

CITY OF WESTMINSTER
ORDINANCE NO. 2633

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, APPROVING A ZONING TEXT AMENDMENT (CASE NO. 2025-0237) AMENDING CHAPTER 17, SECTION 17.330.040 PROHIBITED SIGNS, SECTION 17.330.085 STANDARDS FOR SPECIFIC SIGN TYPES AND SECTION 17.700.010 DEFINITIONS OF SPECIALIZED TERMS OF THE WESTMINSTER MUNICIPAL CODE WITH RESPECT TO PROHIBITING FOAM, 3D PRINTED AND CUT ACRYLIC SIGNAGE, CLARIFYING THE ALLOWABLE AREA OF WALL SIGNS AND TO PROVIDE A DEFINITION FOR TRANSPARENCY AND OPAQUENESS

WHEREAS, the City has found that several sections within Chapter 17.330 Signs are problematic for Code Enforcement and Planning staff; and

WHEREAS, the City desires to update these sections to provide clarity and objective standards for both staff and applicants; and

WHEREAS, on December 17, 2025, the Planning Commission of the City of Westminster, California held a duly noticed public hearing on the zoning text amendment, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and voted 5-0, to recommend approval of the ordinance to the City Council; and

WHEREAS, in accordance with Government Code Section 65091(a)(4), for projects affecting over 1,000 property owners, a one-eighth (1/8th) 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 10 days prior to the February 11, 2026, 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 February 11, 2026, the City Council of the City of Westminster, California, held a duly noticed public hearing on the proposed amendment, considered written and oral comments, and reviewed facts and evidence presented by City staff and other interested parties, after which the City Council found that the proposed amendments are consistent with the goals and policies of the City's General Plan and Westminster Strategic Plan;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

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

Ordinance - Zoning Text Amendment (CASE NO. 2025-0237)
03/11/2026

SECTION 2. Findings. Pursuant to WMC Section 17.620.030, the City Council approves Case No. 2025-0237, 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 amendment is consistent with Policy ED-1.5 of the General Plan, which looks to improve existing commercial and mixed-use areas by enforcing codes and implementing development standards, and Policy LU-4.3 Code Compliance. The zoning text amendment creates objective standards which can clearly be understood and enforced by Code Enforcement staff, and which will help to improve commercial and mixed-use districts by creating an inviting and open streetscape, where pedestrians and motorists can see into retail spaces.

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

The proposed amendment is not detrimental to the public health, safety, convenience, or welfare of the City. The proposed amendment will help to create an inviting streetscape with visibility into and out of stores. This creates more eyes on the street, which can lower crime, improving the overall safety of the City.

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

This Zoning Text Amendment is not a project per CEQA as it will not cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

SECTION 3. Amendment to Section 17.330.040. Section 17.330.040 (Prohibited Signs) of Chapter 17.330 (Signs) of Title 17 (Land Use) of the Westminster Municipal Code, is hereby amended in its entirety as follows:

§ 17.330.040. Prohibited Signs.

All signs that are not expressly permitted under this Chapter, or are not exempt from regulation herein in accordance with Section 17.330.030, or are subject to the special provisions of Section 17.330.050, or that do not possess a special advertising privilege permit in accordance with Section 17.330.055, are prohibited in the City. Such signs include, but are not limited to:

- A. Beacons;
- B. Strings of lights;
- C. Inflatable signs and balloons;

- D. Moving or flashing signs;
- E. Roof signs (but not integral roof signs);
- F. Painted signs other than on carved wood or for temporary window display;
- G. Foam, 3D printed or plastic/acrylic lettering for external wall signs, not to include acrylic sign faces within an enclosure or used for channel letter signage;
- H. Abandoned signs advertising goods or services no longer available on the lot where the sign is located because such business has ceased for a period of 90 days or more;
- I. Off-premises tract directional signs advertising land development projects outside the City;
- J. Off-premises tract directional signs advertising land development projects within the City, except as permitted by Section 17.330.025;
- K. Portable signs;
- L. Faded, deteriorated, or damaged signs;
- M. Any new or renovated sign not approved by the City;
- N. Changeable message technology, except as provided in Section 17.330.050.C and any other applicable provisions of this Chapter.

SECTION 4. Amendment to Section 17.330.085. Table 3-11 of Section 17.330.085 (Standards for Specific Sign Types) of Chapter 17.330 (Signs) of Title 17 (Land Use) of the Westminster Municipal Code, is hereby amended as follows:

Table 3-11			
Number and Dimensions for Specific Sign Types ¹			
Sign Type	Number Allowed	Maximum Area	Minimum Vertical Clearance
Freestanding			
Monument	See Table 3-10	See Table 3-10	NA
Pylon or pole sign	See Table 3-10	See Table 3-10	8 feet
Billboard ²	1 per lot	See § 17.330.090	See § 17.330.090
Identification ³	1 per building	50 square feet	8 feet
Incidental	Per master sign plan	Per master sign plan	Per master sign plan
Building			
Arcade	1 per main entrance	Per master sign plan Table 3-9	9 feet
Building marker	1 per building	4 square feet	NA
Canopy	1 per principle use or building	25% of vertical surface of canopy/Table 3-9	9 feet
Identification ³	1 per building	50 square feet	NA
Incidental	Per master sign plan	Per master sign plan	Per master sign plan
Marquee	1 per principle use or building	See Table 3-9	9 feet
Projecting ⁴	1 per principle use or building	See Table 3-9	9 feet
Roof, integral	1 per principle use or building	See Table 3-9	NA
Suspended	1 per principle use or building	See Table 3-9	9 feet
Wall ⁵	1 per principle use or building	1.5 sq ft for every linear foot of building frontage or tenant space frontage	NA
Window ^{6,7,8}	1 per storefront window	25% of window/Table 3-9	NA
Miscellaneous			
Banner ^{6,9,10}	1 per principle use	40 square feet/sign	9 feet
Flag ^{9,11,12, 13}	Per master sign plan	216 square feet	9 feet
Pennant ^{6, 9}	Per special event or temporary sign permit	NA	9 feet
Temporary ⁴	Per special event or temporary sign permit	NA	4 feet
Special advertising device ¹⁴	Per Section 17.330.055	Per Section 17.330.055	Per Section 17.330.055
Inflatable device ¹⁵	Per Section 17.330.050 or 17.330.055	Per Section 15.40.110 or 17.330.055	30 feet

NA = Not Applicable; CUP = Conditional Use Permit

- 1 No signs shall exceed any applicable maximum numbers or dimensions, or encroach on any applicable minimum clearance shown in this table.
- 2 Any billboard or permissible structural or electrical modification thereof permitted by this Chapter shall be subject to the regulations of this Chapter and Section 17.330.090, including the requirement for a Conditional Use Permit.
- 3 Identification signs shall not be allowed in addition to any other permitted freestanding or building sign, nor shall they exceed any other limitations imposed on pylon signs.
- 4 Projecting signs may project up to 2 feet into the public right-of-way only in the Civic Center Overlay, pursuant to footnote 5 of Table 3-8 and provided that the building is set back from the front property line no more than 5 feet.
- 5 One additional wall sign may be permitted for a principal use or building that faces two streets, provided that such second wall sign does not exceed 50 percent of the area of the first wall sign and is attached so as to face the second street frontage.
- 6 Temporary signs, including temporary window signs, pennants, and all other types of temporary signs, except for balloon and other inflatable or aerial signs, shall be subject to the provisions of Section 17.330.025.
- 7 A maximum of 1 neon-type window sign is allowed per business included within the 25 percent total allowable window sign area, except that neon tubing used solely to outline a window, or any portion of a window, no more than 12 inches from the edge of any window pane, shall be exempt from the calculation of the maximum sign-area requirements.
- 8 For purposes of computation of the allowable sign area, a window shall consist of the total glass area constituting a storefront window, but not including glass doors or opaque windows.
- 9 For apartment complexes consisting of 16 or more units, the provisions of Section 17.330.050 shall apply.
- 10 For grand openings, as permitted in Section 17.54.050. The maximum area of a banner may exceed 40 square feet; however, in no case shall it exceed an area equal to 15 percent of the face of the building to which it is affixed.
- 11 In all residential zones, a flag shall not exceed 108 square feet (9 feet by 12 feet) in area and the pole shall not exceed 35 feet in height.
- 12 For multitenant buildings, no more than one flag, such as a seasonal flag or corporate flag, per storefront shall be permitted.
- 13 A building permit shall be required for the construction of a flagpole.
- 14 Special advertising devices shall be subject to the provisions of Section 17.330.055.
- 15 Inflatable devices are permitted for all automobile dealerships pursuant to Section 17.330.050. For all other commercial uses, inflatable devices are permitted only under the terms of Section 17.330.055.
- 16 The design of a pole sign is subject to Section 17.330.085(B)(4)(e).

SECTION 5. Amendment to Section 17.700.010. Section 17.700.010 (Definitions of Specialized Terms) of Title 17 (Land Use) of the Westminster Municipal Code, is hereby amended by adding the following definitions, to be inserted in alphabetical order:

Opaqueness/Opacity. The quality of being impenetrable to light. For City standards, any window shall be considered opaque if it does not allow for 65% of available light to pass through. Reflective tinting, which does not allow for visibility into a tenant space, shall be considered opaque.

Transparency. The quality of being transparent. For windows, transparency indicates the percentage of visible light that passes through the window, including any installed tinting. To be considered transparent, a window must allow for 65% of visible light to pass through it and must allow for visibility into a tenant space.

SECTION 6. CEQA. The City Council finds that the proposed zoning code amendment is not subject to the California Environmental Quality Act ("CEQA") as it is not a project per CEQA as defined by Public Resources Code section 21065, as it will not cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

SECTION 7. Severability. If any section, subsection, clause or phrase or portion of this ordinance is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of all other provisions of this ordinance. The City Council of Westminster hereby declares that it would have passed the ordinance codified in this chapter, and each section, subsection, sentence, clause and phrase or portion thereof, even though any one or more of the sections, subsections, sentences, clauses, or phrases or portions thereof be declared invalid or unconstitutional.

SECTION 8. Effective Date. This ordinance shall become on the 31st day after adoption.

SECTION 9. Signing. The Mayor shall sign as to the passage, approval, and adoption of this Ordinance.

SECTION 10. Certification. The City Clerk certifies that the Mayor and City Council introduced and conducted first reading on the 11th day of February, 2026. The City Clerk further certifies that the Mayor and City Council at its Regular Meeting on the 11th day of March, 2026, conducted second reading, passed, and adopted Ordinance No. 2633 and shall affix their signature and City Seal and that the same shall be entered into the Book of Ordinances.

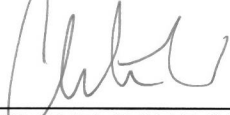
PASSED, APPROVED, AND ADOPTED this 11th day of March, 2026.

CITY OF WESTMINSTER



CHI CHARLIE NGUYEN
MAYOR

ATTEST:



CHRISTINE CORDON
CITY MANAGER/ACTING CITY CLERK

APPROVED AS TO FORM:



SCOTT PORTER
CITY ATTORNEY

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CITY OF WESTMINSTER
CITY CLERK'S OFFICE

CERTIFICATION
OF
ORDINANCE

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

I, Christine Cordon, City Manager and Acting City Clerk of the City of Westminster, California, do hereby certify that the foregoing Ordinance No. 2633 was introduced for first reading on the 11th day of February 2026, and duly passed, approved, and adopted by the City Council of the City of Westminster at a regular meeting held on the 11th day of March 2026, with the following vote:

AYES: COUNCIL MEMBERS: C. NGUYEN, M. NGUYEN, PHAN WEST, MANZO, N. NGUYEN
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE



Christine Cordon
City Manager/Acting City Clerk

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