



NOTICE OF EXEMPTION

TO: County of Orange
County Clerk-Recorder
P.O. Box 238
Santa Ana, CA 92702

Office of Land Use and Climate Innovation
P.O. Box 3044, Room 113
Sacramento, CA 95812-30

FROM: City of Westminster
Community Development Department
Planning Division
8200 Westminster Boulevard
Westminster, CA 92683

Project Title: Case No. 2023-0670 – True Life Westminster Mall Townhomes

Project Location: 530 Westminster Mall, Westminster, CA 92683 (APN 195-373-15)

Project Applicant: TTLC Westminster - Sillen, LLC on behalf of the property owner of record, Connie L. Sillen Family Trust

Description of Nature, Purpose and Beneficiaries of Project: The applicant requests a Vesting Tentative Tract Map, Development Review, and Affordable Housing Density Bonus. The project includes the demolition of an existing 37,092 square foot commercial building and construction of 89 residential condominium units on an approximately 3.62-acre site. In compliance with the California Housing Accountability Act (HAA) and Density Bonus Law, the applicant is requesting a base density of 74 residential units, of which nine units would be deed-restricted for low-income households. This allocation of affordability qualifies the applicant to request a 20% density bonus resulting in an additional yield of 15 units, bringing the project total to 80 market-rate units and nine affordable units.

Name of Public Agency Approving Project: City of Westminster, California

Name of Person or Agency Carrying Out Project: TTLC Westminster - Sillen, LLC, 4350 Von Karman Ave, Suite 200, Newport Beach, CA 92660

Exempt Status: Statutory Exemption: Section 15183, Projects Consistent with a Community Plan or Zoning

Reasons for Exemption:

This project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The environmental impacts of development at the project location were addressed in the Westminster Mall Specific Plan Environmental Impact Report (EIR) (SCH# 2019100444). The proposed project is consistent with the EIR for the Westminster Mall Specific Plan and is exempt from further environmental analysis under Section 15183(a) of CEQA. This exemption applies because the project adheres to the established development density and permissible land uses approved within the Specific Plan. Therefore, no additional environmental review is required.

Lead Agency Contact Person: Stephanie Tomaino, Contract Principal Planner
Email Address: stomaino@westminster-ca.gov

Telephone: 714-548-3495

This Notice of Exemption was filed by the public agency reviewing the project.

Stephanie Tomaino, Project Planner

May 15, 2025

Date of Signature