

# **ATTACHMENT 2**

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**PLANNING COMMISSION RESOLUTION  
NO. 25-020**

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**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF WESTMINSTER, CALIFORNIA,  
RECOMMENDING THAT THE CITY COUNCIL APPROVE  
ZONING TEXT AMENDMENTS (CASE NO. 2025-0223) TO  
REPEAL AND READOPT CHAPTER 17.570 AFFORDABLE  
HOUSING DENSITY BONUSES AND AMEND SECTION  
17.500.010 AUTHORITY FOR LAND USE AND ZONING  
DECISIONS RELATING TO DENSITY BONUS LAW  
(GOVERNMENT CODE SECTION 65915 ET SEQ.), AND  
AMEND SECTION 17.700.010 DEFINITIONS OF  
SPECIALIZED TERMS AND PHRASES OF THE  
WESTMINSTER MUNICIPAL CODE**

**WHEREAS**, given the complexity of the California Density Bonus Law and the frequency with which it is amended, the City desires to utilize the provisions of the California Density Bonus Law as it may be amended from time to time with local implementation procedures; and

**WHEREAS**, the City desires to update its Municipal Code to comply with the new provisions of state law; and

**WHEREAS**, on February 5, 2025, the Planning Commission initiated a zoning code amendment to amend the City's density bonus provisions that regulate processes and requirements when an applicant requests a density bonus, per state law, with a proposed residential development; and

**WHEREAS**, in accordance with Government Code Section 65091(a)(4), for projects affecting over 1,000 property owners, a one-eighth (1/8<sup>th</sup>) page notice of the public hearing describing the project, date, time and location of the hearing was advertised in the Westminster Herald Journal newspaper at least 20 days prior to the November 5, 2025, 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**, on November 5, 2025, the Planning Commission of the City of Westminster, California held a duly noticed public hearing on this proposed amendment, considered written and oral comments, and review passed facts and evidence presented by City staff and other interested parties, after which the Planning Commission found that the proposed amendments are consistent with the goals and policies of the City's General Plan.

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. Incorporation of Recitals.** The Planning Commission 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 Commission.

**SECTION 2. Required Findings.** Pursuant to Westminster Municipal Code (WMC) Section 17.620.030, the Planning Commission hereby recommends that the City Council approve Case No. 2025-0223, repealing and readopting Chapter 17.570 Affordable Housing Density Bonuses, amending Section 17.500.010 Authority for Land Use and Zoning Decisions, and amending Section 17.700.010 Definitions of Specialized Terms and Phrases of the Westminster Municipal Code as provided in the attached Exhibit A 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 Zoning Text Amendments will ensure that the City's code sections pertaining to density bonuses, including code definitions processes and procedures, reflect state law. The proposed code amendment also ensures that all code sections within the City's Municipal Code are internally consistent. Additionally, the Zoning Text Amendments are consistent with Goal H-2, Housing Development – Assist in the development of new housing, including affordable, special needs and market-rate housing, and Goal H-3, Removal of Constraints – Remove or reduce constraints to the maintenance, improvement, and development of housing, of the Westminster 6<sup>th</sup> Cycle Housing Element.

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

The proposed amendments are not detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendments bring the City into compliance with state law, promote housing development, and clarify density bonus application procedures and processes.

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

The proposed amendments are categorically exempt from CEQA pursuant to the common sense exemption set forth in Guidelines Section 15061(b)(3) that CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA. The proposed amendments do not change the density, intensity, or allowed uses or would

have other effects on the environment. The changes are not for any specific project and therefore will not impact any environmental resource of hazardous or critical concern, will not create cumulative impacts, or impacts to scenic highways, hazardous waste sites, or historical resources.

**SECTION 3. CEQA.** The Planning Commission further recommends that the City Council find that the proposed Zoning Text Amendments are categorically exempt from CEQA pursuant to the common sense exemption set forth in Guidelines Section 15061(b)(3) that CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA. This proposed amendments do not change the density, intensity, or allowed uses or would have other effects on the environment. The changes are not for any specific project and therefore will not impact any environmental resource of hazardous or critical concern, will not create cumulative impacts, or impacts to scenic highways, hazardous waste sites, or historical resources.

**PASSED, APPROVED, AND ADOPTED** this 5th day of November 2025.

  
Chairman of the Planning Commission


ATTEST:

  
Secretary of the Planning Commission

STATE OF CALIFORNIA   )  
  )   SS.  
COUNTY OF ORANGE    )

I, Tanya Ramirez, hereby certify that the foregoing resolution was adopted at a regular meeting of the Planning Commission of the City of Westminster held on November 5, 2025, by the following vote:

AYES:           COMMISSIONERS: HAMADE, ANDERSON, NGUYEN, TRAN, WOLBERT  
NOES:           COMMISSIONERS: NONE  
ABSENT:        COMMISSIONERS: NONE  
ABSTAIN:       COMMISSIONERS: NONE

  
Secretary of the Planning Commission