

3/23/26

Planning Commission
Westminster Planning Commission
8200 Westminster Blvd
Westminster CA 92683

Subject: Objection to Proposed 28-Unit Condominium Development at 14201-14205 Willow Ln,
Westminster CA 92683

Dear Planning Commissioners,

I am writing to formally object to the proposed development of 28 individual condominium units on the 1.72-acre property located at 14201-14205 Willow Lane. I respectfully request that the Planning Commission carefully review the significant concerns this project raises for the surrounding neighborhood and ensure full compliance with applicable planning and environmental laws, including the California Environmental Quality Act. In addition current Westminster city building and zoning codes should not be amended to accommodate this project!

First, the scale and density of the proposed project are inconsistent with the character of the existing neighborhood. The surrounding area consists entirely of single-story, detached homes on low-density lots built in the 1950's. Introducing 28 condominium units on a 1.72-acre parcel represents a substantial intensification of use that is incompatible with the established residential pattern. This type of development would dramatically alter the visual character, privacy, and livability of adjacent properties. This area is categorized as R1 zone, which in accordance with Westminster building codes would allow low density developments. Low density lots are defined as having no more than 7 homes per acre, with a 6000 sq ft lot minimum! Also, per current building codes 2 story homes no taller than 35ft are permitted in R1 zones! Everything about this project conflicts with current city R1 building codes.

Second, the project will likely create significant traffic and parking impacts. A development of this size could introduce dozens of additional vehicles into streets that were designed for low-density residential use. Increased traffic may affect neighborhood safety for pedestrians, cyclists, and children. Spillover parking into surrounding streets is also a realistic concern given the density of the proposed units. If 28 residential units are built, how can you accommodate 56 parking spaces in addition to the condominiums on said land? Who will keep these residents from parking on neighboring streets?

Third, the development raises concerns regarding privacy, noise, and potential shading impacts on nearby homes. Multi-unit structures placed adjacent to single-story residences may overlook neighboring yards and homes, reducing privacy and enjoyment of existing properties. Two trees have already been removed. Eight large trees remain on the property. I have enjoyed this view for many years. I do not want to go in my backyard and see multiple condos, and I definitely do not want residents in those units to see me! A building of this scale will block the morning sunlight for all residents on Ebony Way/Camphor Ave. This in turn, will reduce property values as current homes will lose potential buyers who do not wish to be adjacent to condominium complex.

Most importantly, it appears that an environmental review has not been conducted pursuant to the California Environmental Quality Act. CEQA requires that public agencies evaluate the environmental impacts of proposed developments before approving them. Potential impacts that should be evaluated include traffic, noise, air quality, drainage, and neighborhood compatibility. Approving this project without an appropriate CEQA review would deprive the public and decision-makers of the information necessary to understand and mitigate environmental impacts. The planning commission letter states, the applicant is statutorily exempt from CEQA. I feel this study would be essential to determine the footprint of the neighborhood and how developing this land negatively impacts it and current residents deserve professional consultation in new development in our neighborhood!

For these reasons, I respectfully request that the Planning Commission:

1. Require a full environmental review under CEQA prior to considering approval of the project.
2. Adhere to current Westminster building codes for any proposed development on this land (R1). Developers should not be allowed to change these without current residents permission.
3. Carefully evaluate whether the proposed density and design are compatible with the surrounding single-story residential neighborhood.
4. Consider the significant traffic, parking, privacy, and neighborhood character impacts this development may create.
5. Be mindful of overdeveloping this land and decreasing current city taxpayers' equity!

Until a proper environmental review has been conducted and the compatibility issues addressed, I urge the Planning Commission to deny or delay approval of this project.

Thank you for your time and consideration of these concerns.

Sincerely,

Trevor Swailes
14192 Ebony Way
Westminster CA 92683
t_swailes@yahoo.com
626.422.3073

FW: Case No. 2025-0081 14201-14205 Willow Lane, Westminster

From Salman, Marriame <msalman@Westminster-CA.gov>
Date Wed 4/1/2026 9:28 AM
To De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>

From: Salman, Marriame
Sent: Wednesday, April 1, 2026 9:28 AM
To: 'Tony Flores' <tony.flores08@hotmail.com>
Subject: RE: Case No. 2025-0081 14201-14205 Willow Lane, Westminster

Good Morning,

At this time, none of the Planning Commissioners have identified a need to recuse themselves from consideration of this project.

Sincerely,



City of
WESTMINSTER
WWW.WESTMINSTER-CA.GOV

Mary Salman
Senior Planner
Community Development Department

CITY of WESTMINSTER
8200 Westminster Blvd, Westminster, CA 92683

TELEPHONE: (714) 548-3491 **E-MAIL:** msalman@westminster-ca.gov
OFFICE HOURS: Monday through Thursday
WEBSITE: www.westminster-ca.gov
CITY HALL HOURS: Monday–Friday from 7:30 a.m. to 5 p.m.

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From: Tony Flores <tony.flores08@hotmail.com>
Sent: Wednesday, April 1, 2026 9:13 AM
To: Salman, Marriame <msalman@Westminster-CA.gov>
Subject: Case No. 2025-0081 14201-14205 Willow Lane, Westminster

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Good morning and thank you.

Please confirm receipt of this email.

Also please confirm that one, some or any of the *planning commissioners* would have a need to recuse themselves, due to a potential conflict of interest, pursuant to any Government Code, related ordinance, code or regulation related to this project.

Thank you again.

A.J. Flores
Westminster, CA 92683
714-222-7421

From: Salman, Marriame <msalman@Westminster-CA.gov>
Sent: Wednesday, April 1, 2026 9:05 AM
To: 'Tony Flores' <tony.flores08@hotmail.com>
Subject: RE: Case No. 2025-0081 14201-14205 Willow Lane, Westminster

Good morning, Mr. Flores,

Thank you for your email. Please note that tonight's public hearing is a Planning Commission meeting, and not a City Council meeting.

Sincerely,



Mary Salman

Senior Planner

Community Development Department

CITY of WESTMINSTER

8200 Westminster Blvd, Westminster, CA 92683

TELEPHONE: (714) 548-3491 **E-MAIL:** msalman@westminster-ca.gov

OFFICE HOURS: Monday through Thursday

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From: Tony Flores <tony.flores08@hotmail.com>

Sent: Wednesday, April 1, 2026 8:06 AM

To: DPTMBX_Planning <DPTMBX_Planning@Westminster-CA.gov>; Salman, Marriame <msalman@Westminster-CA.gov>

Cc: Nguyen, Charlie <ccnguyen@Westminster-CA.gov>; Nguyen, Mark <MNguyen@WESTMINSTER-CA.GOV>; Phan West, Amy <APhanWest@Westminster-CA.gov>; Nguyen, NamQuan <NNguyen@Westminster-CA.gov>; Manzo, Carlos <CManzo@Westminster-CA.gov>; orangecountytribune@gmail.com; CityClerkCSR <CityClerkCSR@Westminster-CA.gov>; Editor OCNews <brhoades@localnewspapers.org>; senator.strickland@senate.ca.gov; assemblymember.TA@assembly.ca.gov; Kang, Caleb <caleb.kang@asm.ca.gov>

Subject: Case No. 2025-0081 14201-14205 Willow Lane, Westminster

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Also please confirm that one, some or any of the council members would have a need to recuse themself or selves, due to a potential conflict of interest, pursuant to Government Code 84308 or any other related ordinance, code or regulation related to this project.

Thank you.

A.J. Flores

Westminster, CA 92683

714-222-7421

From: Tony Flores <tony.flores08@hotmail.com>

Sent: Tuesday, March 17, 2026 10:56 AM

To: ccnguyen@westminster-ca.gov <ccnguyen@westminster-ca.gov>; mnguyen@westminster-ca.gov <mnguyen@westminster-ca.gov>; AphanWest@westminster-ca.gov <aphanwest@westminster-ca.gov>; NNguyen@westminster-ca.gov <NNguyen@westminster-ca.gov>; CityClerkCSR@westminster-ca.gov <CityClerkCSR@westminster-ca.gov>; CManzo@Westminster-CA.gov <CManzo@Westminster-CA.gov>; ccordon@westminster-ca.gov <ccordon@westminster-ca.gov>; aogaeta@westminster-ca.gov <aogaeta@westminster-ca.gov>

Cc: orangecountytribune@gmail.com <orangecountytribune@gmail.com>; Editor OCNews <brhoades@localnewspapers.org>; Republican Party of Orange County <contact@ocgop.org>; senator.strickland@senate.ca.gov <senator.strickland@senate.ca.gov>;

assemblymember.TA@assembly.ca.gov <assemblymember.ta@assembly.ca.gov>; Kang, Caleb <caleb.kang@asm.ca.gov>

Subject: Case No. 2025-0081 14201-14205 Willow Lane, Westminster

Mayor and Council Members,

Please accept this as our written communication for the Public Hearing and as our ongoing objection to the above captioned project, as it will have a long-term, negative impact on the already declining and diminishing quality of life in this particular neighborhood.

"The project will provide three "very-low" income and two "moderate-income" affordable units and will utilize the density bonus law to receive incentives and waivers. The requested incentives include allowing attached residential units in the R-1 zone, detached condominium garage structures, and reducing the minimum lot size. The requested waivers include reductions in minimum floor area, front, side, and rear yard setbacks for the residential lots, reduced front and rear yard setbacks for the detached garage lot, and allowance of three-story buildings."



CITY OF WESTMINSTER

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER WILL HOLD A PUBLIC HEARING ON THE FOLLOWING APPLICATION. THIS NOTICE SUPERSEDES THE PUBLIC NOTICE PREVIOUSLY DATED MARCH 18, 2026, AND NO HEARING WILL BE HELD ON THAT DATE.

DATE OF HEARING: WEDNESDAY, APRIL 1, 2026
TIME OF HEARING: 6:00 P.M. OR SOON THEREAFTER
LOCATION OF HEARING: City of Westminster
Council Chambers at the Westminster Civic Center
8200 Westminster Boulevard
Westminster, CA 92683

APPLICANT: Loc Tran on behalf of Willow 68 Investments, LLC

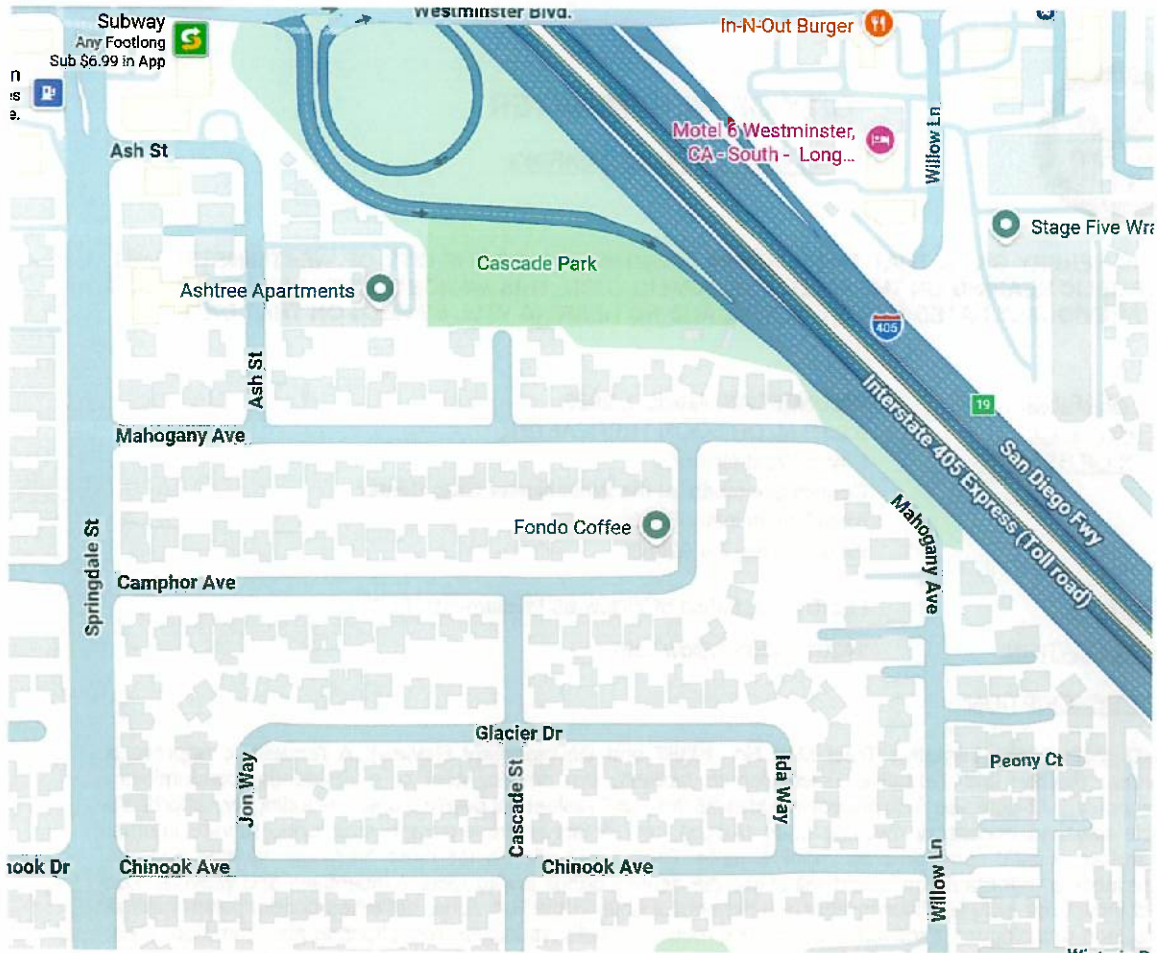
PROJECT LOCATION: 14201-14205 Willow Lane

PROJECT DESCRIPTION:

CASE NO. 2025-0081 (Tentative Tract Map No. 19387 and Development Review): A request to approve a Development Review and Tentative Tract Map to facilitate the development of a residential condominium community on a 1.72-acre site. The project includes 28 "for-sale" residential dwelling units, including five affordable units, nine attached accessory dwelling units (ADUs), two detached triple-garage structures, private internal streets, and associated common-area improvements. The project will provide three "very-low" income and two "moderate-income" affordable units and will utilize the density bonus law to receive incentives and waivers. The requested incentives include allowing attached residential units in the R-1 zone, detached condominium garage structures, and reducing the minimum lot size. The requested waivers include reductions in minimum floor area, front, side, and rear yard setbacks for the residential lots, reduced front and rear yard setbacks for the detached garage lot, and allowance of three-story buildings. The Tentative Tract Map would establish 28 fee-simple residential units, one condominium lot, and two common-area lots for circulation and open space.

Source: <https://www.westminster-ca.gov/departments/community-development/planning-division/planning-division-public-notices#docaccess-0c2486b2d2b5959cdc1aa344d3523659dec3913bbaa518a672855433e1ca2f9c>

The residents along Mahogany Avenue are currently experiencing overflow and out of control parking issues due to the lack of parking from the apartments along Springdale Street, between Ash Street and Mahogany Avenue. Constant traffic issues along Mahogany only add to the noise and environmental challenges that these residents are suffering through day in and day out, weekend in and weekend out.



The residents along Mahogany Avenue and in this neighborhood are very much aware of the misguided mandate contained in SB 79, but that doesn't mean that municipalities and their governing bodies should blindly add to the existing crime, traffic, infrastructure and environmental problems in Westminister and other California cities.

Respectfully submitted for your review, discussion and consideration.

A.J. Flores

Westminister, CA 92683

714-222-7421

FW: Comments regarding CASE NO. 2025-0081

From Salman, Marriame <msalman@Westminster-CA.gov>

Date Wed 4/1/2026 1:33 PM

To De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>; Fichtelman, Ken <KFichtelman@Westminster-CA.gov>;
Ikranitzlaw@gmail.com <Ikranitzlaw@gmail.com>

-----Original Message-----

From: Emily Rose <emilyrosephotography20@yahoo.com>

Sent: Wednesday, April 1, 2026 11:55 AM

To: DPTMBX_Planning <DPTMBX_Planning@Westminster-CA.gov>

Subject: Comments regarding CASE NO. 2025-0081

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My name is Emily Burk,

I live in the surrounding neighborhood adjacent to 14201-14205 Willow lane.

I am in opposition to the development of this land into 28 dwelling units, I am not interested in allowing 3 story buildings in this area. Furthermore, I am concerned about the street and neighborhood safety of adding in this many new units with an undisclosed amount of people into our community.

Thank you.

FW: 14201-14205 Willow Lane

From Salman, Marriame <msalman@Westminster-CA.gov>

Date Wed 4/1/2026 9:17 AM

To De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>; Fichtelman, Ken <KFichtelman@Westminster-CA.gov>;
Ikranitzlaw@gmail.com <Ikranitzlaw@gmail.com>

From: kaysranch@aol.com <kaysranch@aol.com>

Sent: Tuesday, March 31, 2026 7:28 PM

To: DPTMBX_Planning <DPTMBX_Planning@Westminster-CA.gov>

Subject: Fw: 14201-14205 Willow Lane

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revised date of letter to March 31

----- Forwarded Message -----

From: kaysranch@aol.com <kaysranch@aol.com>

To: planning@westminster-ca.gov <planning@westminster-ca.gov>

Sent: Tuesday, March 31, 2026 at 08:23:56 AM PDT

Subject: 14201-14205 Willow Lane

March 31, 2026

Dear City of Westminster Planning Department and City Council,

I am opposed to the development proposal and plan for 14202-14205 Willow Lane. We need to preserve the integrity of our small neighborhood. I am asking that a new plan be considered reducing the number of houses and keeping the cities zoning for setbacks, height and allowable parking. Willow Lane simply cannot handle the influx of cars that this development would bring. Why should the close long time residents in this neighborhood be subjected to this? This is forever.

A decrease of value in the properties that people have invested in for years? Overcrowded streets and overpopulated? It's not fair. There may be a better location for this kind of development in Westminster, but it should not be in a small already established single family residence neighborhood. The City Council needs to consider where and how it affects the community when a project is using state Density Bonus Law provisions. Is this going to "Enhance quality of life and beautification throughout the city" as noted in the cities Three Year Goals 2025-2028? How does

this "Preserve and protect the integrity and character of the City's residential neighborhoods" taken from Zoning Code, City of Westminster?

We as a city are getting 2800 new houses on the mall redevelopment. Double that number for an approximate increase in population and vehicles. How much do we need to populate our already crowded city?

This is about saving our small neighborhood and supporting longtime residents and their investments.

Thank you,
Wendy Schaefer
30 year resident on Willow Lane

FW: Call for Review - Willow Project

From Salman, Marriame <msalman@Westminster-CA.gov>
Date Mon 4/6/2026 8:09 AM
To De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>

Fyi

From: Mendoza, Steven <smendoza@Westminster-CA.gov>
Sent: Monday, April 6, 2026 8:00 AM
To: Fichtelman, Ken <KFichtelman@Westminster-CA.gov>; 'sep@jones-mayer.com' <sep@jones-mayer.com>
Cc: Lisa Kranitz <lkranitzlaw@gmail.com>; Salman, Marriame <msalman@Westminster-CA.gov>
Subject: Call for Review - Willow Project

Good Morning. We have received a "Call for Review" application for the Willow project. Mary has the application. She is diving into the code right now to create a path forward.

We will have to notice any future public hearing, so we will need the applicants mailing list. We will also have to get the minutes finalized as that would be useful to the City Council for the hearing.

Lisa, do you take the lead or does Scott since he is the City Council attorney.

Sincerely,



City of
WESTMINSTER
WWW.WESTMINSTER-CA.GOV

Steven A. Mendoza

Interim Community Development Director

CITY of WESTMINSTER

8200 Westminster Blvd, Westminster, CA 92683

OFFICE: 714.898.3311 x3674 **E-MAIL:** smendoza@westminster-ca.gov

-
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**City Council of Westminster
Westminster, CA 92683
5/11/2026**

Re: CEQA Comment Letter on Proposed High-Density Residential Project, 14201-14205 Willow Lane, Westminster, Orange County, California

I. INTRODUCTION

This letter provides comments on the proposed high-density residential Project in Westminster, Orange County. These comments are submitted pursuant to the California Environmental Quality Act.

The Project raises substantial concerns regarding cumulative environmental impacts, water supply reliability, infrastructure capacity, and (where applicable) coastal resource protection. Westminster, Orange County is a highly urbanized and infrastructure-constrained region, and the addition of high-density development without adequate environmental review violates CEQA and related statutory mandates.

As set forth below, substantial evidence supports a fair argument that the Project may result in significant environmental impacts. Accordingly, a full Environmental Impact Report ("EIR") is required.

II. CEQA REQUIRES AN EIR BASED ON THE FAIR ARGUMENT STANDARD

Under *No Oil, Inc. v. City of Los Angeles*, an EIR is required where substantial evidence supports a fair argument that a project may cause significant environmental effects.

Orange County is already characterized by:

- Severe traffic congestion along major corridors (e.g., I-5, SR-22, I-405)
- High baseline air pollution within the South Coast Air Basin
- Fully built urban conditions with limited remaining infrastructure capacity

The Project's addition of high-density residential units will exacerbate these existing conditions. Even if impacts are disputed, courts have held that disagreement among experts does not eliminate the duty to prepare an EIR (*Friends of B Street v. City of Hayward*).

III. FAILURE TO ADEQUATELY ANALYZE CUMULATIVE IMPACTS IN A BUILT-OUT REGION

Westminster, Orange County is a **mature, built-out urban environment** where cumulative impacts are particularly critical.

Under *Communities for a Better Environment v. California Resources Agency*, cumulative impacts analysis is mandatory.

The Project must be evaluated in conjunction with:

- Ongoing infill and high-density housing developments
- Regional transportation congestion
- Existing strain on water and wastewater systems

Failure to analyze how this Project contributes to cumulative degradation violates CEQA.

IV. WATER SUPPLY CONSTRAINTS IN ORANGE COUNTY

Water supply in Orange County is **structurally constrained and highly dependent on imported sources**, including:

- State Water Project deliveries
- Colorado River allocations
- Groundwater basins subject to sustainability requirements

Under *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova*, water supply analysis must identify **specific, reliable, and legally enforceable sources**.

The Project raises significant concerns:

- Increased demand during ongoing drought cycles
- Dependence on imported water subject to regulatory and climate uncertainty
- Groundwater basin stress under California's sustainability mandates
- Wastewater treatment capacity limitations in densely populated service areas

Speculative or generalized assurances of water availability are legally insufficient (see *Santa Clarita Organization for Planning & the Environment v. County of Los Angeles*).

V. INFRASTRUCTURE AND PUBLIC SERVICE OVERLOAD

Westminster, Orange County infrastructure is already heavily burdened. The Project will further strain:

- **Transportation networks:** Chronic congestion and limited roadway expansion capacity
- **Wastewater systems:** Aging infrastructure and treatment capacity limits
- **Stormwater systems:** Increased runoff and urban flooding risks
- **Emergency services:** Slower response times due to congestion

Under *City of Marina v. Board of Trustees of California State University*, impacts to public services must be fully analyzed and mitigated.

Additionally, deferred or vague mitigation measures are unlawful (*Sundstrom v. County of Mendocino*).

VI. AIR QUALITY AND GREENHOUSE GAS IMPACTS (SOUTH COAST AIR BASIN)

Orange County lies within the **South Coast Air Basin**, one of the most polluted air basins in the United States.

The Project will:

- Increase vehicle miles traveled (VMT) despite proximity to transit
- Contribute to ozone and particulate matter formation
- Exacerbate cumulative air quality burdens

CEQA requires analysis based on real-world conditions, not artificial baselines (*Communities for a Better Environment v. South Coast AQMD*).

VII. COASTAL ACT CONFLICTS

If the Project is located within or affects the coastal zone, it must comply with the California Coastal Act of 1976.

High-density development in Orange County coastal areas raises:

- Coastal access constraints
- Parking and congestion impacts
- Water quality degradation from urban runoff

Courts have confirmed that Coastal Act requirements remain independently enforceable (Pacific Palisades Bowl Mobile Estates v. City of Los Angeles).

VIII. LIMITS ON DENSITY BONUS LAW (GOV. CODE § 65915)

The Project's reliance on density bonus provisions does not override CEQA or public safety concerns.

Under § 65915, concessions may be denied where they result in:

- Specific, adverse impacts on public health or safety

In Westminster, Orange County, the documented infrastructure and water constraints constitute such impacts and must be fully addressed.

IX. REQUEST FOR RELIEF

Based on the foregoing, the undersigned respectfully requests that the Lead Agency:

1. Prepare and circulate a full Environmental Impact Report (EIR)..
 2. Conduct a legally adequate cumulative impact analysis specific to Orange County conditions.
 3. Provide substantial evidence of reliable long-term water supply.
 4. Fully evaluate infrastructure and public service capacity constraints.
 5. Analyze air quality impacts within the South Coast Air Basin.
 6. Ensure compliance with all applicable coastal regulations.
 7. Deny or substantially revise the Project if impacts cannot be mitigated.
-

X. CONCLUSION

Westminster, Orange County's built-out conditions, constrained infrastructure, and limited water supply make it particularly vulnerable to the impacts of high-density development without rigorous environmental review.

Approval of the Project without full CEQA compliance would violate established legal standards and constitute a prejudicial abuse of discretion.

These comments are submitted to ensure that all legal issues are fully preserved for the administrative record.

Respectfully submitted on behalf of the citizens of Westminster, CA.

Tony Flores
714-222-7421

 Mary Greenwood
6191 Mahogany Ave
Westminster, CA 92683

2/24/26

Attention; Mary Salman;

As a resident and 47-year homeowner on Mahogany Ave, Westminster, I strongly oppose the building of 28 dwellings on Willow Lane pre-school lot! As it is, we often have to wait several minutes to exit or enter our street from Springdale, the constant flow of traffic has become a problem. We do not want more cars, more congestion, more delays. This is a residential neighborhood and our home value will plummet!

cell
(657-420-9862)

 Sincerely,
Mary Greenwood

Fw: 14201-14205 Willow Lane Development Concerns

From Salman, Marriame <msalman@Westminster-CA.gov>
Date Sun 3/29/2026 4:54 PM
To De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>; Fichtelman, Ken <KFichtelman@Westminster-CA.gov>

Fyi

Sent from my Verizon, Samsung Galaxy smartphone
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From: channa kang <channa_kang@yahoo.com>
Sent: Sunday, March 29, 2026 3:34:39 PM
To: DPTMBX_Planning <DPTMBX_Planning@Westminster-CA.gov>; planning@westminster.ca.gov
<planning@westminster.ca.gov>; Salman, Marriame <msalman@Westminster-CA.gov>
Subject: 14201-14205 Willow Lane Development Concerns

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To whom it may concern:

I'm writing to express my concerns on the construction plans for the new 28 units plus 9 ADUs on lot 14201-14205 Willow Lane, Westminster, CA 92683. This plan will inevitably cause traffic problems and especially street parking problems in the neighborhood. This neighborhood is a quiet and peaceful places to live; however, cramping 38 more units on just a small corner lot will create too much noise and too crowded for the neighborhood. Therefore, I strongly opposed to this new construction plans, and request to reduce 50% of the numbers of units to be constructed. The city shouldn't allow too many units to be built in such a small lot, while it cannot allow enough rooms for its resident parking on its own complex, causing a big issue on street parking for the neighborhood.

Hope the city takes our concerns into consideration and reduce the development plan units.

Regards,
Channa Kang
6151 Mahogany Ave
Westminster, CA 92683

FW: Case # 2025-0081 Willow Lane Tract#19387

From Salman, Marriame <msalman@Westminster-CA.gov>

Date Tue 3/31/2026 8:37 AM

To Fichtelman, Ken <KFichtelman@Westminster-CA.gov>; De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>

 2 attachments (5 MB)

IMG_9232.jpeg; IMG_9233.jpeg;

From: Shannon B <shannybrad12@gmail.com>

Sent: Tuesday, March 31, 2026 8:34 AM

To: Salman, Marriame <msalman@Westminster-CA.gov>

Subject: Fwd: Case # 2025-0081 Willow Lane Tract#19387

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----- Forwarded message -----

From: Shannon B <shannybrad12@gmail.com>

Date: Tue, Mar 31, 2026 at 8:29 AM

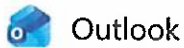
Subject: Case # 2025-0081 Willow Lane Tract#19387

To: <planning@westminster-ca.gov>

Good morning, we have put together of 160 signatures of neighbors who strongly oppose this development from happening. There are also comments from neighbors. Please allow these to be admitted to the hearing tomorrow, April 1st at 6pm. I've also enclosed pictures from our personal backyard in hopes for the planning commission to please know the impact this would directly have on us and the neighbors along Ebony Way. We DO NOT want these three story units looking into our backyards. This area is Zoned for single story homes and would directly effect the integrity and history of this neighborhood. Please DO NOT change or alter the zoning to advance these developments. By offering so called "affordable housing " is not an acceptable way to get around the laws On your city website, you indicate your jobs are to "Preserve and protect the integrity and character of the cities residential neighborhoods!" We already have thousands of homes going in at the Westminster Mall location. The traffic alone will be horrendous as many use this neighborhood as a shortcut to Springdale st. Saturday night there were already 21 cars parked along maple and those homes have garages. We just cannot allow this. Please hear us!! We plan on attending the meeting tomorrow also.

<https://c.org/cXDHSnqK99>

Thank you for your time,
Steve, Shannon, and Stephanie Bradford
714-345-1147
14222 Ebony Way
Westminster.



Fw: Case No. 2025-0081

From Salman, Marriame <msalman@Westminster-CA.gov>
Date Fri 4/10/2026 4:37 PM
To Mendoza, Steven <smendoza@Westminster-CA.gov>; lkranitzlaw@gmail.com <lkranitzlaw@gmail.com>; Fichtelman, Ken <KFichtelman@Westminster-CA.gov>
Cc De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>

FYI: see email below. I will follow up and verify this and will circle back next week.

Thanks,

Mary

Sent from my Verizon, Samsung Galaxy smartphone
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From: Lee, Amanda <ALee@Westminster-CA.gov>
Sent: Friday, April 10, 2026 3:28:39 PM
To: Salman, Marriame <msalman@Westminster-CA.gov>
Subject: FW: Case No. 2025-0081

Amanda Lee
Planning Technician
Community Development Department

CITY of WESTMINSTER
8200 Westminster Blvd, Westminster, CA 92683

TELEPHONE: (714) 898-3311 x 4012 E-MAIL: alee@westminster-ca.gov

OFFICE HOURS: Tuesday, Thursday, Friday

WEBSITE: <https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.westminster-ca.gov%2F&data=05%7C02%7Cmsalman%40Westminster-CA.gov%7Ca088ae0048f445604ca508de97508379%7Cf41d6420d7e64872ae5bd8c323b9dd31%7C0%7C0%7C639114569221007126%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilSkFOljoiTWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=hMBfm1qq0wtPqa0zPKcNmwpyKkXi0AyB0DFZMKfVa70%3D&reserved=0>

CITY HALL HOURS: Monday–Friday from 7:30 a.m. to 5 p.m.

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exempt.

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-----Original Message-----

From: Katie Swailes <kate-lu23@hotmail.com>

Sent: Friday, April 10, 2026 3:26 PM

To: DPTMBX_Planning <DPTMBX_Planning@Westminster-CA.gov>

Subject: Case No. 2025-0081

[You don't often get email from kate-lu23@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello. My name is Katie Swailes. I was one of the residents at the meeting on April 1, 2026, speaking in opposition of the Willow Lane Development Case No. 2025-0081.

I just wanted to follow up and say thank you for your time and consideration at the meeting. My neighbors and I did feel seen, and we felt heard, and we've been notified that the plan has been pulled by a City Council member to be reviewed.

We are hoping that this review will help us, and we understand that inevitably this development will happen, but we are hoping that modifications are possible, especially to the property line walls between the residents on Ebony Way and the Willow Lane development. We are hoping for modifications that would include increasing the wall height, possibly adding trees/landscaping to make the property line aesthetically pleasing for both sides, and ultimately just softening the blow of all of this, so we don't feel so invaded and robbed of our privacy.

I did have a question, Vice Chair Don Anderson motioned for the developer to take the residents into consideration when picking exterior paint colors. I don't remember what the final outcome was for that? Will the developer have to consult with us in regards to exterior paint colors?

I'm sure if he has no legal obligation, he will have no intention of considering us and our input.

One last thing, the applicant was asked about the current state of the property, and he told the planning commission that the property was vacant. That is absolutely false. The three tiny units that are on the property now, which used to be the daycare, have been rented out since December. I'm not sure if that is allowed? Is that property zoned for residential units? The lady that originally purchased the land, told neighbors that she ran out of money, and in order to offset her investment, she is renting out the three units on the property to renters. They all signed a lease and pay \$3,500+ monthly in rent.

I appreciate your time and any information that you can give me.

Thank you,
Katie Swailes
14192 Ebony Way
Westminster Ca 92683
(909)223-7714
Sent from my iPhone

FW: OPPOSITION – Case No. 2025-0081, April 1, 2026 Hearing

From Salman, Marriame <msalman@Westminster-CA.gov>

Date Mon 3/30/2026 8:51 AM

To De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>; Fichtelman, Ken <KFichtelman@Westminster-CA.gov>

From: Khanh Nguyen <khanh.nguyen714@gmail.com>

Sent: Sunday, March 29, 2026 9:09 AM

To: DPTMBX_Planning <DPTMBX_Planning@Westminster-CA.gov>

Subject: OPPOSITION – Case No. 2025-0081, April 1, 2026 Hearing

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To the Westminster Planning Commission,

I am writing in strong opposition to Case No. 2025-0081 (Tentative Tract Map No. 19387 and Development Review) for the proposed development at 14201–14205 Willow Lane. I am a resident of Gardenia Court, directly adjacent to this site, and I am deeply opposed to this project as proposed.

This development would place 28 condominiums plus 9 accessory dwelling units — 37 households — on a 1.72-acre parcel in an established, quiet single-family neighborhood. This is not responsible infill development. It is an extreme concentration of density that will fundamentally and permanently damage the quality of life for every resident in the surrounding area.

1. TRAFFIC AND PARKING — ALREADY AT A BREAKING POINT

Mahogany Avenue and Willow Lane are already overwhelmed by parking overflow and cut-through traffic from existing apartment density on Springdale Street. This is not a hypothetical concern — it is a daily reality for residents. Adding 37 new households will push these streets past any reasonable capacity. No adequate traffic study has been presented. I am demanding that an independent, current traffic impact analysis be completed and made available for public review before any vote is taken. Approval without this data would be irresponsible.

2. CUMULATIVE DENSITY AND PARKING — THE NEIGHBORHOOD IS ALREADY AT ITS LIMIT

This area has already accepted significant density. The three-story townhome community located south of Willow Lane currently generates substantial street parking overflow despite the fact that those units have attached garages. Residents with dedicated parking are still routinely parking on surrounding streets. This is observable, documented conditions on the ground today.

The proposed Willow Lane project will be dramatically worse. The project description references detached condominium garage structures — not attached garages for each unit — and the nine

ADUs will have no dedicated garage parking at all. It is worth noting that the five affordable units designated under the Density Bonus Law are almost certainly the ADUs, meaning the residents least likely to have off-street parking options are the ones with no garages provided. The cumulative parking burden this project places on Willow Lane, Gardenia Court, and surrounding streets will be severe and permanent. The Commission cannot review this project in isolation from the parking crisis that already exists in this neighborhood.

3. SETBACK WAIVERS — UNACCEPTABLE IMPACT ON ADJACENT PROPERTIES

While multi-story construction exists nearby, that does not justify the setback waivers being requested here. Reduced front, side, and rear yard setbacks on a project of this density — positioned directly against single-family properties on Gardenia Court and surrounding streets — will eliminate privacy, reduce natural light, and create an oppressive building presence for neighboring homeowners. The Density Bonus Law does not require the Commission to grant waivers that cause unreasonable harm to adjacent residents. I urge the Commission to require findings that each setback waiver is the absolute minimum necessary, and to reject any that cannot meet that standard.

4. DENSITY BONUS WAIVERS — BEING USED TO CIRCUMVENT ZONING

The applicant is using California's Density Bonus Law to gut R-1 zoning protections across the board: reduced minimum lot size, slashed setbacks, and three-story buildings. The law exists to facilitate affordable housing — not to give a single developer a blanket exemption from every standard that protects existing residents. Only five of the 37 proposed units are designated affordable. The scale of waivers being requested is grossly disproportionate to the affordable housing benefit being provided.

5. PROPERTY VALUES AND NEIGHBORHOOD CHARACTER

This project poses a direct threat to property values for residents on Gardenia Court, Willow Lane, Mahogany Avenue, and surrounding streets. The combination of extreme density, reduced setbacks, inadequate parking, and additional traffic burden are precisely the conditions that suppress home values and undermine neighborhood desirability. Residents have invested significantly in this community. The Commission has an obligation to weigh that against the interests of a single outside investor.

6. INADEQUATE PUBLIC NOTICE AND REVIEW TIME

This notice supersedes a prior notice dated March 18, 2026. Residents have had insufficient time to review the full staff report, project plans, and technical documents. I strongly urge the Commission to continue this item to allow meaningful public engagement and proper review.

I will be attending the April 1, 2026 hearing in opposition. I demand that these comments be entered into the official record in their entirety.

Sincerely,
Khanh Nguyen
6342 Gardenia Ct, Westminster, CA 92683
714-726-0406, khanh.nguyen714@gmail.com


FW: Public Comment Letter -- Support for Willow Lane Homes PC April 1st, 2026

From Marin, Aracely <amarin@Westminster-CA.gov>

Date Tue 3/31/2026 9:29 AM

To Salman, Marriame <msalman@Westminster-CA.gov>

Cc De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>; Fichtelman, Ken <KFichtelman@Westminster-CA.gov>

 1 attachment (183 KB)

Willow Lane Westminster Development March 2026.pdf;

Sent to the general planning email.

From: Elizabeth Hansburg P4H <elizabeth@peopleforhousing.org>

Sent: Tuesday, March 31, 2026 9:09 AM

To: DPTMBX_Planning <DPTMBX_Planning@Westminster-CA.gov>

Subject: Public Comment Letter -- Support for Willow Lane Homes PC April 1st, 2026

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Dear Westminster Planning Staff,

Attached is our letter of Support for the Willow Street homes proposal that will be heard at tomorrow's Planning Commission Meeting. Could you please confirm receipt and distribute to the planning commission members? Thank you very much.

Kind regards,

--

Elizabeth Hansburg
Co-Founder & Director

714-872-1418



FW: 14201-14205 Willow Lane

From Marin, Aracely <amarin@Westminster-CA.gov>

Date Tue 3/31/2026 8:40 AM

To Salman, Marriame <msalman@Westminster-CA.gov>

Cc Fichtelman, Ken <KFichtelman@Westminster-CA.gov>; De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>

From: kaysranch@aol.com <kaysranch@aol.com>

Sent: Tuesday, March 31, 2026 8:24 AM

To: DPTMBX_Planning <DPTMBX_Planning@Westminster-CA.gov>

Subject: 14201-14205 Willow Lane

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April 31, 2026

Dear City of Westminster Planning Department and City Council,

I am opposed to the development proposal and plan for 14202-14205 Willow Lane. We need to preserve the integrity of our small neighborhood. I am asking that a new plan be considered reducing the number of houses and keeping the cities zoning for setbacks, height and allowable parking. Willow Lane simply cannot handle the influx of cars that this development would bring. Why should the close long time residents in this neighborhood be subjected to this? This is forever.

A decrease of value in the properties that people have invested in for years? Overcrowded streets and overpopulated? It's not fair. There may be a better location for this kind of development in Westminster, but it should not be in a small already established single family residence neighborhood. The City Council needs to consider where and how it affects the community when a project is using state Density Bonus Law provisions. Is this going to "Enhance quality of life and beautification throughout the city" as noted in the cities Three Year Goals 2025-2028? How does this "Preserve and protect the integrity and character of the City's residential neighborhoods" taken from Zoning Code, City of Westminster?

We as a city are getting 2800 new houses on the mall redevelopment. Double that number for an approximate increase in population and vehicles. How much do we need to populate our already crowded city?

This is about saving our small neighborhood and supporting longtime residents and their investments.

Thank you,
Wendy Schaefer
30 year resident on Willow Lane

Response Requested: 143 Constituents Oppose Housing Development Project

From Public Comment <ecomments@Westminster-CA.gov>
Date Mon 3/30/2026 3:45 PM
To De La Cruz, Tanya <tdelacruz@Westminster-CA.gov>
Cc Fichtelman, Ken <KFichtelman@Westminster-CA.gov>

Think this e-comment goes to Planning Commission?

Thanks!
Tanya

From: Jason Barnaby [mailto:jason@change.org]
Sent: Monday, March 30, 2026 3:20 PM
To: Public Comment <ecomments@Westminster-CA.gov>
Subject: Response Requested: 143 Constituents Oppose Housing Development Project

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Hello Westminster Planning Commission ,

I'm Jason, a part of the Civic Engagement team at Change.org. I'm reaching out because a petition on our site that is circulating in your community has mentioned you as a likely decision maker: *Reduce the housing development (Willow Lane) in our neighborhood* — <https://change.org/p/reduce-the-housing-development-willow-lane-in-our-neighborhood>

Looks like we don't have a record of a public statement on this issue or about the petition.

Westminster Planning Commission 's Response Status:

Respond to this petition

 No response

Can we help you share a quick response to those following the issue? Simply reply to this email with the message you'd like to share, and we'll post it on your behalf.

A response does not mean you endorse the petition. A response allows you to:

- Acknowledge you've seen the petition and are aware of the concerns raised,

- Describe how you are engaged on the issue or recent policy statements,
- Share details for the next public meeting where constituents can share their views,
- Provide links to your official channels, preferred contact information, or newsletter.

If you have any questions, please feel free to call at +1 415-907-4737, or let me know a good time for us to connect.

Thank you,
Jason



Jason Barnaby
Senior Civic Engagement Specialist
jason@change.org
(415) 907-4737

--

Is this email not relevant to you? Click [here](#)

||



Fighting for a future of abundant housing in Orange County.
peopleforhousing.org

Mr. K.C. Wolbert, Chair
Planning Commission
City of Westminster
8200 Westminster Blvd.
Westminster, CA 92683

March 31st, 2026

Subject: Support for Willow Lane Residential Project (Case No. 2025-0081)

Dear Chair Wolbert and Members of the Planning Commission,

On behalf of People for Housing OC, I am writing to express our strong support for the proposed Willow Lane residential project.

This project represents a meaningful opportunity to expand access to homeownership in Orange County at a time when it is increasingly out of reach for many working families. By delivering new, for-sale homes in a range of sizes and price points, including deed-restricted affordable units, the development creates an **important pathway for first-time homebuyers to enter the market and begin building long-term financial stability.**

In particular, this type of “missing middle” housing—compact, thoughtfully designed homes within an established neighborhood—offers **an alternative to both high-cost single-family homes and large-scale apartment living. These homes are well-suited for young professionals, growing families, and our local workforce who want to put down roots in the communities where they live and work but have been priced out of traditional homeownership options.**

The inclusion of affordable ownership units further strengthens the project’s impact by ensuring that lower-income households also have access to these opportunities. Homeownership remains one of the most effective tools for building generational wealth and housing stability, and projects like this help extend that opportunity more broadly across our community.

Additionally, the project brings new life to an underutilized site while still maintaining the residential use consistent with the surrounding area. By adding homes in an already developed part of the

region, it makes efficient use of existing infrastructure and supports a more sustainable pattern of growth.

Orange County's housing shortage is not just about the number of units—it is about the types of housing available and whether they meet the needs of today's residents. **This project helps address that gap by providing attainable homeownership options that are too often missing from the market.**

For these reasons, we respectfully **urge the Planning Commission to approve the Willow Lane project.**

Thank you for your consideration.

Sincerely,
Elizabeth Hansburg
Cofounder & Director



Fighting for a future of abundant housing in Orange County.
peopleforhousing.org