

Celebrating 60 Years and More to Come

*Welcome To Today's*

# CITY OF WESTMINSTER







Rendering of Bolsa Row project, courtesy of KTGy

## Today’s Westminster

It’s never been a better time to be in Westminster. After 60 years, we still boast all the benefits of a great location, tucked peacefully into northwestern Orange County. We can be on a freeway in moments, at a beach in minutes, and then return home to unwind in our tranquil neighborhoods.

But more recently, we’ve been emerging as a prominent multi-cultural center of the region. Diverse and amazing restaurants can be found in every corner of the city. Premium car and motorcycle dealerships dot our arterials, and renowned retailers offer incredible convenience.

We’re primed for more. Get ready to meet the Westminster of today.

**Owning a New Vision**  
The community and City Council advocated a new vision for Westminster in 2016 with the adoption of a General Plan. The Vision Statement has several aspects to it including culture, economy, housing, recreation, and a built environment that boasts modern placemaking qualities.



Conceptual land use alternative for Westminister Mall, courtesy of KTGy

A developed area, the City needed to find ways to create additional value in land and development transactions to incentivize property owners and developers to take action. Ultimately, a multi-pronged approach that focuses on improved communication with all sides of the development spectrum and develops support systems for those willing to invest in Westminster is proving effective. As a result, the General Plan has:

- A focus on **growth and redevelopment in the community’s major corridors**, doubling the allowable floor area ratio in some areas
- A new **Urban Industrial designation** to foster small manufacturing and artisan production without alienating adjacent residential uses
- A **Mixed Use designation for six strategic districts** that will combine housing, shopping, employment, and public spaces to promote economic vitality
- A new **Economic Development Element** crafted to propel Mixed Use districts through the development of jobs and a high quality of life for residents

Embracing this bold approach towards active engagement with the development community, the City took additional steps to ensure that a “business first” economic development strategy was in place. This means new initiatives will not be funded by additional fees or taxes on businesses, but through the sale and repositioning of City-owned assets.

**Opportunity Skyrockets**  
Less than a year since the adoption of the General Plan, the City is already seeing dramatic changes in the type and scale of new projects in the Mixed Use districts that could not have taken place before.

**Civic Center – 10 Acre Mixed Use P3 Redevelopment**  
The City itself is leading one of the most exciting redevelopment opportunities in the region. The Civic Center Campus is a dynamic site – enhanced with surrounding uses of the Westminster Rose Center Theater and Event Center, Coastline Community College, the West Orange County Municipal Courthouse, and the Westminster Branch Library. At almost 40 acres in total, the Campus offers a walkable space with a number of potential reuse scenarios that could result in 9-13 acres of new development. Major arterials provide easy connectivity, and freeway access is a mile away.

The City Council has selected a private development partner to help transform the Civic Center Mixed Use District into a vibrant area featuring housing, retail, and functional public spaces. A conceptual Master Plan is underway, which will re-vision civic buildings like the Senior Center, Library, and City Hall while providing opportunities for private development to create hubs of activity, communal spaces, and support for new jobs.

**Westminister Mall – 92 Acre Mixed Use Redevelopment**  
The regional Westminister Mall houses 1.3 million square feet of retail, but is compactly situated on nearly 100 acres of prime real estate with direct access to the 405. By designating the site as a Mixed Use District, the City dramatically increased the Mall’s redevelopment potential. Through ongoing cooperation, the





A redevelopment option for the Civic Center, courtesy of Sheldon Development

Mall property owners and the City have initiated a path forward that will invigorate the site, benefit property owners, and achieve the community's vision.

The property owners are currently collaborating on a new Master Plan that will allow them to evaluate reuse and redevelopment options that suit their needs and can achieve a financial return that appeals to their investors. Simultaneously, the City will develop a Specific Plan that ensures the area will be an integrated, accessible, exciting project without trying to script the project economics that must be handled by the private sector. All parties are moving forward in consultation with each other to achieve a successful outcome.

#### **Bolsa Row – Six Acre Development**

At six acres in the heart of Little Saigon, Bolsa Row is a substantial new development proposal for this Mixed Use District. The project proposes a 150-room hotel, 205 apartment units, 45,000 square feet of commercial uses, and 20,000 square feet of event space. Ground floor retail will engage pedestrian activity from the active neighborhood; and approximately 15,000 square feet are expected to be dedicated to restaurant use, encouraging both daytime and evening activity at the site. An onsite garage will support parking needs.

#### **Streat Society Food Hall – Boutique Reuse Project**

A gorgeous reuse project, the Streat Society Food Hall will renovate an older 14,700-square-foot building into an engaging food hall. Coming soon to the Little Saigon Mixed Use District and adjacent to the Asian Garden Mall, the project will promote the booming Vietnamese food culture and support local entrepreneurs. The food hall will feature multiple small vendor-restaurants with communal dining areas including a large outdoor patio.

#### **Over 250 New Homes – Citywide**

Westminster is celebrating several new infill developments that take advantage of our ideal location. Our family-focused environment is augmented by excellent schools featuring the first Vietnamese/English Dual Language Immersion Academy in the state. Numerous entertainment, art, and enrichment activities around the city means there's something for everyone looking to join our community.

Larger developments include the sold-out Pacific Walk from the Olsen Company featuring 37 beautiful new townhomes, with easy access to the Westminster Mall, local jobs, and two freeways. The adjacent new Westgate development by Christopher Homes is currently releasing 79 single family residences ranging up to four bedrooms and three baths. The Christopher Collection near Little Saigon is comprised of 80 luxury residences with interiors spanning up to 2,659 square feet with master suites and chef-inspired kitchens.

#### **Amazing Cottage Industries and International Manufacturing**

Though small, Westminster's industrial base is home to some incredible manufacturers, artisans, and genuinely creative minds. Our mix of local light industrial uses includes independent surfboard manufacturing, custom cabinetry, glassware, and high-end after-market sport vehicle modifications.

National and international companies also support the job base in the city, including energy service provider Applus RTD, medical device manufacturer B. Braun, and B.E. Aerospace's Machined Products Group among others. These long-term Westminster businesses bring innovation, jobs, and synergy with our neighboring communities.

#### **Retail**

Westminster is proud to be home to hundreds of family-owned retailers. Our commercial

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## **Westminster has Over 75 Restaurants that Score 4+ Stars on Yelp**

*Here's what some Yelpers have to say about a few of their favorites!*

**Mai's Kitchen** The noodle, veggies, sauce can only be described as winning the lotto **Shinobu Japanese BBQ** The prime outside skirt and the SRF Kobe short rib is a must try! They totally melt in your mouth.

**Sao Bien** - Coconut escargot, on point. Seafood hot pot, also awesome. And most important, customer service...talk about some of the best service I received in a long time. Super friendly and honest.

Love it here!!! **Kabab Grill** -The first bite was just amazing!!! The chicken was so tender and juicy with amazing spices. The rice is so flavorful, the baba ghanouj was perfect in taste and texture, and the baklava (one of the best I've had) was the perfect ending to a great meal!

**Ham 'n Scram** - All I have to say is if you like breakfast burritos even a little, then you have to do yourself a favor and check this place out! **Poke Haus** - This place was amazing! I'm a big poke person, I get it probably 2x/ week. This place is by far my favorite, and so fresh!

**Quan Long Hoa** - the food here is exceptional. I'm blown away every time I go and try something new. **Taco Grill** - When you're in the area and are looking to have some excellent Mexican and Cali-Mex food give this place a go. You will not be disappointed.

**Paul's Deli** - It's my first time here, and they've already made me feel like coming back. I ordered the lobster ravioli and my boyfriend got the deli sandwich. Both were incredibly delicious. **Pho Ga Hai Van** - My pho ga really hit home -- simple but flavorful and fresh, excellent noodle texture, chicken on the side with delicious fatty skin and firm dark meat,

and a killer sauce **SoCal Wings** - My favorite was the garlic parmesan because it wasn't just dry rub powder, but rather shreds of grated cheese mixed with a strong garlic spice. The chicken was very crispy and each bite had a ton of flavor. **Kim Hong Eggrolls** - My taste buds were blown away by the pork/shrimp egg rolls. **Lau Xanh Grill** - Customer service from the staff is definitely wonderfully

educated! It seems like they really focus on each palette of the tongue, as to which dishes to enjoy first and last based on sweet, savory, and sour. **Shackie's Seafood And Oysters Bar** - We ordered the snow crab legs with garlic butter and you could taste the butter in the meat! I'm hungry just thinking about it.





Westgate development by Christopher Homes

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corridors are a testament to a culture of entrepreneurialism and small business pride. Yet we also enjoy several major retail centers, beginning with Westminster Mall, home to Macy’s, Target, Sears, JC Penny, DSW, and many others. Our second Target Center also boasts other national retailers like Daiso Japan and Howards TV and Appliances. The Westminster Center combines the convenience of Home Depot and Ross with entertainment featuring Regal Cinemas and numerous quick-service eating options. Several highly regarded regional chains such as Custom Comfort Mattress, Jon’s Marketplace, and Lazy Dog Restaurant also call us home.

Specialty automotive and recreational retailers Harley Davidson, Indian Motorcycle, and Airstream can be found in Westminster, capitalizing on excellent highway access and visibility. Other automotive retail options are plentiful, with Lexus, Infiniti, Honda, Toyota, and Dennis Dillion RV all in the city.

Little Saigon

One of the most diverse communities in Southern California, the City’s most prominent cultural change was triggered in the 1970s, with the immigration of Vietnamese refugees into Westminster. The success of Vietnamese integration into the American social, political, and business systems is evident in the growing success of the Little Saigon district, with over 500 businesses and its own special design aesthetic.

Little Saigon is, by nature, a business district, but it’s also a cultural hub. On weekends, the number of people in Westminster can double, as Little Saigon regularly draws visitors from Los Angeles, San Diego, and other parts of California. The area even attracts tourists from around the world who are excited to experience the largest concentration of Vietnamese businesses outside of Vietnam.

Little Saigon is the heart of Vietnamese-language media in the US, with about two dozen TV and radio stations, as well as several newspapers and magazines that issue publications both locally and around the country. Broadcasts are played in multiple countries, and accessible online, reaching the global Vietnamese population.

Life in Westminster

Annual Events

The City hosts numerous annual events, headlined by the Summer Concert Series, when the City presents weekly live music at the Civic Center. This year



Proposed interior of the new Streat Society Food Hall, courtesy of Bridgecreek Development

also saw the launch of a new Movie in the Park event, featuring Disney’s Moana and attended by 600 people. The Spring Festival features live entertainment, delicious food, children’s games and attractions, and special visit by the Easter Bunny. The 25-year tradition of the Dia de la Familia festival celebrates families with food, music, and dancing. Annual holiday favorites include Halloween at the Mall, Breakfast with Santa, the Tree Lighting Ceremony and Community Sing, and a trip to the Rose Parade. Other community outings and activities occur each year, such as the Relay for Life, which gives residents a chance to have fun and support each other.

Annual Little Saigon festivals celebrating Vietnamese culture include the Flower Festival; the Tet Parade marking the lunar New Year; the Moon Festival celebrating harvest season; and the Asian Garden Mall’s Night Market, a vibrant outdoor market held weekend nights during the summer months.

Recreation

Westminster is home to 24 parks and counting. Amenities range from the extremely popular Splash Pad at Sigler Park to the Liberty Skate Park, plus a pocket-park style water conservation garden. Recreation programming includes youth sports, art, dance, music, and senior activities.

The City is also building out a network of bike paths that will create safe, alternative transportation routes and recreational opportunities. Planned bike routes include a three-mile trail running along the former Navy rail line that will connect the western edge of town to the heart of the city, where protected street bike paths will lead riders north towards the City of Garden Grove or east into the City of Santa Ana.

Arts

Westminster is home to two local theaters, offering a diverse range of productions. The Westminster Rose Center Theater is a traditional 419-seat theater, producing in-house musicals and hosting touring productions, local school concerts and plays, and numerous other events. An interior gallery often features art exhibits from local schools. The Westminster Community Playhouse is an intimate black-box style theater whose productions feature local talent and garner excellent reviews. Two dance studios, the Westminster Performing Arts Center and the JEMS Dance Center, offer both recreational-style classes as well as more intensive training opportunities.

Join Us

For more information on exciting endeavors in Westminster, or how to be a part of them, please contact Chet Simmons, Assistant City Manager, at 714.548.3172 or csimmons@westminster-ca.gov.



Performers at annual Dia de la Familia festival





City of Westminster  
westminster-ca.gov







# HW Senior Apartment Homes Has a Long-Standing Commitment to the Westminster Community

For more than 35 years, HW Senior Apartment Homes has been a proud member of the Westminster community, and continues to support growth and prosperity in the City of Westminster through our commitment to local business activities, community development and charitable giving. We congratulate the City of Westminster on its 60th Anniversary!

## Support for Local Businesses

For more than 20 years we've supported our local business community and its



growth through our participation and contributions to the Westminster Chamber of Commerce. As a proud member of the board of directors and past president of the board, we've helped to guide and support the Chamber's efforts in furthering the continued growth of businesses just like ours.

## Community Development

The City of Westminster is a thriving, diverse community that has benefited from a long-standing vision for positive community development. Because of this, HW Senior Apartment Homes has developed more efficient resource



Westminster Mall  
would like to  
congratulate the  
**CITY OF WESTMINSTER**  
on its  
60-year Anniversary.

60  
YEARS

Happy Anniversary  
City of Westminster

Thank you for all the hard work and dedication  
to our city throughout the years!

Sincerely,  
Westminster Chamber  
of Commerce

  
[www.westminsterchamber.org](http://www.westminsterchamber.org)

60  
YEARS



conservation methods. And with the help of the City of Westminster, we successfully transitioned our property to drought-resistant landscaping, while still maintaining its lush beauty and individual style. Our long-term relationship with the City will allow HW Senior Apartment Homes to continue to be a part of this unique community for many years to come.

#### Charitable Giving

Support for our community and specifically our senior population is important to us, and includes our commitment to the Westminster Senior Center Foundation, which we have been a part of since its inception more than a decade ago. By serving on the Foundation Board of Directors, helping to organize community events, and through financial donations, we've helped the foundation in its mission to support our growing senior population.

The HW Senior Apartment Homes also continues to support many local charities such as American Family Housing, Boys and Girls Club of Westminster, Alzheimer's Orange County, and the Westminster Prayer Breakfast to name a few. Our annual plan of giving encompasses many community organizations and charities.

#### About Us

Situated in the heart of Orange County, HW Senior Apartment Homes is a luxury lifestyle, residential community for seniors. HW Senior Apartment Homes is a 55+ Senior Community located minutes from local beaches and the neighboring cities of Huntington Beach, Fountain Valley, Costa Mesa, Tustin and Newport Beach.

Our picturesque five-acre setting encompasses residential buildings surrounding a charming Central Park, which offers landscaped walking paths and a variety of places to meet and socialize, all nestled within the security of a gated community. Enjoy our heated, well-lit pool and therapeutic spa; an outdoor pavilion for gathering with family and friends; and a modern, yet cozy, 4,000-square-foot resident clubhouse.

From water aerobics, to our deluxe fitness center, to the charming walking paths, we encourage you to visit HW Senior Apartment Homes and experience all that we have to offer.

For more information, call us at 714.897.0772, email us at [lgolia.hw@gmail.com](mailto:lgolia.hw@gmail.com) or visit [www.hwseniorliving.com](http://www.hwseniorliving.com).



**We Invite You To Explore  
All That We Have To Offer**

**Enjoy a day of fun in our  
Resident Clubhouse,  
have lunch with your friends,  
take a dip in our heated pool  
and spa, or work out in  
the fitness room.**

**HW Senior Living**  
APARTMENT HOMES

**Studio, 1-Bedroom & 2-Bedroom  
Apartment Homes**

**Call today to schedule a tour**

**13920 Hoover Street, Westminster, CA 92683  
(714) 897-0772 [www.hwseniorliving.com](http://www.hwseniorliving.com)**