST WESTMINSTER 92683	C-1	PD (Planned Development) Overlay	MU	PD (Planned Development) Overlay	2-5-11
096-290-38	13613 BEACH BLVD WESTMINSTER 92683	C-1		MU		2-5-11
096-290-39	13611 BEACH BLVD WESTMINSTER 92683	C-1		MU		2-5-11
096-290-44	7931 23RD ST WESTMINSTER 92683	R-1		MU		2-5-11
096-290-20	13601 BEACH BLVD WESTMINSTER 92683	C-1		MU		2-5-11
096-290-55	13591 BEACH BLVD WESTMINSTER 92683	C-1		MU		2-5-11
096-290-08	13561 BEACH BLVD WESTMINSTER 92683	C-2		MU		2-5-11
096-290-43	13561 BEACH BLVD WESTMINSTER 92683	C-2		MU		2-5-11
096-290-56	13541 BEACH BLVD WESTMINSTER 92683	C-1		MU		2-5-11
203-111-03	13095 SPRINGDALE ST WESTMINSTER 92683	C-2		MU		3-5-11
203-111-04	13093 SPRINGDALE ST WESTMINSTER 92683	C-1		MU		3-5-11
203-111-06	13069 SPRINGDALE ST WESTMINSTER 92683	C-1		MU		3-5-11
203-111-05	13071 SPRINGDALE ST WESTMINSTER 92683	C-1		MU		3-5-11
195-373-26	92683	SP-3		SPWM		10-5-11
195-373-26	92683	SP-3		SPWM		10-5-11
195-373-18	535 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-08	6951 BOLSA AVE WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-19	535 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-20	535 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-11	200 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-10	545 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-09	550 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-17	300 WESTMINSTER MALL WESTMINSTER	SP-3		SPWM		10-5-11
195-373-15	530 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-16	400 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-373-35	14600 EDWARDS ST WESTMINSTER	SP-3		SPWM		10-5-11
195-462-02	14600 EDWARDS ST WESTMINSTER 92683	SP-3		SPWM		10-5-11
195-462-01	510 WESTMINSTER MALL WESTMINSTER 92683	SP-3		SPWM		10-5-11
097-044-08	8051 21ST ST WESTMINSTER 92683	R-2	P (Parking) Overlay	MU	P (Parking) Overlay	1-5-11
096-051-01	13640 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-051-03	13672 GOLDENWEST ST WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	2-5-11
096-051-24	13712 GOLDENWEST ST WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	2-5-11
096-051-25	13698 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-051-26	13690 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-051-28	7055 21ST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-071-12	13771 PINE ST WESTMINSTER 92683	MU36		MU		2-5-11
096-071-15	13761 PINE ST WESTMINSTER 92683	MU36		MU		2-5-11
096-071-21	13757 PINE ST WESTMINSTER 92683	MU36		MU		2-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
096-071-27	13812 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-071-28	13730 GOLDENWEST ST WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	2-5-11
096-071-29	13802 GOLDENWEST ST B WESTMINSTER 92683	MU36		MU		2-5-11
096-071-30	13772 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-071-31	13850 GOLDENWEST ST WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	2-5-11
096-081-24	13861 PINE ST WESTMINSTER 92683	MU36		MU		2-5-11
096-081-41	7001 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	2-5-11
096-081-43	13862 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-081-45	13900 GOLDENWEST ST WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	2-5-11
096-082-09	13942 PINE ST WESTMINSTER 92683	MU36		MU		2-5-11
096-082-12	7089 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-082-14	13945 LOCUST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-082-24	7051 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-082-26	7071 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-083-09	13942 LOCUST ST WESTMINSTER 92683	MU36		MU		2-5-11
096-083-16	13941 CEDAR ST WESTMINSTER 92683	MU36		MU		2-5-11
096-083-28	7135 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-083-30	7115 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-083-31	7109 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-084-09	13942 CEDAR ST WESTMINSTER 92683	MU36		MU		2-5-11
096-084-10	7151 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-084-11	7161 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-084-12	7171 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-084-15	7191 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-084-16	13941 CHERRY ST WESTMINSTER 92683	MU36		MU		2-5-11
096-084-27	7185 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-084-29	7179 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-085-10	13942 CHERRY ST WESTMINSTER 92683	MU36		MU		2-5-11
096-085-11	7201 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-085-12	7200 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-085-15	7215 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-092-06	7301 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-092-11	7231 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-092-20	7281 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-092-21	7271 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-093-03	92683	MU36		MU		2-5-11
096-093-07	7351 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-093-24	92683	MU36		MU		2-5-11
096-094-20	7371 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-094-25	7381 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	2-5-11
096-094-27	7421 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		2-5-11
096-101-04	7082 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-101-05	92683	MU36		MU		11-5-11
096-101-10	14032 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		11-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
096-101-25	7000 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-101-28	7058 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-101-30	14041 LOCUST ST WESTMINSTER	MU36		MU		11-5-11
096-101-31	14051 LOCUST ST WESTMINSTER	MU36		MU		11-5-11
096-101-32	14061 LOCUST ST WESTMINSTER	MU36		MU		11-5-11
096-101-37	7032 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-101-38	7062 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-101-39	7112 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-101-49	14042 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		11-5-11
096-101-53	14070 GOLDENWEST ST WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	11-5-11
096-111-07	7131 PLAZA ST WESTMINSTER 92683	MU36		MU		11-5-11
096-111-08	7141 PLAZA ST WESTMINSTER 92683	MU36		MU		11-5-11
096-111-27	7121 PLAZA ST WESTMINSTER 92683	MU36		MU		11-5-11
096-111-30	7226 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-111-36	7222 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-111-37	7192 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-111-39	7151 PLAZA ST WESTMINSTER 92683	MU36		MU		11-5-11
096-111-41	7122 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-111-43	14031 CHESTNUT ST WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	11-5-11
096-112-01	7242 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-112-08	14041 OLIVE ST WESTMINSTER 92683	MU36		MU		11-5-11
096-112-09	14051 OLIVE ST WESTMINSTER 92683	MU36		MU		11-5-11
096-112-12	7301 PLAZA ST WESTMINSTER 92683	MU36		MU		11-5-11
096-112-13	7271 PLAZA ST WESTMINSTER 92683	MU36		MU		11-5-11
096-112-16	14052 CHESTNUT ST WESTMINSTER 92683	MU36		MU		11-5-11
096-112-20	7200 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-112-21	7282 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-112-22	7292 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-112-23	7241 PLAZA ST WESTMINSTER 92683	MU36		MU		11-5-11
096-112-26	7332 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-112-27	7331 PLAZA ST WESTMINSTER 92683	MU36		MU		11-5-11
096-112-28	92683	MU36		MU		11-5-11
096-112-29	7328 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-132-14	14142 OLIVE ST WESTMINSTER 92683	MU36		MU		11-5-11
096-132-30	14132 OLIVE ST WESTMINSTER 92683	MU36		MU		11-5-11
096-132-33	7416 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	11-5-11
096-132-38	7362 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-132-39	14042 OLIVE ST WESTMINSTER 92683	MU36		MU		11-5-11
096-132-40	14052 OLIVE ST WESTMINSTER 92683	MU36		MU		11-5-11
096-132-41	14072 OLIVE ST WESTMINSTER 92683	MU36		MU		11-5-11
096-132-42	14072 OLIVE ST WESTMINSTER 92683	MU36		MU		11-5-11
096-132-48	7411 SPRUCE ST WESTMINSTER 90623	MU36		MU		11-5-11
096-132-49	7395 SPRUCE CIR LA PALMA 90623	MU36		MU		11-5-11
096-132-50	7392 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
096-132-51	7412 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		11-5-11
096-211-02	7651 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-03	7651 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-04	7601 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-11	7571 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-12	7561 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-13	7541 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-14	7531 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-15	7511 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-17	7681 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-18	7671 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-19	7661 BAYLOR DR WESTMINSTER 92683	MU40		MU		11-5-11
096-211-20	7600 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-212-04	7702 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-230-37	13941 JASPERSON WAY WESTMINSTER 92683	MU40		MU		2-5-11
096-230-53	7731 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-230-67	7699 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	2-5-11
096-233-08	7641 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-233-09	7621 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-233-12	7595 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-233-13	7611 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-312-01	13742 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-02	13752 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-03	13762 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-04	13772 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-05	13782 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-06	13792 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-07	13802 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-08	13812 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-09	13820 CHARLEVILLE DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-10	7901 19TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-312-11	13831 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-12	13821 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-13	13811 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-14	13801 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-15	13791 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-16	13781 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-17	13771 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-18	13761 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-19	13751 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-312-20	13741 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-313-11	13741 BEACH BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-313-12	13751 BEACH BLVD A WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	2-5-11
096-313-13	13833 BEACH BLVD WESTMINSTER 92683	MU40		MU		2-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
096-321-20	7821 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-321-21	7831 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-321-22	7841 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-321-29	7751 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-322-05	7912 19TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-322-06	13861 MANOR DR WESTMINSTER 92683	MU40		MU		2-5-11
096-322-07	7935 18TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-322-08	7915 18TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-322-09	7911 18TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-322-10	7901 18TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-323-02	13861 BEACH BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-323-06	13891 BEACH BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-323-07	13865 BEACH BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-324-10	7771 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-324-11	7781 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-325-03	7891 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-325-04	7895 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-325-05	7902 18TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-325-06	7900 18TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-325-07	7922 18TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-325-09	7902 18TH ST WESTMINSTER 92683	MU40		MU		2-5-11
096-325-23	7901 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-325-24	7891 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-325-30	92683	MU40		MU		2-5-11
096-325-34	7971 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-325-35	7915 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	2-5-11
096-325-36	7871 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		2-5-11
096-331-04	7812 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-331-06	7842 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-331-09	7851 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-331-10	7831 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-331-11	7821 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-331-12	7801 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-331-13	7771 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-331-14	7761 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-331-15	7741 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-331-16	7838 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-331-17	7836 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-331-18	7822 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-331-23	7852 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-331-24	7806 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-331-25	7762 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-331-27	7744 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-24	7883 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
096-332-25	7861 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-332-36	7888 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-37	7888 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-38	7874 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-39	7864 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-51	92683	MU40		MU		11-5-11
096-332-52	7948 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-332-53	7800 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-332-55	7950 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-57	7882 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-58	7878 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-59	14011 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-60	14041 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-332-61	92683	MU40	Housing (H)	MU	Housing (H)	11-5-11
096-334-05	7932 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-334-06	7942 16TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-334-11	14085 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-334-12	14091 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-334-13	14111 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-334-14	7941 15TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-334-15	7931 15TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-334-21	14061 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-342-05	7932 15TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-342-06	7942 15TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-342-07	14121 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-342-08	14131 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-342-11	14151 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-342-12	14161 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-342-13	7941 14TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-342-14	7931 14TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-342-19	14141 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-344-07	7942 14TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-344-08	14191 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-344-09	14201 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-344-12	7941 13TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-344-13	7931 13TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-344-22	7932 14TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-344-23	7942 14TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-344-24	14211 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-352-07	7932 13TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-352-08	14241 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-352-09	14249 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-352-10	14261 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-352-13	7941 12TH ST WESTMINSTER 92683	MU40		MU		11-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
096-352-14	7931 12TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-352-25	14281 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-354-06	7932 12TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-354-07	7942 12TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-354-12	7941 11TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-354-13	7931 11TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-354-22	14341 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	11-5-11
096-362-31	7932 11TH ST WESTMINSTER 92683	MU40		MU		11-5-11
096-363-26	14421 BEACH BLVD WESTMINSTER 92683	MU40		MU		11-5-11
096-363-30	7942 10TH ST WESTMINSTER 92683	MU40		MU		11-5-11
097-051-10	8041 20TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-051-11	8051 20TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-051-12	8061 20TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-051-22	8062 21ST ST WESTMINSTER 92683	MU40		MU		1-5-11
097-051-23	8052 21ST ST WESTMINSTER 92683	MU40		MU		1-5-11
097-051-24	8042 21ST ST WESTMINSTER 92683	MU40		MU		1-5-11
097-051-30	13750 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	1-5-11
097-054-09	8031 19TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-054-10	8051 19TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-054-11	8061 19TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-054-23	8042 20TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-054-24	8032 20TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-054-26	13794 BEACH BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-054-28	13794 BEACH BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-054-29	13822 BEACH BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-054-32	8062 20TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-054-33	8052 20TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-061-08	8031 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-061-09	8041 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-061-10	8061 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-061-18	8062 19TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-061-19	8042 19TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-061-20	8032 19TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-061-21	13920 BEACH BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-063-01	8122 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-063-02	8142 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-063-04	8172 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-063-05	8192 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-063-06	8212 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-063-07	8232 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-063-28	8185 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-063-29	8185 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-063-30	8121 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-063-31	8121 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11

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ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
097-063-32	8121 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-063-35	8231 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-063-36	8168 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-063-37	8162 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-063-39	8181 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-063-40	8161 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-063-41	8201 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-06	8032 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-064-07	8042 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-064-08	8062 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-064-09	92683	MU40		MU		1-5-11
097-064-12	8104 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-064-13	8112 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-064-37	8081 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-38	8095 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-39	8101 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-40	8051 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-41	8075 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-47	8061 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-53	13950 BEACH BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-55	8001 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-56	8061 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-57	8111 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-064-58	8082 18TH ST WESTMINSTER 92683	MU40		MU		1-5-11
097-071-07	8111 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-071-08	8101 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-071-09	8081 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-071-10	8071 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-071-31	8070 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-071-32	8102 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-071-40	14002 BEACH BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-071-41	8052 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-071-42	8052 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-071-43	14038 BEACH BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-072-11	8031 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-12	8041 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-13	8051 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-14	8061 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-15	8071 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-16	8081 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-17	8101 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-18	8111 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-19	8112 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-20	8102 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
097-072-21	8082 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-22	8072 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-23	8062 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-24	8052 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-25	8042 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-26	8032 16TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-072-27	14082 BEACH BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-080-04	8142 WESTMINSTER BLVD WESTMINSTER 92683	MU40		P/SP		12-5-11
097-080-12	8132 WESTMINSTER BLVD WESTMINSTER 92683	MU40		P/SP		12-5-11
097-080-36	14200 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-080-37	8141 13TH ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-080-41	92683	MU40		MU		12-5-11
097-080-42	8200 WESTMINSTER BLVD WESTMINSTER 92683	MU40		P/SP		12-5-11
097-080-43	14160 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-080-44	14120 BEACH BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-080-45	14140 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-080-46	14180 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-080-49	14120 ALL AMERICAN WAY WESTMINSTER 92683	MU40		MU		12-5-11
097-090-18	14352 BEACH BLVD WESTMINSTER 92683	MU40		R-3		12-5-11
097-090-25	14400 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-090-26	14352 BEACH BLVD WESTMINSTER 92683	MU40		R-3		12-5-11
097-090-30	14400 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-090-41	8180 13TH ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-090-47	14302 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-090-49	8180 13TH ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-090-50	8190 13TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-090-55	14250 BEACH BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-090-56	8140 13TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-401-24	8311 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-401-25	8291 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	1-5-11
097-401-26	8251 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	1-5-11
097-401-27	8331 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-553-33	8481 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-553-34	8441 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	1-5-11
097-553-35	8361 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		1-5-11
097-581-03	8292 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-581-09	8341 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-10	8342 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-581-11	8362 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-581-12	8382 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-581-13	8402 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-581-20	14071 NEWLAND ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-21	14081 NEWLAND ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-22	14091 NEWLAND ST WESTMINSTER 92683	MU40		MU		12-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
097-581-23	8461 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-24	8441 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-25	8421 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-26	8401 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-27	8381 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-28	8361 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-581-30	8432 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-581-36	8440 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-581-39	8482 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
097-581-40	14041 NEWLAND ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-581-42	8300 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-581-43	8308 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-581-45	8312 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-581-46	8322 WESTMINSTER BLVD WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	12-5-11
097-582-01	8472 15TH ST WESTMINSTER 92683	MU40		MU		12-5-11
097-583-01	8284 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-02	8282 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-03	8280 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-04	8278 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-05	8276 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-06	8274 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-07	8272 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-08	8270 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-09	8268 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-10	8274 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-11	8276 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-12	8278 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-13	8279 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-14	8277 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-15	8275 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-16	8273 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-17	8271 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-18	8269 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-19	8267 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-20	8265 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-21	8263 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-22	8261 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-23	8262 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-24	8264 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-25	8266 WEBER AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-26	8265 LILY AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-27	8263 LILY AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-28	8261 LILY AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-29	8262 LILY AVE WESTMINSTER 92683	MU40		MU		12-5-11

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ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
097-583-30	8264 LILY AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-31	8266 LILY AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-32	8286 SUMI AVE WESTMINSTER 92683	MU40		MU		12-5-11
097-583-33	92683	MU40		MU		12-5-11
097-583-34	92683	MU40		MU		12-5-11
097-583-35	92683	MU40		MU		12-5-11
097-583-36	92683	MU40		MU		12-5-11
097-583-37	92683	MU40		MU		12-5-11
097-583-38	92683	MU40		MU		12-5-11
097-583-39	92683	MU40		MU		12-5-11
097-583-40	8252 WESTMINSTER BLVD WESTMINSTER 92683	MU40		MU		12-5-11
098-161-09	92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-171-15	9411 BOLSA AVE WESTMINSTER 92683	MU40		MU		7-5-10
098-171-16	9393 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-171-17	9361 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-171-18	9355 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-191-01	9851 BOLSA AVE 146 WESTMINSTER 92683	MU40		R-3		7-5-10
098-303-01	9001 BOLSA AVE WESTMINSTER 92683	MU40		MU		7-5-10
098-303-03	9141 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-303-04	9191 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-303-05	14922 ALCESTER ST WESTMINSTER 92683	MU40		MU		7-5-10
098-303-06	14912 ALCESTER ST WESTMINSTER 92683	MU40		MU		7-5-10
098-303-07	92683	MU40		MU		7-5-10
098-303-09	9113 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-303-13	9061 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-303-21	9221 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-303-25	9041 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-314-12	14892 ALCESTER ST WESTMINSTER 92683	MU40		MU		7-5-10
098-453-12	9637 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-453-13	9741 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-561-01	14852 DILLOW ST WESTMINSTER 92683	MU40		MU		7-5-10
098-561-02	14872 DILLOW ST WESTMINSTER 92683	MU40		MU		7-5-10
098-561-03	14906 DILLOW ST WESTMINSTER 92683	MU40		MU		7-5-10
098-561-04	14916 DILLOW ST WESTMINSTER 92683	MU40		MU		7-5-10
098-561-05	14932 DILLOW ST WESTMINSTER 92683	MU40		MU		7-5-10
098-561-08	9341 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-562-03	14841 DILLOW ST WESTMINSTER 92683	MU40		MU		7-5-10
098-562-04	14861 DILLOW ST WESTMINSTER 92683	MU40		MU		7-5-10
098-562-07	14931 DILLOW ST WESTMINSTER 92683	MU40		MU		7-5-10
098-562-08	9313 BOLSA AVE WESTMINSTER 92683	MU40		MU		7-5-10
098-562-11	14891 DILLOW ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-562-14	92683	MU40		MU		7-5-10
098-562-15	9325 BOLSA AVE WESTMINSTER 92683	MU40		MU		7-5-10
098-562-16	9291 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10

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ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
098-562-17	14942 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-562-22	14922 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-562-23	14902 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-562-24	14882 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-562-25	14862 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-563-01	9371 KRAMER AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-563-02	9361 KRAMER AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-563-03	9311 KRAMER AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-563-05	9251 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-563-06	14822 MORAN ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-563-07	14802 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-563-10	14801 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-563-11	14831 MORAN ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-563-15	14931 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-563-16	14951 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-563-17	14891 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-563-18	14861 MORAN ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
098-563-19	14911 MORAN ST WESTMINSTER 92683	MU40		MU		7-5-10
098-563-20	14772 MORAN ST WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	7-5-10
107-412-39	8850 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	13-5-11
107-412-48	8894 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	13-5-11
107-412-49	8900 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	13-5-11
107-412-50	8904 BOLSA AVE WESTMINSTER 92683	MU40		MU		13-5-11
107-412-51	8920 BOLSA AVE WESTMINSTER 92683	MU40		MU		13-5-11
107-412-52	8922 BOLSA AVE WESTMINSTER 92683	MU40		MU		13-5-11
107-412-53	8930 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	13-5-11
107-412-54	8930 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	13-5-11
107-412-55	8970 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	13-5-11
107-412-56	8990 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	13-5-11
107-412-57	8888 BOLSA AVE WESTMINSTER 92683	MU40		MU		13-5-11
107-412-58	8882 BOLSA AVE WESTMINSTER 92683	MU40		MU		13-5-11
107-412-59	92683	MU40		MU		13-5-11
107-412-60	8904 BOLSA AVE WESTMINSTER 92683	MU40		MU		13-5-11
107-412-61	8860 BOLSA AVE WESTMINSTER 92683	MU40		MU		13-5-11
143-021-02	9702 BOLSA AVE WESTMINSTER 92683	MU40		R-3		18-5-10
143-021-03	9600 BOLSA AVE D WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-021-04	9800 BOLSA AVE WESTMINSTER 92683	MU40		R-3		18-5-10
143-031-11	9822 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-031-32	9938 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-031-33	9870 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-041-19	9972 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-601-05	9062 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-601-07	9000 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-611-03	15232 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10

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ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
143-611-04	15222 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-05	15212 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-06	15202 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-07	15192 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-08	15172 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-09	15162 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-10	15152 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-11	15132 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-12	15122 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-13	15112 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-14	15096 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-15	15084 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-16	15072 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-17	15062 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-18	15052 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-611-19	9166 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-612-01	9132 BOLSA AVE WESTMINSTER 92683	MU40	Housing (H)	MU	Housing (H)	18-5-10
143-612-02	15051 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-03	WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-04	15071 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-05	15083 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-06	15095 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-07	15111 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-08	15121 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-09	15131 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-10	15151 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-11	15161 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-12	15171 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-13	15191 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-14	15201 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-15	15211 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-16	15221 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-612-17	15235 WESTSTATE ST WESTMINSTER 92683	MU40		MU		18-5-10
143-621-01	9350 BOLSA AVE WESTMINSTER 92683	MU40		R-3		18-5-10
143-631-03	15111 BUSHARD ST WESTMINSTER 92683	MU40		R-3		18-5-10
195-261-01	6332 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-261-02	6328 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-261-03	6322 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-261-04	14042 WILLOW LN WESTMINSTER 92683	MU36		MU		10-5-11
195-261-05	14062 WILLOW LN WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-271-35	6444 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-271-36	6400 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-301-01	6606 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-301-02	6568 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
195-301-03	6562 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-301-04	6561 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-301-05	6581 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-301-06	6591 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-301-07	6601 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-303-24	6502 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-303-25	6512 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-303-26	92683	MU36		MU		10-5-11
195-303-27	6532 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-303-28	14021 LA PAT PL WESTMINSTER 92683	MU36		MU		10-5-11
195-303-29	14041 LA PAT PL WESTMINSTER 92683	MU36		MU		10-5-11
195-303-41	14022 EDWARDS ST WESTMINSTER 92683	MU36		MU		10-5-11
195-311-01	6702 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-317-01	6672 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-317-02	6638 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-317-03	6611 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-317-04	6621 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-317-05	6631 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-317-06	92683	MU36		MU		10-5-11
195-317-07	6641 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-317-08	6661 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-317-09	6671 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-317-10	6681 GINGER LN WESTMINSTER 92683	MU36		MU		10-5-11
195-331-04	14091 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-07	14041 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-08	14041 GOLDENWEST ST NORTH COAST 92683	MU36		MU		10-5-11
195-331-17	14052 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-18	14072 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-21	14116 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-22	14125 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-24	14115 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-25	14111 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-26	14101 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-27	14081 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-28	14071 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-29	14061 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-30	6872 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-331-31	6850 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-331-33	14101 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-34	14071 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-35	6942 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-331-36	6982 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-331-38	14105 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		10-5-11
195-331-40	14082 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11

Zoning District Changes – Parcel List

ASSESSOR PARCEL NUMBER	PROPERTY ADDRESS	CURRENT BASE ZONE	CURRENT OVERLAY ZONE	PROPOSED BASE ZONE	PROPOSED OVERLAY ZONE	SECTIONAL DISTRICT
195-331-41	14106 RONDEAU ST WESTMINSTER 92683	MU36		MU		10-5-11
195-471-56	6732 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	10-5-11
195-471-57	6732 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		10-5-11
195-471-58		MU36	Housing (H)	MU	Housing (H)	10-5-11
203-071-23	5880 GARDEN GROVE BLVD WESTMINSTER 92683	MU40		R-3		4-5-11
203-072-01	13100 MELANIE LN WESTMINSTER 92683	MU40		R-3		4-5-11
203-072-07	13100 MELANIE LN WESTMINSTER 92683	MU40		R-3		4-5-11
203-073-01	92683	MU40	Housing (H)	MU	Housing (H)	4-5-11
203-073-03	92683	MU40		MU		4-5-11
203-073-04	13251 SPRINGDALE ST WESTMINSTER 92683	MU40		MU		4-5-11
203-073-05	92683	MU40	Housing (H)	MU	Housing (H)	4-5-11
203-102-03	5772 GARDEN GROVE BLVD WESTMINSTER 92683	MU40		R-3		4-5-11
203-111-02	6000 GARDEN GROVE BLVD WESTMINSTER 92683	MU40		MU		3-5-11
203-535-16	13721 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		3-5-11
203-541-12	13753 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		3-5-11
203-541-13	13731 GOLDENWEST ST WESTMINSTER 92683	MU36		MU		3-5-11
203-551-12	13956 LA PAT PL WESTMINSTER 92683	MU36		MU		3-5-11
203-551-13	6551 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	3-5-11
203-551-14	6601 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	3-5-11
203-552-26	13951 LA PAT PL WESTMINSTER 92683	MU36		MU		3-5-11
203-552-27	13955 LA PAT PL WESTMINSTER 92683	MU36		MU		3-5-11
203-552-28	13961 LA PAT PL WESTMINSTER 92683	MU36		MU		3-5-11
203-552-31	6501 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		3-5-11
203-552-59	6531 WESTMINSTER BLVD WESTMINSTER 92683	MU36		MU		3-5-11
203-552-63	92683	MU36		MU		3-5-11
203-562-14	6351 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	3-5-11
203-562-15	6381 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	3-5-11
203-562-24	6471 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	3-5-11
203-562-25	6491 WESTMINSTER BLVD WESTMINSTER 92683	MU36	Housing (H)	MU	Housing (H)	3-5-11

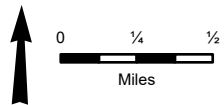
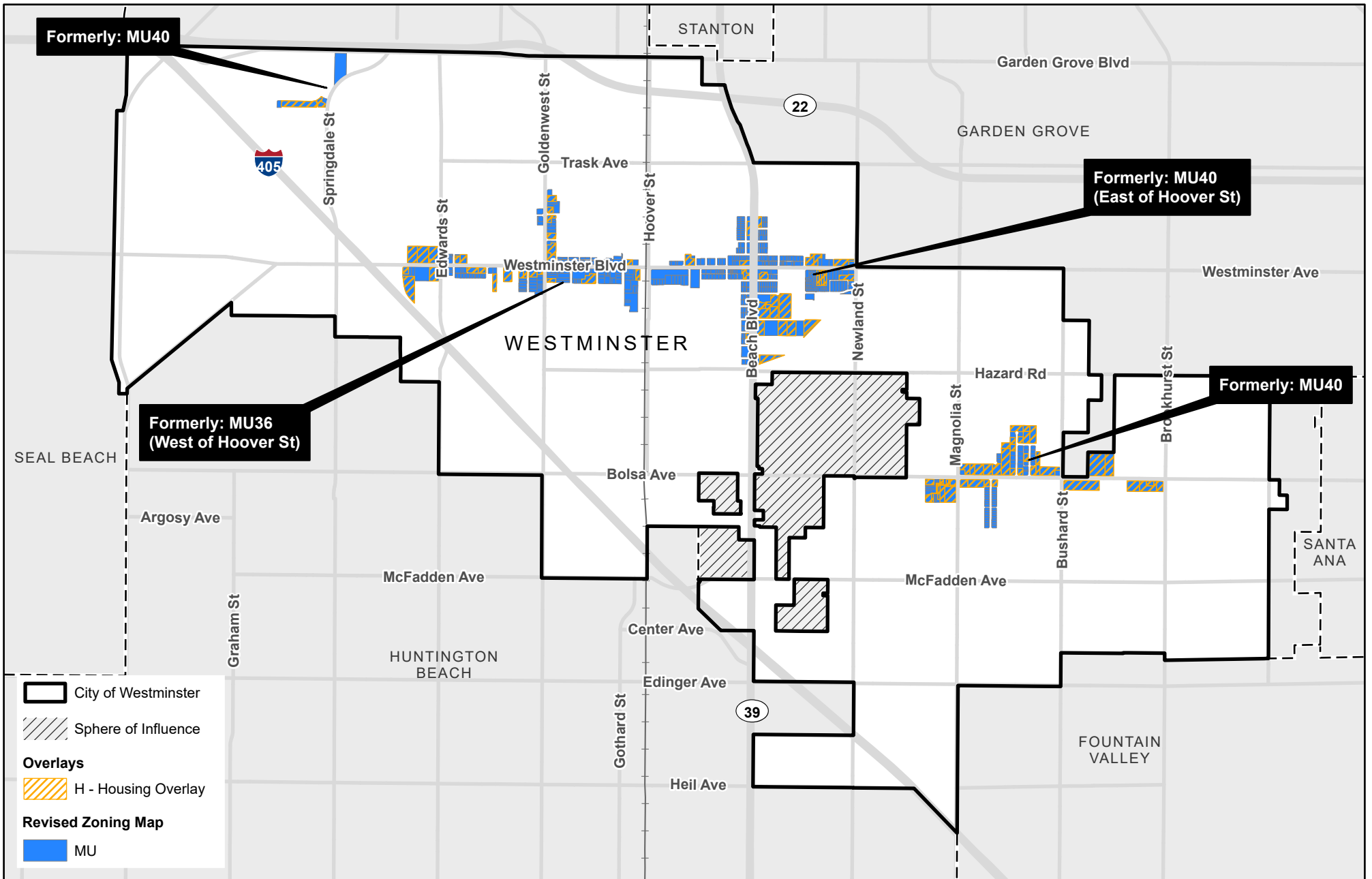


Exhibit C

Areas Formally MU36 and MU40 Revised to MU

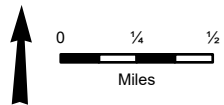
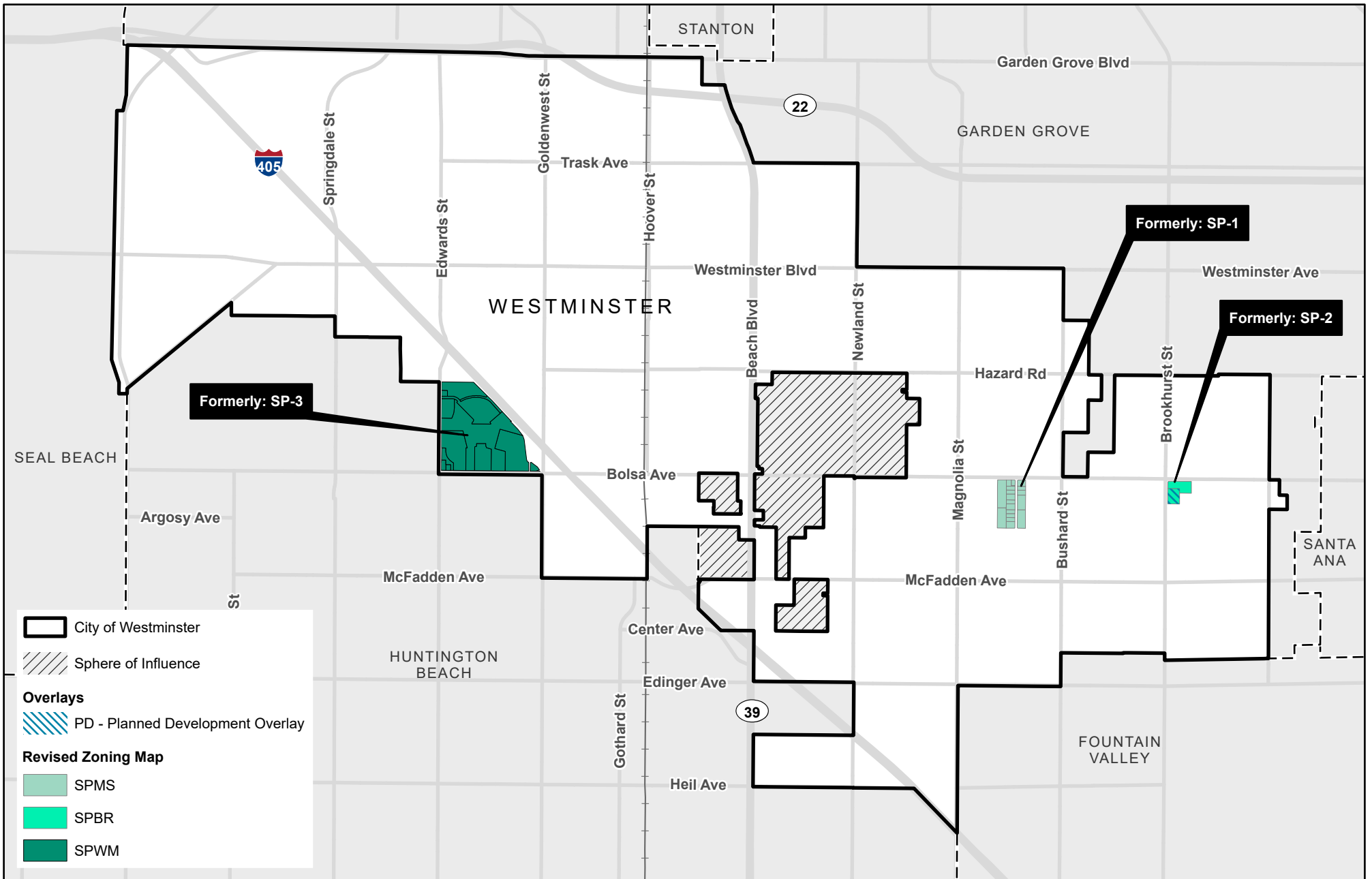


Exhibit D

Specific Plans

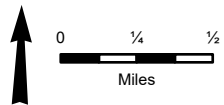
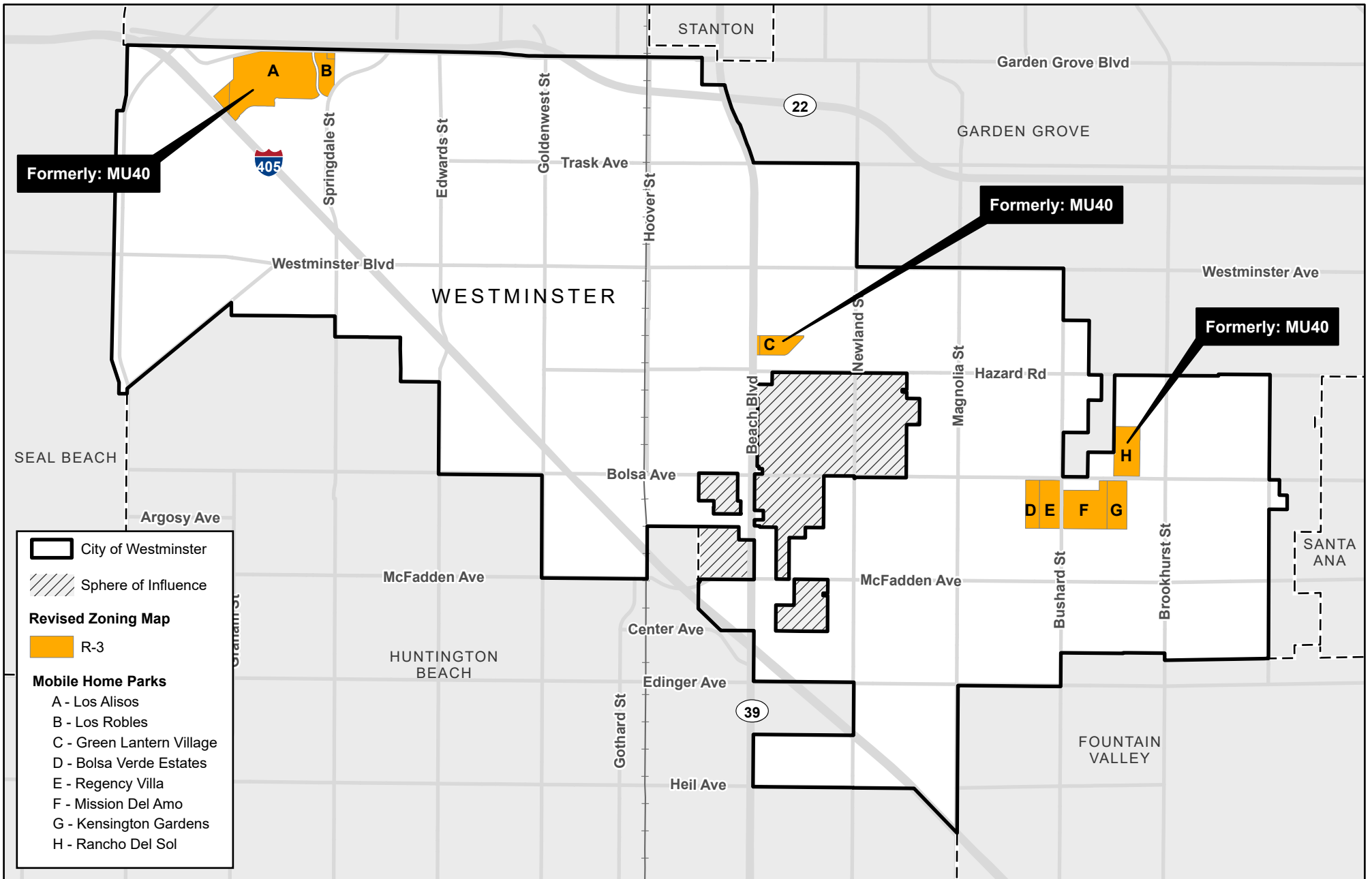
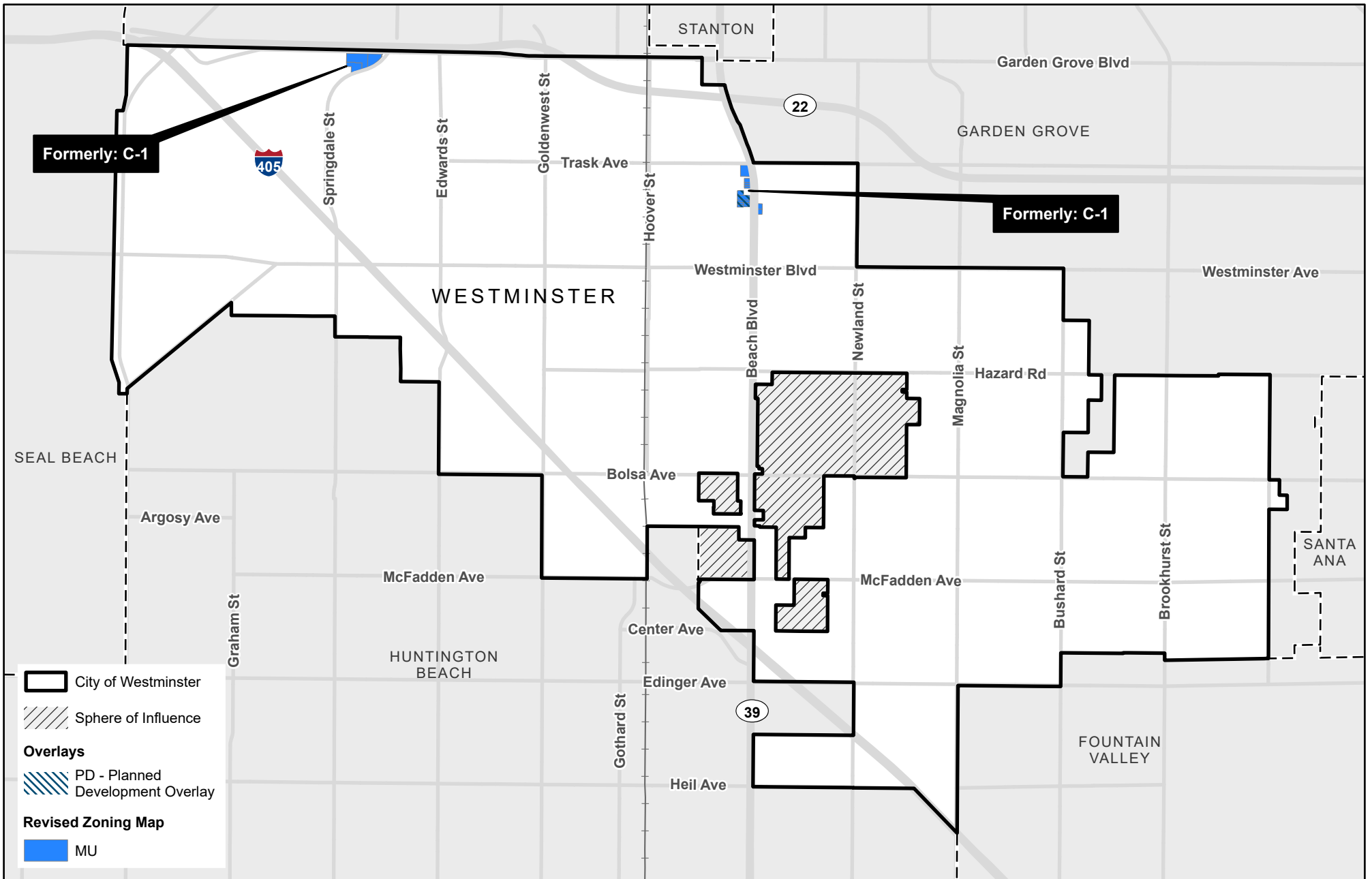


Exhibit E

Mobile Home Parks Formerly MU36 and MU40 to R3



City of Westminster
 Sphere of Influence
Overlays
 PD - Planned Development Overlay
Revised Zoning Map
 MU

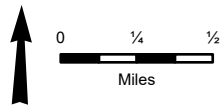


Exhibit F

Areas Formerly C-1 Revised to MU

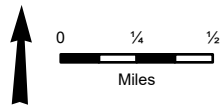
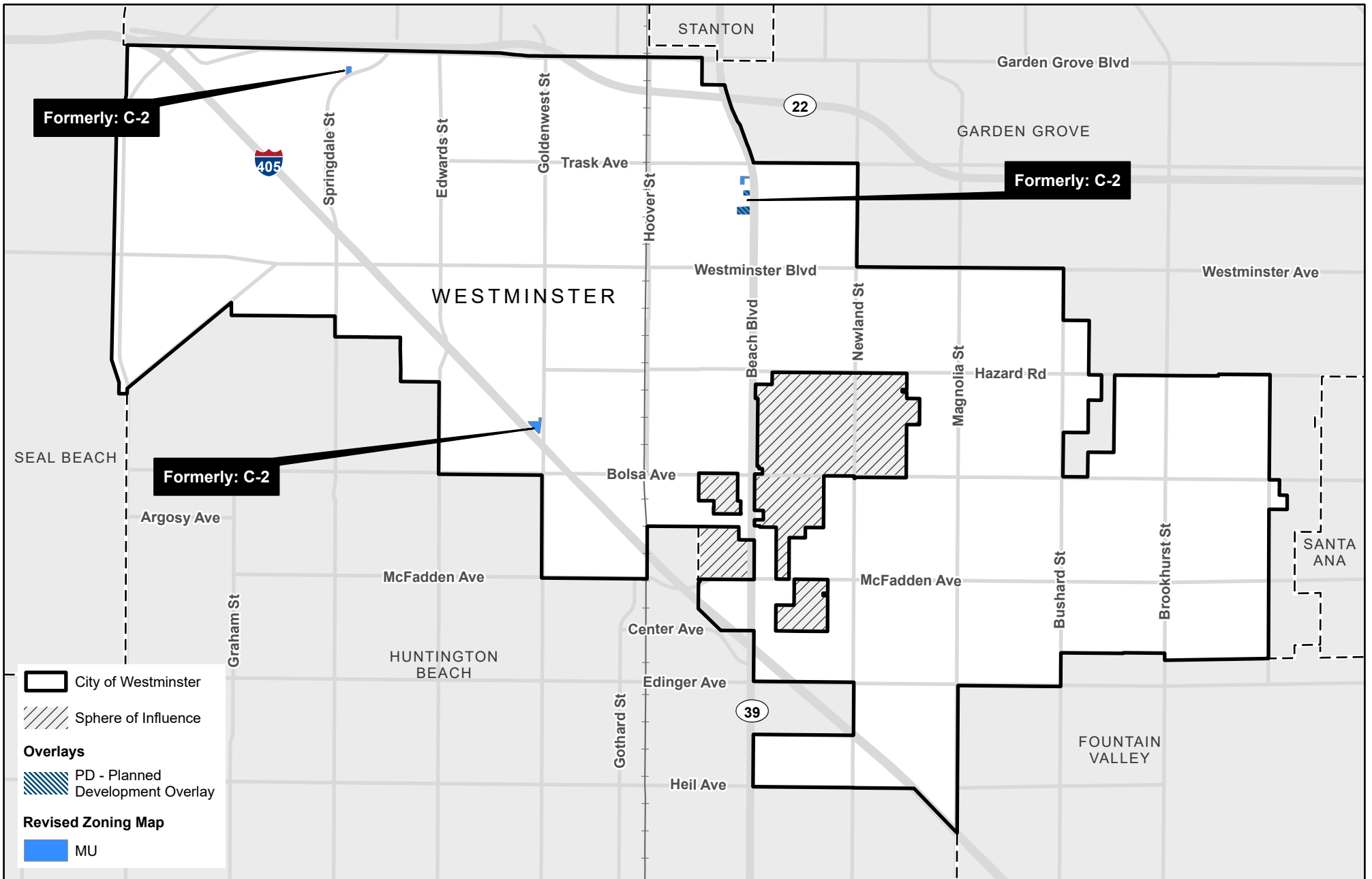


Exhibit G

Areas Formerly C-2 Revised to MU

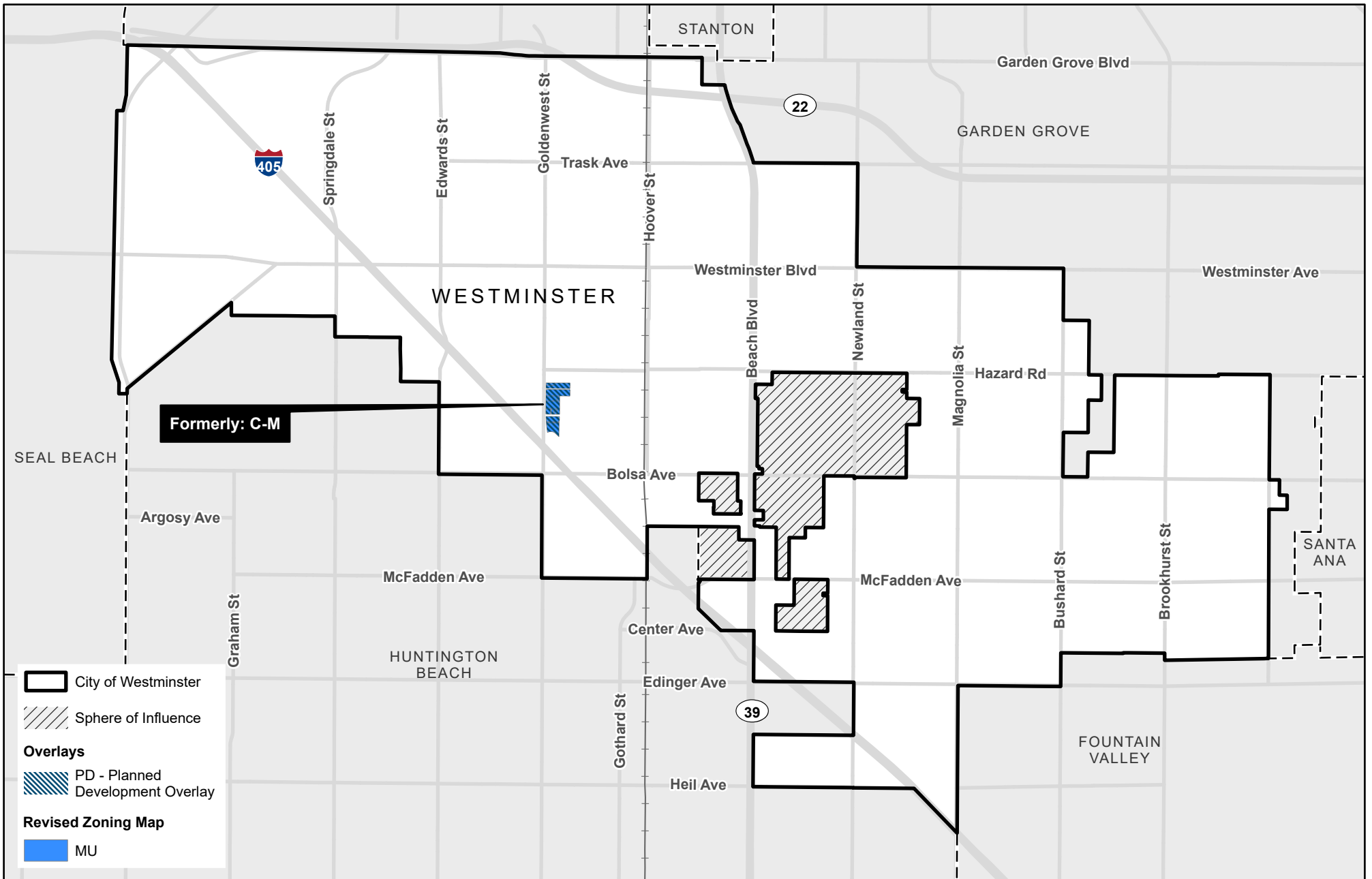
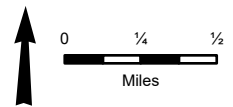


Exhibit H

Areas Formerly C-M Revised to MU



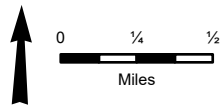
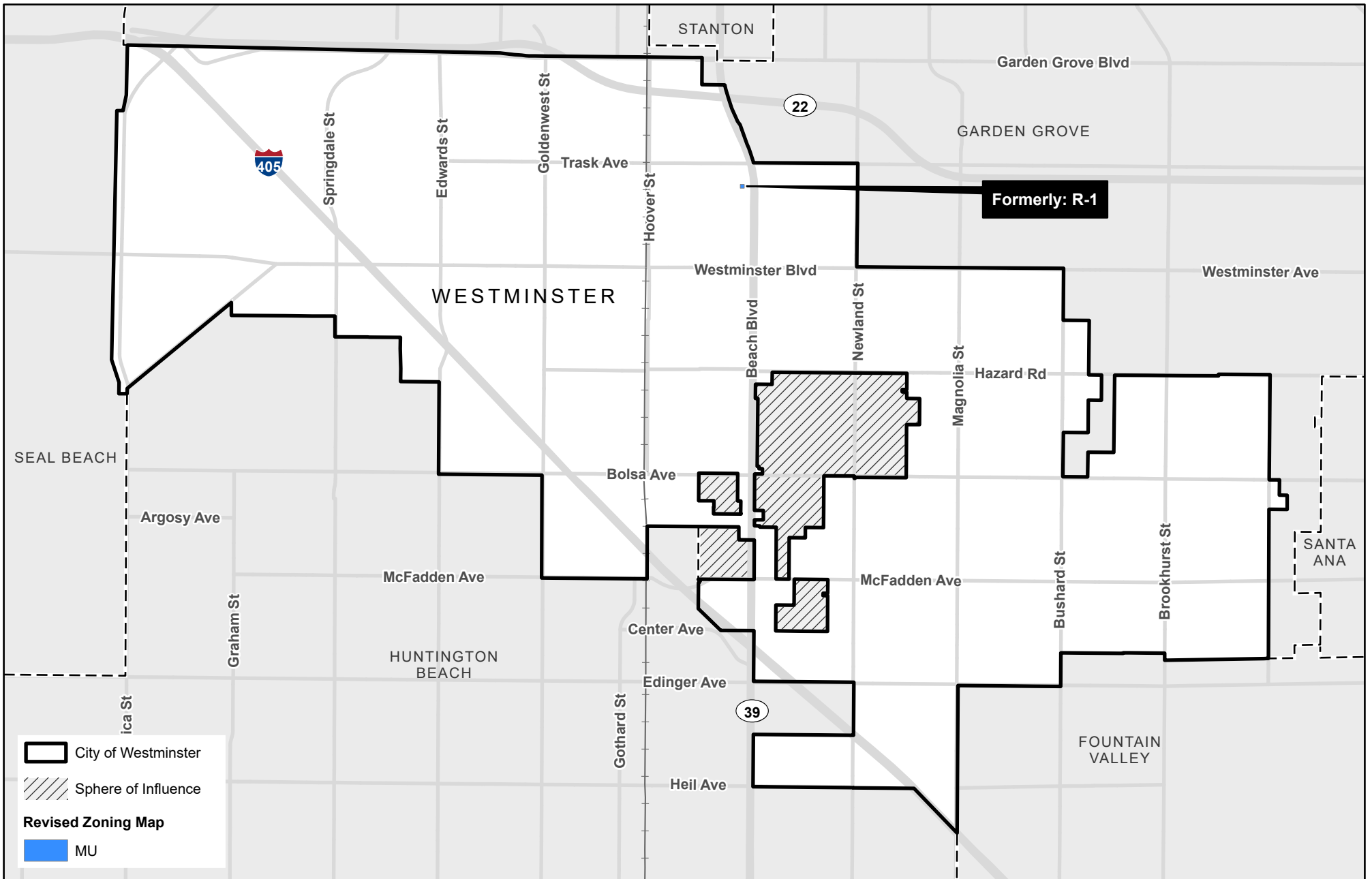


Exhibit I

Areas Formerly R-1 Revised to MU

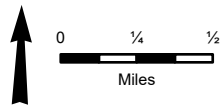
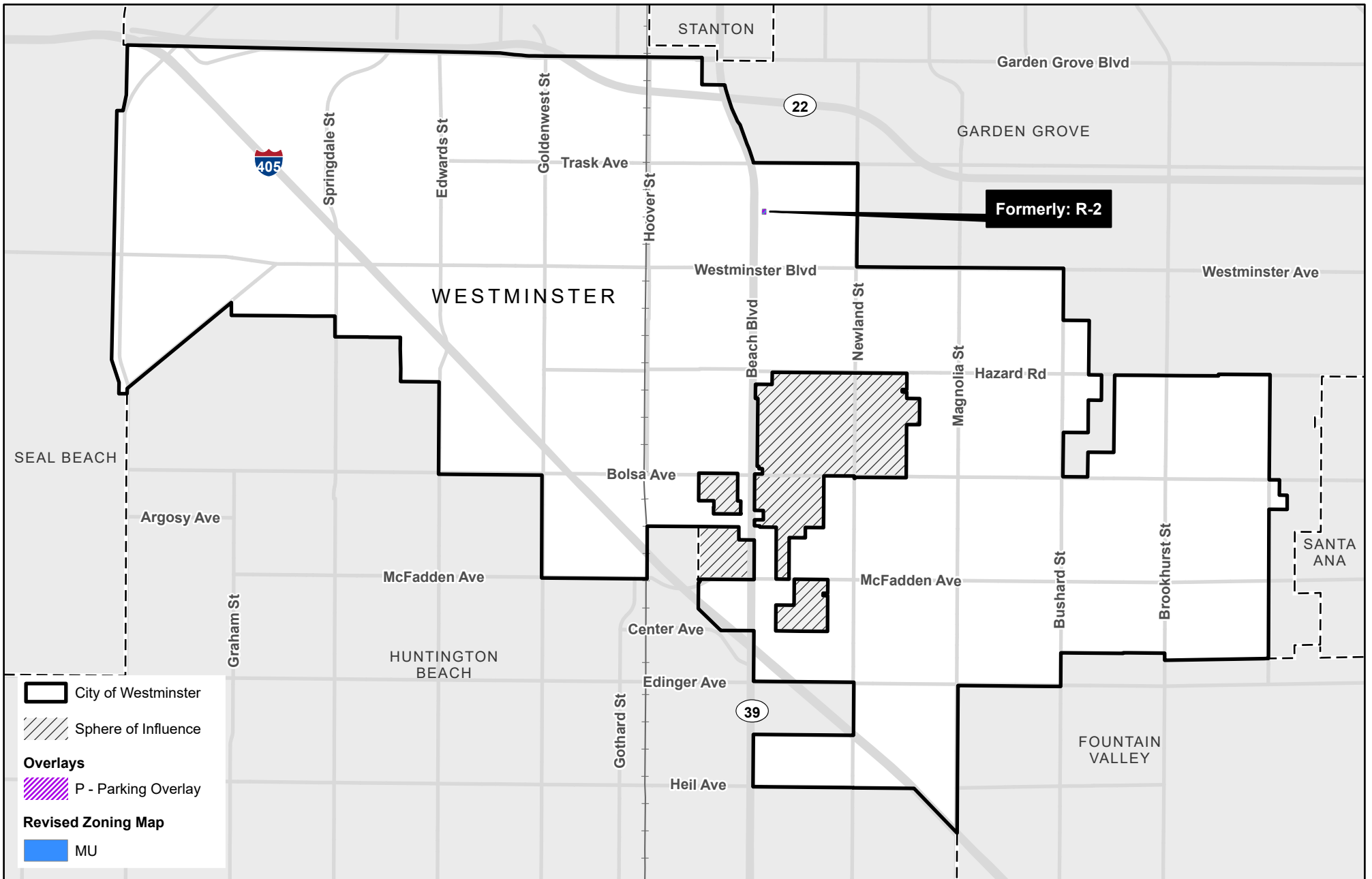


Exhibit J

Areas Formerly R-2 Revised to MU

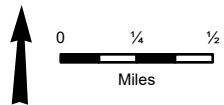
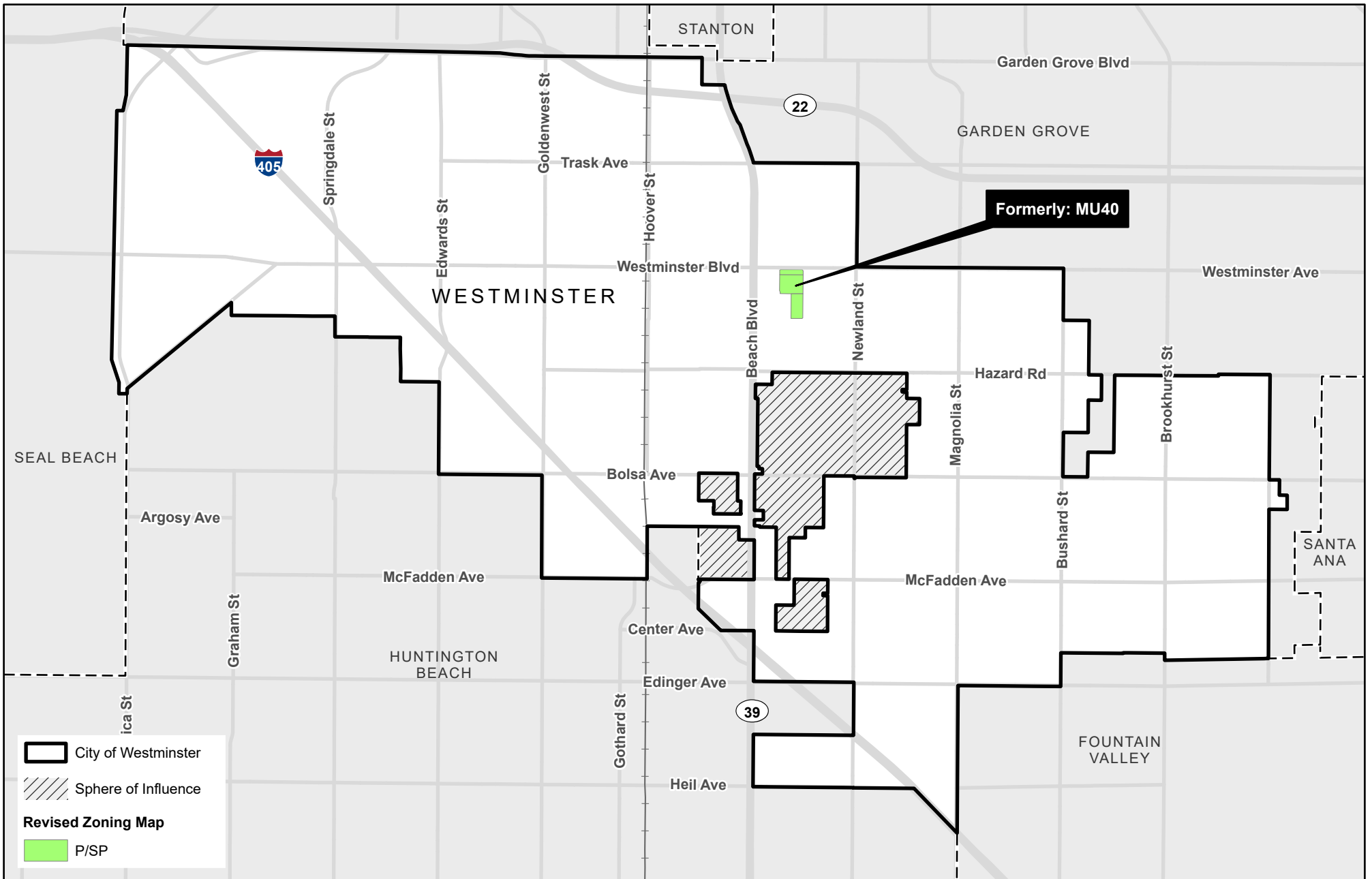


Exhibit K

Civic Center