

DRAFT CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS | May 28, 2015
 City of Westminster General Plan Update

Category Name	Density/Intensity	Description	Proposed Category Name	Max Proposed Density/Intensity	Proposed Description	Implementing Zone
Residential Low Density- 4-7 dwelling units per gross acre	4-7 du/ac	Provides for one single-family detached residential unit on one legal lot.	Residential Low Density	4- 8.0 du/ac	Provides for one single-family detached residential units, <u>including secondary units, on one legal lot with a density range up to and including 8.0 dwelling units per acre.</u>	R1
Residential Medium Density- 8-14 dwelling units per gross acre	8-14 du/ac	Provides for single-family attached units, duplexes, and apartment and condominium developments generally consisting of structures with 3-5 units each.	Residential Medium Density	8.1-14.0 du/ac	Provides for single-family attached <u>and detached</u> units, <u>including such as duplexes, triplexes, townhomes, stacked flats, courtyard homes, patio homes, and zero lot line homes. Also provides for and</u> apartment and condominium developments generally consisting of structures with 3-5 units each <u>so long as they are consistent with the character and scale of the surrounding community.</u>	R2 (1 unit/3,600 sf) R3 (1 unit/3,000 sf)
Residential High Density- 15-25 dwelling units per gross acre	15-25 du/ac	Provides for apartment and condominium developments, including stacked flat structures. Residential uses within Planned Development designations may exceed this density, so long as the applicant can demonstrate compliance with the performance standard goal provisions.	Residential High Density	14.1-25.0 du/ac	Provides for <u>a range of multifamily units, apartment and condominium developments,</u> including stacked flats, <u>motorcourt clusters, and row townhomes. Residential uses within Planned Development designations may exceed this density, so long as the applicant can demonstrate compliance with the performance standard goal provisions.</u>	R4 (1 unit/2,400 sf) R5 (1 unit/1,800 sf)
Low Intensity Commercial	0.33 FAR	Provides for a variety of commercial uses, but generally located in areas where lot sizes create constraints to parking and on-site circulation. Floor Area Ratio is 0.33, and may be further limited based upon circulation/traffic considerations at the time of development.	Low Intensity <u>Neighborhood</u> Commercial	0.35 FAR	Provides for a variety of commercial uses <u>including neighborhood-serving retail, personal services, hotels, and low rise office uses,</u> but generally located in areas where lot sizes create constraints to parking and on-site circulation. Floor Area Ratio is 0.33, and may be further limited based upon circulation/traffic considerations at the time of development.	CR C1 C2
General Commercial	0.33 FAR	Provides for all facets of retail and wholesale commercial activity. Floor Area Ratio is 0.33. Commercial uses within the Planned Development designation may exceed this intensity, so long as the applicant can demonstrate compliance with the performance standard goal provisions.	General <u>Regional</u> Commercial	0.65 FAR	Provides for all facets of <u>freeway-oriented and regional-serving</u> retail and wholesale commercial activity, <u>including entertainment uses, office complexes, and hotels. Floor Area Ratio is 0.33. Commercial uses within the Planned Development designation may exceed this intensity, so long as the applicant can demonstrate compliance with the performance standard goal provisions.</u>	C1 C2 CM
Industrial	0.50 FAR	Provides for manufacturing, warehousing, research and development, and other industrial uses that can be conducted indoors or behind effective screening. Light industrial uses are appropriate and excessive air or noise pollution generating uses are prohibited. Floor Area Ratio is 0.50.	Industrial	0.50 FAR	Provides for <u>a broad range of heavy and light industrial uses such as</u> manufacturing, warehousing, research and development, and other industrial uses that can be conducted indoors or behind effective screening. Light industrial. Ancillary commercial uses are <u>also</u> appropriate <u>and here, e</u> Excessive air or noise pollution generating uses are prohibited. Floor Area Ratio is 0.50.	CM M-1 M-2
			<u>Urban Industrial</u>	<u>1.0 FAR</u>	<u>Provides for a mix of light industrial and commercial uses, including small manufacturing and artisan production such as food, beverage, apparel, design, furniture, custom or small run manufacturing. Because the intent of these areas is to promote job-generating, low-intensity industrial/commercial uses adjacent to low-density residential uses, residential uses are not allowed. Industrial or flexible building types are appropriate, and should match the scale of adjacent residential uses. Flexible buildings allow one or more uses in a single facility, such office</u>	<u>CM</u> <u>(New Zone may be Required)</u>

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					space, research and development, showroom retail sales, light manufacturing research and development (R&D) and limited small warehouse and distribution uses.	
Planned Development		Provides for mixed use or single use development, based upon performance standard goals. Each designated site has a goal that guides development potential as well as use type (see Implementation Program IIA2.3). Floor Area Ratios and density limits may be exceeded in the Planned Development District so long as compliance with the performance standard goal provisions are demonstrated, as identified in Policy IIA2-9.	Planned Development Mixed-Use (new use) <ul style="list-style-type: none"> • Civic Center • Westminster Blvd/Downtown • Corridor • Little Saigon • Northwest District 	Up to 40 du/ac Up to 1.0 FAR	Provides for mixed use or single use development, based upon performance standard goals. Each designated site has a goal that guides development potential as well as use type (see Implementation Program IIA2.3). Floor Area Ratios and density limits may be exceeded in the Planned Development District so long as compliance with the performance standard goal provisions are demonstrated, as identified in Policy IIA2-9. The Mixed Use designations accommodate a mix of residential, commercial and light industrial uses depending on their location in the city. In general, these areas have a higher concentration of uses with higher densities and intensities than other areas of the City and are predominantly located along the City's corridors. This is done in large part to preserve the lower density character of established single family neighborhoods but also to accommodate new growth over time. Development in Mixed Use areas may be implemented by a Specific Plan or through conventional zoning designations. The appropriate mechanism will be determined by City Staff upon review of the proposed project. The intent and scale of each Mixed Use designation is unique, as described below. Mixed Use - Civic Center: The Mixed Use Civic Center designation applies to approximately 100 acres on the southeast corner of Beach and Westminster Boulevards, adjacent to (and including) the Westminster Civic Center. This designation encourages a range of land uses and development types in order to create a vibrant civic environment where community members can engage with each other and connect with their community. Specialty commercial retail stores, commercial uses directly related to the Civic Center, new civic facilities, professional offices, entertainment, transit, high density residential uses, and public and cultural facilities are appropriate in this mixed use area. The Civic Center designation allows residential densities up to 40 units per acre and an FAR of up to 1.0. Mixed Use - Westminster Blvd/Downtown: The Mixed Use Westminster Blvd/Downtown designation memorializes the community's vision to have a walkable "Downtown" along Westminster Boulevard by designating approximately 63 acres for mixed use. This area is envisioned to be very pedestrian friendly, with 2-3 story retail, office, and residential buildings lining both sides of the boulevard. The center of Downtown is anchored by Westminster Center, a regional commercial shopping, dining, and entertainment destination. Outdoor dining, shade trees, public art, and enhanced building frontages are all elements that should define the Downtown area as a very special place in Westminster. Retail uses should be concentrated along the ground floor of	New Zone(s) Required

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			Mixed-Use (continued)		<p>buildings fronting Westminster Blvd and at intersections, and office or residential uses should be located on upper stories. Standalone retail, office, and residential uses are all permitted. The Westminster Blvd/Downtown designation allows for residential densities up to 40 units per acre and an FAR of up to 1.0, but typical densities for Downtown are generally expected to range from 24-30 du/ac.</p> <p>Mixed Use - Corridor: This designation applies to 42 acres along Westminster Boulevard and Beach Boulevard (generally west of the MU- Civic Center area and east of the MU- Westminster Blvd/Downtown area) and encourages integrated housing and commercial uses, including office. These areas, combined with the MU-Civic Center are located at the City's major cross streets and functionally serve as the "heart" of the Westminster community. The mix of uses in the Corridor area can be integrated vertically (e.g., commercial on the ground floor with residential and/or office uses above) or horizontally (residential next to commercial and office uses). While the general form of the Corridor area is expected to be to 2-4 stories, the exact scale, size, and mix of land uses will vary based on the location and character of surrounding land uses. It is anticipated that uses on Beach Boulevard will be more dense and intense than uses along Westminster Boulevard. Densities are envisioned to range from approximately 26 to 36 units per acre, with a maximum of 40 units per acre, and for non-residential uses, a maximum FAR of 1.0 is allowed.</p> <p>Mixed Use - Little Saigon: The Mixed Use Little Saigon designation applies to 106 acres along and around Bolsa Avenue and supports the mix of residential, commercial, hotel, and creative media and technology (including newspapers, radio facilities, etc.) uses within the Little Saigon area of Westminster. The intent of this mixed use designation is to support the long-term success of a cultural destination in Westminster that meets the needs of residents, business and property owners, and visitors. Multistory residential projects are appropriate, with allowed residential densities up to 40 units per acre and an FAR of up to 1.0.</p> <p>Mixed Use - Northwest District: The Mixed Use Northwest District designates 88 ac in-between the I-405 and SR-22 for a mix of high density residential, regional commercial, and/or signature professional office complexes. Given its adjacency to two major regional transportation routes, the Northwest District is envisioned to be developed in coordination with adjacent regional commercial uses. A Master Plan is required for future development of the Northwest District to ensure the area is well-integrated with nearby uses and is easily accessed from the freeways. The Master Plan will be required to outline specific density and intensity ranges for proposed projects. A maximum density of 40 du/ac and a maximum FAR of 1.0 is allowed.</p>	

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Public/Semi Public		Provides for the full range of public uses, including Civic Center, schools, fire stations, and other public uses. Also includes churches, considered semi-public uses.	Public/Semi Public		Provides for the full range of public uses, including Civic Center, public schools, universities and colleges, fire stations, libraries, transit facilities, the Cemetery, and other public similar public uses. Also includes churches, considered semi-public uses.	P/SP PF CEM
Park/Open Space		Provides for the Cemetery, pocket parks, and City maintained parks. Publically owned and maintained parks and open spaces may be considered public facilities for zoning purposes.	Park/Open Space		Provides for a Areas designated for parks, open space, linear parks, trails, and other similar recreational uses. the Cemetery, pocket parks, and City maintained parks. Publically owned and maintained parks and open spaces may be considered public facilities for zoning purposes.	P/OS
Community Plan Area Overlay (CPA)		Provides for the implementation of detailed urban design standards for defined areas within the City. The City Council designates all future CPAs. The General Plan identifies one CPA; Little Saigon.	Community Plan Area Overlay (CPA)		Provides for the implementation of detailed urban design standards for defined areas within the City. The City Council designates all future CPAs. The General Plan identifies one CPA; Little Saigon. Note: While the Community Plan Area Overlay has been removed, community design strategies for special districts/neighborhoods within the City will be addressed through goals and policies in the Community Design Element. Westminster's one existing CPA (Little Saigon) will also be guided by the new Mixed Use – Little Saigon land use category described on the previous page.	
Electric Utility R.O.W.		On map – no description in GP	Public Utility Corridor		Indicates locations that contain easements for significant public utilities infrastructure, such as transmission lines. Improvements within utility easements may include parks, trails, nurseries, storage, or any other use that is compatible with adjacent land uses and permitted by the utility. Any uses proposed within these easements will require coordination with the appropriate utility provider.	PF
Flood Control Channel		On map – no description in GP	Flood Control Channel		Identifies areas for natural and man-made floodways to coordinate flood drainage and land development. These areas include the channel of a drainage way and floodway adjoining the channels, which are required to effectively carry floodwater of any river or stream.	P/PS PF P/OS
Railroad R.O.W.		On map – no description in GP	Railroad R.O.W.		Identifies areas dedicated to rail service, including track area and associated right-of-way.	P/PS PF
R.O.W.		On map – no description in GP			Clean up only: delete (ROW remainder – no use)	