



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 9, 2026

ITEM NUMBER: PH-1

SUBJECT: INTRODUCTION OF A ZONING CODE AMENDMENT TO REZONE SIXTH CYCLE (2021-2029) HOUSING ELEMENT SITES, IMPLEMENT SPECIFIC HOUSING ELEMENT PROGRAMS TO ENCOURAGE AND FACILITATE HOUSING DEVELOPMENT PER STATE REQUIREMENTS, AND A RESOLUTION TO AMEND THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH THE HOUSING ELEMENT SITES REZONING (PCTY-25-0008 AND PSPA-26-0001)

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

**PRESENTATION BY: MICHELLE HALLIGAN, SENIOR PLANNER AND ANNA
MCGILL, ADVANCE PLANNING MANAGER**

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RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a)(SB 131); and
2. Recommend that the City Council adopt an Ordinance amending the following chapters in Title 13 of the Costa Mesa Municipal Code (Zoning Code):
 - a. Chapter I, Article 2, Definitions
 - b. Chapter I, Article 3, Review Authorities
 - c. Chapter III, Planning Applications
 - d. Chapter IV, Citywide Land Use Matrix
 - e. Chapter V, Development Standards, Article 11, Mixed-Use Overlay District
 - f. Chapter VI, Article 1, Residential Districts
 - g. Chapter IX, Article 8, Motels

- h. Chapter IX, Article 15, Reasonable Accommodations
 - i. Chapter IX, Article 18, Emergency Shelters
 - j. Chapter XII, Article 3, Transportation System Management
 - k. Chapter XV, Group Homes
 - l. Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones)
3. Recommend that the City Council adopt a Resolution or an Ordinance approving an amendment to the North Costa Mesa Specific Plan for consistency with the application of the Mixed-Use Overlay District on Housing Element Opportunity Sites; and

APPLICANT OR AUTHORIZED AGENT:

The subject amendments to the Zoning Code, Zoning Map, and North Costa Mesa Specific Plan to implement programs of the City of Costa Mesa Sixth Cycle (2021-2029) Housing Element is a City-initiated request.

BACKGROUND:

On December 8, 2025, staff presented an update to the Planning Commission regarding the potential approach to rezoning Housing Element sites. The update included an overview of Senate Bill (SB) 131, which established new California Environmental Quality Act (CEQA) statutory exemptions effective July 1, 2025, for specific housing and infrastructure projects. With input from HCD, City staff determined that under SB 131, carrying out actions in the approved Housing Element, such as amending the Zoning Code and North Costa Mesa Specific Plan to accommodate the Regional Housing Needs Assessment (RHNA), would be exempt from CEQA.

- December 8, 2025, Agenda Report and Attachments:
<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7773717&GUID=27C0C59C-E645-40FE-9970-1CF616A43895>

On January 26, 2026, the Planning Commission held a Study Session to discuss the draft rezoning of Housing Element sites, including within the North Costa Mesa Specific Plan, and draft amendments to Title 13 of the Costa Mesa Municipal Code (Zoning Code) to implement Housing Element programs, encourage and facilitate housing development, and comply with State law. During the study session, staff confirmed that implementing actions in the City's Housing Element, such as amending the Zoning Code and North Costa Mesa Specific Plan to accommodate housing, would be exempt from CEQA. Accordingly, the NWWAB rezoning effort will be bifurcated and structured into two simultaneous work streams: one work stream

focusing on expediting the rezoning of Housing Element sites, and a second work stream focusing on creating residential development opportunities on non-Housing Element Measure K sites on the City's original NWWAB timeline.

- January 26, 2026, Agenda Report and Attachments:
<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7826361&GUID=F156048D-17ED-4207-AD1F-00C34ADD4BC9>

DESCRIPTION

The City is actively implementing programs identified in the adopted Sixth Cycle (2021-2029) Housing Element and is working toward certification by the California Department of Housing and Community Development (HCD). Rezoning Housing Element Opportunity Sites is a key component required to achieve certification.

The proposed Zoning Code amendments would establish a new section of the Mixed-Use Overlay District (MOUD) to apply to all Housing Element Opportunity Sites except the Fairview Developmental Center, amend specific definitions related to housing including group homes and sober living homes, add land uses to the Land Use Matrix, streamline specific application procedures, reduce select residential parking minimums, align the City's motel conversion termination of tenancy procedures with State and Federal law, and update the City's regulations pertaining to group homes, reasonable accommodation, and emergency shelters. Additional amendments to those areas of the Zoning Code are proposed to provide clarity, internal consistency, and remove outdated text.

The proposed rezoning also includes an amendment to the North Costa Mesa Specific Plan to reflect the application of the MOUD to Housing Element Opportunity Sites within that planning area.

The Housing Element Opportunity Sites are outlined in red in Attachment 4, Housing Element and Measure K Sites Map. The non-Housing Element Measure K sites shown in Attachment 4 would be rezoned on the original NWWAB timeline following additional public outreach and study.

ANALYSIS:

Zoning Code Amendments

Mixed-Use Overlay District

Per California Government Code Section 65583, cities and counties must identify adequate zoning and site capacity to accommodate their Regional Housing Needs Allocation. In Costa Mesa, rezoning is necessary to establish adequate residential

development capacity and a buffer of additional capacity to address California Government Code Section 65863 "no net loss" provisions that require jurisdictions to maintain capacity throughout the planning period.

To increase the development capacity of Housing Element Opportunity Sites, staff proposes to amend the City's Zoning Map and MUOD. The proposed amendment would create a new section of the MUOD, Section 13-83.58, Properties Identified in Housing Element, to be applied to all Housing Element Opportunity Sites, except the Fairview Developmental Center. The new section of the MUOD specifically establishes development criteria on Housing Element Opportunity Sites to encourage and facilitate residential development subject to the following:

- Densities ranging from 20 units per acre up to the specific site density identified in the Housing Element (40, 50, and 90 units per acre);
- Basic objective design standards such as height and minimum setbacks that can accommodate the Housing Element-identified densities; and
- Ministerial review and approval procedures consistent with State law.

Additionally, amendments to the North Costa Mesa Specific Plan only pertaining to Housing Element Opportunity Sites within the North Costa Mesa Specific Plan are necessary for consistency with the Housing Element and amended MUOD.

To comply with state law (AB 1397), the amendment to the MUOD would allow "by-right" (ministerial) approval for projects on Housing Element Opportunity Sites that include at least 20 percent lower-income units. If adopted, the new section of the MUOD, along with an amendment to the Zoning Map, would constitute the rezoning of Housing Element Opportunity Sites, except for the Fairview Developmental Center site which will be subject to a new specific plan, and is undergoing a separate process under state law. The updated Zoning Map (Attachment 1, Exhibit M), new MUOD section (Attachment 1, Exhibit E), and amendments to the North Costa Mesa Specific Plan (Attachment 2, Exhibit A) would implement Housing Element Programs 2N, 3C, and 3D. See Attachment 3, Exhibit E for the strikethrough version of the proposed amendments to the MUOD.

Planning Applications

California Government Code Section 65583 mandates that cities and counties address governmental constraints to housing construction such as removing restrictive zoning and lengthy planning application processing. The proposed amendments to Title 13, Chapter III, Planning Applications, will create a new "Streamline Development Review" process for the ministerial review of residential uses that are permitted by right under State law, projects that are one story in the R1, R2-MD, R2-HD, and R3 zones, and small commercial/mixed-use additions. For

qualifying applications, Planning Division will conduct an expedited review against objective standards only.

As proposed, mixed-use applications would be no longer subject to the discretionary process of a Master Plan application and Master Plan screening before the City Council. This amendment is anticipated to expedite the approval of mixed-use applications, which is an important component of Housing Element implementation strategy given that all Housing Element Opportunity Sites would be rezoned to be within a new section of the MUOD.

The proposed amendments, seen in Attachment 1, Exhibit C and in strikethrough format in Attachment 3, Exhibit C would remove Design Review and Minor Design Review. Currently, construction that results in three or more dwelling units must complete a subjective design review process which does not align with State housing law. Applications for two-story residential development that do not currently conform to adopted residential design guidelines are subject to a subjective minor design review. As proposed, those projects would be processed through the standard Development Review and if varying from objective standards, would need a Major Modification or Minor Modification for approval. As proposed, the review of design will be accomplished through the Streamline Development Review and Development Review processes, with a focus on objective design standards. Additional objective design standards beyond those adopted today are forthcoming as part of the NWWAB effort.

The proposed changes would:

- Establish a new ministerial approval process called Streamline Development Review, applicable to:
 - Projects where 20 percent of the units are affordable to lower income households;
 - Residential uses permitted by-right consistent with State law;
 - One-story residential construction in the R1, R2-MD, R2-HD, and R3 zones; and
 - Limited commercial building additions.
- Replace the discretionary Design Review and Minor Design Review procedures in with staff-level objective review procedures; and
- Encourage MUOD applications by removing the Master Plan requirement for projects within that district.

Overall, the proposed amendments to Chapter III, Planning Applications are intended to reduce governmental constraints to residential and mixed-use development and shift the City's review framework away from subjectivity and toward objective

standards. These amendments partially implement Housing Element Program 3S and would further encourage and facilitate residential and mixed-use development.

Definitions

Zoning Code Chapter 1, Article 2, Definitions establishes the meaning of certain words and phrases which are used in this Zoning Code. Amendments include adding a definition of “employee housing” per California’s Employee Housing Act (in California Health and Safety Code Sections 17000-17011) and adding a definition of “efficiency unit” that complies with Health & Safety Code § 17958.1. Other amendments include updating the definitions of group home, single housekeeping unit, single residential occupancy unit, sober living home, supportive housing, and transitional housing to meet State regulations and implement certain Housing Element Programs. Additionally, the name “administrative adjustment” is proposed to change to “major modification” for consistency with proposed changes in Chapter III, Planning Applications. The definitions amendments shown in Attachment 3, Exhibit A implement Housing Element Programs 2J, 2N, 2O, 2P, and 3F.

Subsequent Administrative Adjustment References

Update the reference to “administrative adjustment” to “major modification” in Chapter I Section 13-11, Zoning Administrator, Review Authorities (Attachment 3, Exhibit B), and in Chapter XII Section 13-272, Transportation System Management, Definitions (Attachment 3, Exhibit J), for consistency with the amendment to the naming convention in Chapter III Planning Applications (Attachment 3, Exhibit C).

Land Use Matrix

Amendments to Title 13, Chapter IV, Citywide Land Use Matrix, are proposed for consistency with amendments to the Definitions chapter related to housing and to allow a “low barrier navigation center” use by right per Government Code Section 65660. The table and footnotes are proposed to be updated to add employee housing, supportive housing, transitional housing, and low barrier navigation center uses. These amendments implement Housing Element Programs 2J and 4E.

Other amendments would clean-up the code by removing typographical errors, unnecessary “reserved” and “reserved for future use” categories, as well as “incidental residential use that includes a toilet in combination with a bathtub or shower...” as it is now covered by the accessory dwelling unit use in the Accessory Uses section of the matrix. See Attachment 3, Exhibit D for the strikethrough version of the amendments to the Land Use Matrix.

At this time, an update of the order and numbering of uses in the Land Use Matrix is not proposed because the Planning Division is in the process of preparing an overhaul to the formatting and organization, anticipated to be brought forward to the Planning Commission in Spring 2026.

Off-Street Residential Parking Standards

The City has been collaborating with HCD to assess if the adopted residential parking minimums meet State requirements and do not unduly burden residential development. The proposed update to Table 13-85(A) would remove the requirement to add parking for bedroom additions in single-family residential units per Assembly Bill 1308, which became effective on January 1, 2025.

Following technical assistance from HCD, Table 13-85 is proposed to be updated to have multifamily units with 3 or more bedrooms subject to the same parking requirements as multifamily units with 2 or more bedrooms (2 off-street spaces and at least 0.25 off-street guest spaces). Opportunities for unbundled parking was briefly discussed at the January 26, 2026, Planning Commission study session. Staff has been exploring potential options for unbundled parking and plans to include these proposed revisions as part of the broader Neighborhoods Where We All Belong zoning code updates.

These changes implement Housing Element Program 2M. See Attachment 3, Exhibit F for the strikethrough version of these amendments.

Motel Conversions

Costa Mesa has successfully converted multiple motels to affordable housing units through Project Homekey, a program administered by HCD, and funded by State and Federal resources. As proposed, Title 13, Chapter IX Special Land Use Regulations, Article 8 Motels would be updated to specify that in the motel conversion process, termination of tenancy procedures would follow the requirements of the funding source (State and Federal law). This amendment partially implements Program 3F. See Attachment 3, Attachment G.

Reasonable Accommodation

The City has reviewed its Reasonable Accommodation procedures and proposed updates to promote access to housing for persons with disabilities and potential constraints. The proposed revisions include removal of Finding 7 and key revisions to Findings 3, 4 and 5 to provide greater certainty and objectivity in the procedures and process. These changes implement Housing Element Program 2N. See Attachment 3, Exhibit H for the strikethrough version of these amendments.

Emergency Shelters

Cities and counties are limited in the scope of regulating how emergency shelters are operated by California Health and Safety Code Sections 50801 and 50801.5. Title 13, Chapter IX Special Land Use Regulations, Article 18 Emergency Shelters, is proposed to be amended to clarify parking requirements and remove regulations pertaining to the towing of vehicles and denying occupancy on conditions related to alcohol and narcotics. This amendment would implement Housing Element Program 4G. See Attachment 3, Exhibit I.

Group Homes

In response to Housing Element Program 2P, the City has reviewed its zoning code and application procedures applicable to group homes to promote greater objectivity and approval certainty, similar to other residential uses on the same zoning district. Proposed revisions include additional clarity to the group homes and sober living homes definitions (also noted in the definitions analysis section) and revisions to require the Special use permit process only for Group Homes that have an operator, including removal of parking requirements not required for similar uses, requirement for a hearing for consistency with other ministerial applications and reducing the courtesy notice requirement from 500 feet to 100 feet. Finally, revisions to the compliance section reflect current applicability to all group homes, as the prior grandfathering provisions are no longer relevant. These changes implement Housing Element Program 2P. See Attachment 3, Exhibits K and L.

Additional revisions to Title 9 Licenses and Business Regulations, Chapter II, Regulation of Certain Business, Article 23, Group Homes, for consistency with the revisions to Title 13, Chapter XV are included in Attachment 5 for informational purposes, since these revisions do not amend the Zoning Code. These revisions will be brought to the City Council for action, along with the proposed Zoning Code amendments.

North Costa Mesa Specific Plan Amendment

Several properties within the boundary of the North Costa Mesa Specific Plan are Housing Element Opportunity Sites. As such, the Specific Plan is proposed to be amended for consistency with the rezoning of Housing Element Opportunity Sites via the application of the new MUOD. Housing Element Program 3C calls for the amendment of the North Costa Mesa Specific Plan to permit residential development on Housing Element Opportunity Sites at a density of 90 dwelling units per acre. To implement this program, the following actions are proposed and illustrated in Attachment 2, Exhibit A, and in strikethrough format in Attachment 3, Exhibit M:

- Add a new section specific to Housing Element Opportunity Sites reflecting the application of the new MUOD, with a density up to 90 dwelling units per acre and a minimum of 50% residential development;
- Update Figure 2, General Plan Land Use Designation, and Figure 3, Zoning;
- Update Table 1, General Plan Designations to include the MUOD;
- Update the Building Heights text to specify that maximum building heights apply unless a proposed project is utilizing the MUOD on a qualifying property (MUOD height limits would apply); and
- Update Table 2, Maximum Building Heights to reference the MUOD.

Fiscal Impact Analysis

The City anticipates the proposed rezoning actions, coupled with streamlined planning application processing, will generate an increase in residential and mixed-use development through ministerial approvals. With the proposed transition to staff-level, ministerial review processes, staff anticipates a reduction in processing time and associated discretionary review tasks. At the same time, it is important to ensure that staff time spent on reviewing housing projects against the zoning code and objective development standards is still accounted for in accordance with cost recovery practices. As a result, the fees currently charged for housing projects will need to be reevaluated by the City Council to ensure that they appropriately align with the staff resources needed for ministerial review. For smaller housing projects, it is anticipated that there will be a straight flat fee, but for larger projects, staff anticipates a cost-recovery deposit where staff time spent on reviewing the project is appropriately tracked and charged.

State housing laws limit discretionary review for housing projects, particularly for Housing Element sites, that qualify for by-right or streamlined approval. Without being able to require conditions of approval or a Development Agreement, staff are in discussion with other departments about exploring development impact fees. While the impacts of individual projects on public services and facilities may be incremental, the cumulative effect of new development over time could be substantial. To ensure that new development contributes its fair share toward the cost of public services and facilities, additional analysis, potentially through a nexus study, is warranted. This analysis would provide the necessary technical support to establish new impact fees (such as for Police and Fire services) or update existing impact fees.

GENERAL PLAN CONFORMANCE

The proposed Zoning Code amendments and North Costa Mesa Specific Plan amendment are consistent with the City's General Plan, including amendments to the Land Use Element adopted by the City Council and effective on November 4, 2025. The proposed amendments are in conformance with the City's General Plan including:

- HOU-2.1 Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.
- HOU-2.4 Encourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa's senior resident population and the large households population.
- HOU-3.1 Encourage the conversion of existing marginal, underutilized, or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.
- HOU-3.2 Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.
- HOU-3.5 Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors.
- HOU-4.3 Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements, including those with developmental disabilities.
- Policy LU-1.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.
- Policy LU-1.2 Balance economic gains from new development while reserving the character and densities of residential neighborhoods.
- Policy LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.
- Policy LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.
- Policy LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.
- Policy LU-3.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- Policy LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area.
- Policy LU-3.5 Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for

the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

- Policy LU-3.9 Locate high-intensity developments or high-traffic-generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses.
- Policy LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods.
- Policy LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

ENVIRONMENTAL DETERMINATION

On November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites for the 6th Cycle (2021-2029) Housing Element. The Mitigated Negative Declaration provided environmental clearance for the adoption of the Housing Element but did not study and mitigate the potential impacts of the rezoning actions. When the Professional Service Agreement for the Rezoning Program was signed in March 2025, an Environmental Impact Report was determined to be necessary for the rezoning to comply with CEQA. However, on July 1, 2025, a new statutory CEQA exemption, known as SB 131 or Public Resources Code Section 21080.085(a), went into effect, providing a CEQA exemption for rezoning actions needed to implement Housing Elements. The City's proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a).

ALTERNATIVES

The Planning Commission has the following alternatives:

1. **Recommend City Council approval with modifications.** The Planning Commission may recommend approval with modifications to the amended Zoning Code sections and Specific Plan or removal of items from the amendments provided that the revisions are internally consistent and consistent with the General Plan and State law.
2. **Continue the Ordinance and Resolution review to a date certain.** The Planning Commission may continue the item to a date certain with direction for staff to

return with additional information, changes and/or clarifications for Planning Commission consideration.

PUBLIC NOTICE

Pursuant to California Government Code Section 65854 (amended by Assembly Bill 2904 in 2025) public notification for amending the Zoning Map and Zoning Code has been completed no less than 20 days prior to the date of the public hearing:

1. On-site posting. A public notice was posted at City Hall and on the City's website on January 15, 2026.
2. Newspaper publication. A public notice was published in the Daily Pilot newspaper on January 16, 2026.

Additionally, information about the rezoning for the February 9, 2026, Planning Commission meeting, including a link to the draft amendments was distributed via email to the project interest list on January 15, 2026, January 21, 2026, and February 5, 2026.

CONCLUSION/NEXT STEPS

The City of Costa Mesa continues to make progress toward achieving its housing goals, accommodating the RHNA, and obtaining Housing Element certification from HCD. Amending the Zoning Map and Zoning Code to apply the MUOD to Housing Element Opportunity Sites, streamlining application processing, updating definitions, the Land Use Matrix, specific residential parking standards, and regulations related to motel conversions, reasonable accommodation, group homes, and emergency shelters, as well as amending the North Costa Mesa Specific Plan for consistency, are critical steps in the compliance process.

Other important next steps for the Neighborhoods Where We All Belong effort include conducting additional public outreach during the first week of March 2026 and continuing the analysis of potential impacts on the environment through the Environmental Impact Report process. Staff will continue to update the Planning Commission and community on project progress through the project website, www.costamesaneighborhoods.com, emails to the interest list, and study sessions.

ATTACHMENTS

Attachment 1 Draft Planning Commission Resolution Title 13 Amendment

Exhibit A: Chapter 1, Article 2, Definitions

Exhibit B: Chapter I, Article 3, Review Authorities

Exhibit C: Chapter III, Planning Applications

Exhibit D: Chapter IV, Citywide Land Use Matrix

Exhibit E: Chapter V, Development Standards, Article 11 Mixed-Use Overlay District
Exhibit F: Chapter VI, Article 1, Residential Districts
Exhibit G: Chapter IX, Article 8, Motels
Exhibit H: Chapter IX, Article 15, Reasonable Accommodations
Exhibit I: Chapter IX, Article 18, Emergency Shelters
Exhibit J: Chapter XII, Article 3, Transportation System Management
Exhibit K: Chapter XV, Group Homes
Exhibit L: Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones)
Exhibit M (Draft Zoning Map)

Attachment 2 Draft Planning Commission Resolution North Costa Mesa Specific Plan Amendment

Exhibit A: Draft North Costa Mesa Specific Plan Amendment (cover page through page 21)

Attachment 3 Strikethrough format of the proposed Zoning Code amendments and North Costa Mesa Specific Plan amendment

Exhibit A: Chapter 1, Article 2, Definitions
Exhibit B: Chapter I, Article 3, Review Authorities
Exhibit C: Chapter III, Planning Applications
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Exhibit M: North Costa Mesa Specific Plan (cover through page 21)

Attachment 4 Map of Housing Element Opportunity Sites and Measure K Sites

Attachment 5 Draft Title 9 Amendment to be Considered by City Council