

# **Attachment 1**

## **CITY OF WESTMINSTER RESOLUTION NO. XXXX**

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, RESCINDING AND REPLACING RESOLUTION NO. 5290, REMOVING THE RIGHT-OF-WAY DESIGNATION FROM EXISTING CITY-OWNED LAND LOCATED WEST OF EDWARDS STREET AND NORTH OF THE I-405 FREEWAY AND TO ENABLE THE CITY ENGINEER TO PREPARE THE SITE FOR FUTURE USE AND DEVELOPMENT BY THE CITY

WHEREAS, the City of Westminster, California owns an approximate 21,603 square foot parcel of land (as detailed in Exhibits “A” and “B” of this Resolution) located west of Edwards Street and north of the Interstate 405 Freeway; and

WHEREAS, it has been determined that the subject property is no longer required for public right-of-way purposes and is therefore available for other City and private use and development; and

WHEREAS, the subject property was not previously zoned and required initial zoning for use and development; and

WHEREAS, the City Council has identified the property as an eligible site for development of a City-owned or privately owned storage and other uses consistent with M-1 (Light Industrial) zoning; and

WHEREAS the City Council finds that M-1 zoning will confer substantial public benefits on the City and private entities who wish to lease the subject property, including use as space for storage close to the I-405 Freeway, revenue to the City from the presence of light industrial and other tenants; and

WHEREAS, the City Council has further identified the property as an eligible site for development of a City-owned digital freeway billboard through a lease agreement with Branded Cities, which will benefit the City by displaying reports of traffic conditions and other public service messages, providing revenue to the City, advertising businesses located within the City, identifying products and services available within the City, and displaying general commercial and noncommercial messages; and

WHEREAS, the City Council finds that the proposed light industrial uses of the subject property, including its use as a site for digital billboards: (a) comply with the purposes of the City’s General Plan and Zoning Ordinances, in that storage, billboards, and other M-1 uses on the subject property are compatible with the uses and structures of the surrounding area; (b) do not interfere with on-site access, circulation, or visibility; (c) will not create a traffic or safety hazard; and (d) will not result in any undue or significant increase in visual in that (i) the digital billboards will be oriented to be viewed primarily

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from the I-405 Freeway in the area surrounding the subject property, and (ii) the maximum height of a digital-billboard structure is [90] feet; and

WHEREAS, this resolution was considered during a City Council meeting held on December 10, 2025, during which members of the public were given an opportunity to provide comments for the City Council's consideration prior to action on the proposed resolution; and

WHEREAS, the City Council has determined that the adoption of this Resolution will not impair, but will instead promote, the public health, safety, or general welfare; and

WHEREAS, the subject property was previously unzoned public right-of-way, and was first given a zoning designation by Resolution No. 5290, dated December 9, 2024 following a public hearing; and

WHEREAS, the City Council at that time found that zoning the subject property M-1 (Light Industrial) was in the public interest and was consistent with the City's Zoning Ordinance and General Plan; and

WHEREAS, the City acknowledges that the adjacent property, APN 195-291-03, which though zoned R-5, has been historically and is currently used for commercial purposes; and

WHEREAS, other properties in the immediate area adjacent to the I-405 Freeway are zoned M-1 or C-M (Commercial-Industrial), making the intersection of the I-405 Freeway and Edwards Street a visually active area compatible with light industrial uses, including digital offsite billboards; and

WHEREAS, the City of Westminster zoning code allows the construction and operation of digital billboards only on both private and public property adjacent to the Interstate 405 and State Route 22 freeways with the issuance of a conditional use permit; and

WHEREAS, the zoning of the subject property to include digital billboards is consistent with the City of Westminster zoning code in that the subject property is adjacent to the I-405 Freeway and thus is one of a limited number of properties that may accommodate digital signage; and

WHEREAS, the City Council finds that it is in the public interest to rescind Resolution 5290 to further explain the compatibility of the uses of the subject property permitted by that Resolution with the City's General Plan and Zoning Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

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

SECTION 2. CEQA. The City Council finds that the adoption of the resolution is exempt from the California Environmental Quality Act ("CEQA") because it is an administrative activity that will not result in a direct or reasonably foreseeable indirect physical change to the environment and is thus not a "project" under State CEQA Guidelines 15378 (see State CEQA Guidelines, Section 15060(c)(2) and (3)). In this case, the resolution is not a project subject to CEQA, as it solely updates city property records, including the zoning map, to reflect the site as a legal parcel rather than as public right-of-way. Additionally, the resolution is exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which provides that a project is exempt from CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. In this case, there is no possibility that the resolution will have a significant effect on the environment, as it merely removes the right-of-way designation from City-owned land and authorizes administrative updates to property records, without approving any specific development or physical changes at this time. Future anticipated city use of the site, including a planned billboard development, is categorically exempt from further environmental review under CEQA Guidelines, Article 19, Section 15311, Class 11 (construction or placement of minor accessory structures) and Section 15304, Class 4 (minor public or private alterations to land).

SECTION 3. Location of City-Owned Property. The subject property is located west of Edwards Street and north of I-405. The property boundaries are detailed in the legal description (Exhibit "A") and plot map (Exhibit "B") attached to this resolution.

SECTION 4. Right-of-Way Designation Removal and Administrative Actions. The City Council of the City of Westminster hereby removes the right-of-way designation from the subject property and authorizes the City Manager, or their designee, to take any administrative actions necessary as a result of this change. This may include, but is not limited to, updating property records with the City and County of Orange, preparing the site for City use and development, and ensuring compliance with all requirements in any lease agreements between the City of Westminster and entities utilizing the property for billboard development or other purposes.

SECTION 5. Zoning. The subject property is hereby assigned the zoning designation of M-1 (Light Industrial). The City's official zoning map shall be updated to include the subject property within the M-1 zoning district. The M-1 zoning district provides areas for low-intensity and low-impact industrial, manufacturing, and related uses. Typical uses include research and development facilities and laboratories, small-scale warehouses, and light manufacturing. The M-1 zoning district is consistent with the Industrial land use designation of the General Plan.

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SECTION 6. General Plan Land Use. The subject property is hereby assigned an Industrial land use designation in the General Plan Land Use Element. The City's adopted General Plan land use map shall be updated to reflect the Industrial designation for the subject property. The Industrial land use designation provides for a range of medium and light industrial uses, such as manufacturing, warehousing, research and development, and other industrial uses that can be conducted indoors or behind effective screening.

SECTION 7. The Mayor shall sign as to the passage, approval, and adoption of this Resolution.

SECTION 8. The City Clerk shall certify to the passage and adoption of this resolution and shall affix their signature and City Seal and that same shall be entered into the Book of Resolutions.

PASSED, APPROVED, AND ADOPTED this 10th day of December 2025.

CITY OF WESTMINSTER

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CHI CHARLIE NGUYEN  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
SCOTT PORTER  
CITY ATTORNEY

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

**CERTIFICATION  
OF  
RESOLUTION**

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

I, Christine Cordon, City Manager/Acting City Clerk of the City of Westminster, California, do hereby certify that the foregoing Resolution No. XXXX was duly passed, approved, and adopted by the City Council of the City of Westminster at a City Council Meeting held on the 10th day of December 2025, with the following vote:

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

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Christine Cordon  
City Manager/Acting City Clerk

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