



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: DECEMBER 8, 2025

ITEM NUMBER: NB-1

SUBJECT: STUDY SESSION TO INTRODUCE THE APPROACH TO THE NEIGHBORHOODS WHERE WE ALL BELONG (HOUSING ELEMENT AND MEASURE K REZONING) - PCTY-25-0008

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

**PRESENTATION BY: MICHELLE HALLIGAN, SENIOR PLANNER AND CATHY
TANG-SAEZ, DUDEK**

**FOR FURTHER INFORMATION CONTACT: MICHELLE HALLIGAN
714-754-5608
Michelle.Halligan@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission receive a presentation from staff and provide feedback regarding the approach to the Neighborhoods Where We All Belong (Housing Element programs and Measure K) rezoning effort.

APPLICANT OR AUTHORIZED AGENT:

The Neighborhoods Where We All Belong (NWWAB) and Housing Element rezoning approach presentation is a City-initiated request.

BACKGROUND:

The City's adopted Housing Element is a State-mandated plan to address Costa Mesa's existing and projected housing needs through 2029. The Housing Element identifies a series of Housing Element sites intended to meet the City's Regional Housing Needs Assessment (RHNA) allocation. Costa Mesa's current RHNA allocation for the sixth Housing Element Cycle (2021-2029) is 11,760 housing units. Although the City is not required to construct these units, it must adopt the zoning and land use regulations described in the Housing Element to create capacity for the RHNA allocation as well as a buffer, equating to 17,042 units. Capacity for the RHNA and a buffer, as approved by the City Council on November 15, 2022, is required to obtain

Housing Element certification from the California Department of Housing and Community Development (HCD). Additionally, California Government Code Section 65863 requires jurisdictions to maintain adequate capacity to meet RHNA production and affordability targets, a requirement commonly referred to as “no net loss.” Maintaining a sufficient buffer of appropriately zoned sites ensures that development that occurs at lower density or without the anticipated affordability levels does not reduce the City’s ability to meet its RHNA obligation.

In November 2022, Costa Mesa voters approved Measure K, an ordinance allowing the City to update plans and rezone sites that support housing on designated commercial and industrial sites without a citywide vote (subject to Measure Y). All Housing Element sites, except for the State-owned Fairview Development Center, are located within the Measure K boundary.

On May 9, 2023, the City received a letter from HCD specifying that the rezoning is required to be completed before the Housing Element could be certified. To date, the adopted Housing Element remains uncertified by HCD. On August 22, 2025, HCD issued a letter to the City Manager’s Office restating that although HCD had found that the City’s adopted Housing Element met the statutory requirements of Housing Element law in 2023, those “findings were conditioned upon the necessary and timely completion of the City’s requisite rezones.” The August 2025 letter urged staff to look at options to expedite the rezoning of Housing Element sites. In response, staff has been collaborating with HCD to identify opportunities to expedite rezoning of Housing Element sites and the timeline for HCD certification.

At its February 18, 2025, meeting, the City Council approved a Professional Services Agreement with Dudek for the rezoning program and Environmental Impact Report (EIR). Their overall scope of work includes the following key deliverables:

- Analyze adopted specific and urban plans, overlays, and Housing Element sites,
- Establish a Community Outreach and Engagement Plan, conduct community outreach throughout the project schedule and launch/maintain a project website;
- Conduct economic feasibility analyses including a market demand analysis and fiscal impact analysis;
- Draft Zoning Code Amendments including objective design standards, permit process streamlining amendments and updates to the Housing Element and General Plan;
- Study the environmental impacts of the rezone program through a programmatic Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA);

- Conduct public hearings for revising and/or adopting overlays, Urban Plan/Specific Plan Amendments, Zoning Code amendments, objective design standards and certifying the EIR; and
- Submit the revised Housing Element to HCD for review and certification.

Of the 47 programs identified in the City's 2021-2029 Housing Element, the NWWAB rezone program activities will account for notable progress in implementing 23 Housing Element programs. These programs included, but are not necessarily limited to General Plan Amendments, Rezoning including Overlays and Specific/Urban Plan Amendments and Objective Design Standards (Programs 2G, 3C, 3D, 3H, 3I, 3J, 3N and 3R) and well as Zoning Code Amendments (Programs 2B, 2E, 2H, 2I, 2J, 2M, 2N, 2O, 2P, 3E, 3F, 3K, 3S, 4E and 4G). The table below provides the names of the Housing Element programs (and a brief description) to be implemented as part of NWWAB:

Table 1. Housing Element Programs Implemented as part of NWWAB

Program Number	Program Name	Description
2B	Affordable Housing Development	Incentives for affordable housing projects that meet objective evaluation criteria (i.e., deferment of fees, priority processing, modified development standards, etc.)
2E	Encourage Development of Housing Options for Large-Family Households	Review/revise development standards to encourage development of large units (4 bedrooms +)
2G	Safety Element Update and Adoption of Environmental Justice Policies	Review and update Safety Element. Review General Plan and to identify existing environmental justice policies and potential incorporate new policies.
2H	Farmworker Housing	Permit farmworker housing by right in single-family zones, in compliance with state law
2I	Promote Density Bonus Incentives	Evaluate and update Density Bonus Ordinance to comply with State Density Bonus Law and potentially incorporate additional incentives
2J	Transitional and Supportive Housing	Amend zoning code to include transitional and permanent supportive housing in City's land use matrix, in compliance with state law
2M	Parking Standards for Residential Development	Review/revise zoning code for residential off-street parking for multi-family housing projects
2N	Reasonable Accommodation	Review/revise reasonable accommodation procedures and approval findings

Table 1. Housing Element Programs Implemented as part of NWWAB

Program Number	Program Name	Description
2O	Definition of Single Housekeeping Unit	Review/revise City's definition of Single Housekeeping unit, in compliance with state law.
2P	Group Homes	Review/revise zoning code and procedures as it relates to Group Homes to promote objectivity
3C	Update the North Costa Mesa Specific Plan	Amend North Costa Mesa Specific Plan to permit residential development at an allowable density of 90 du/acre.
3E	Promote the Development of Accessory Dwelling Units	Review/revise City's ADU ordinance as needed to comply with State law.
3D	Update the City's Urbans and Overlays	Amend Urban Plans to provide identified allowable densities of 40-60 du/acre, depending on plan area and remove Mesa West Residential Ownership Overlay.
3F	Motel Conversions, Efficiency Units, and Co-Living Housing Types	Establish definitions of co-living and efficiency housing options in zoning code.
3H	Analyze the Potential of Establishing an Overlay to Permit Residential Use in the Airport Industrial Area	Evaluate the potential to add an overlay to an area in the airport industrial area which would permit residential development.
3I	Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses Along Newport Boulevard	Evaluate the potential to add an overlay to an area in the 17 th Street corridor area which would permit residential development.
3J	Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses Along Newport Boulevard	Evaluate potential modifications to Newport Boulevard Specific Plan that would promote residential development.

Table 1. Housing Element Programs Implemented as part of NWWAB

Program Number	Program Name	Description
3K	Explore Potential Future Housing Opportunities on Church Sites	Explore potential housing opportunity on faith-based properties.
2N	Candidate Sites Used in Previous Housing Elements	Place a housing overlay over nonvacant sites included in a prior Housing Element and permit housing by-right if site was included in two or more consecutive planning periods.
3R	Development of Large Sites	Evaluate development status of five large, identified candidate sites and explore ways to promote development of these sites and/or subdivision into multiple parcels for future development.
3S	Review and Revise Findings (Conditional Use Permits, Design Review, Master Plan)	Review/revise approval findings for Conditional Use Permits, Design Review and Master Plans and revise findings to promote objectivity and approval certainty.
4E	Low Barrier Navigation Centers	Amend zoning code to permit Low Barrier Navigation Center development by right in appropriate zoning district, in compliance with state law.
4G	Assembly Bill 139 (Parking for Emergency Shelters)	Amend zoning code to comply with parking requirements of AB 139 for emergency shelters.

At the November 4, 2025 City Council meeting, the Council encouraged staff to explore opportunities to accelerate implementation of the NWWAB effort and the timeline for HCD certification. A map of the sites within the Housing Element as well as Measure K is provided as Attachment 1.

A recent statutory update and legal decision has the potential to affect the City's rezoning effort:

- Senate Bill (SB) 131, effective July 1, 2025; and
- California Court of Appeal decision in New Commune DTLA LLC v. City of Redondo Beach issued October 10, 2025.

Senate Bill 131 and NWWAB

The work program for the NWWAB initiative assumes environmental review in accordance with the California Environmental Quality Act (CEQA). Preparation of an EIR is currently underway. The Notice of Preparation (NOP) was released and is open for comments from November 17, 2025 to December 19, 2025, with a scoping meeting scheduled for December 10, 2025 at 5:30 p.m. in the City Council Chambers. This EIR is intended to study all Measure K sites (Housing Element sites and non-Housing Element sites).

Budget trailer bill Senate Bill 131 (SB 131) established new CEQA statutory exemptions effective July 1, 2025 for specific housing and infrastructure projects. City staff and the consultant team have evaluated SB 131 (Section 21080.085(a)) and determined that rezoning of Housing Element sites and Housing Element programs may qualify for the new exemption from CEQA. This exemption, if utilized, could accelerate the rezoning of Housing Element sites and provide an opportunity to expedite certification of the Housing Element. Staff is working with HCD to explore SB 131 to verify the potential for CEQA streamlining of Housing Element sites and programs.

- SB 131 is available online here:
https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB131

HCD is currently preparing technical guidance on SB 131. Once HCD's official SB 131 technical guidance is released, staff will be able to fully assess if the bill can be utilized for CEQA streamlining.

City of Redondo Beach Court Decision

On October 10, 2025, the California Court of Appeal (Second Appellate District), in *New Commune DTLA LLC v. City of Redondo Beach*, concluded that a residential overlay on Housing Element sites cannot satisfy a jurisdiction's RHNA if the underlying zoning allows development without residential uses.

The decision held that zoning or an overlay district on Housing Element sites to meet RHNA must require:

- At least 50 percent of new development on each site to be residential; and
- A minimum density of 20 units per acre, which is consistent with another court case, *Martinez v. City of Clovis (2023)*, concluding that an overlay to establish residential development on Housing Element sites shall have a minimum density of 20 units per acre to meet the intent of state law.

Staff is assessing any impacts this ruling may have on the City's strategy to provide flexibility on Housing Element sites. At the time of Housing Element adoption, the City's intent was to allow Housing Element sites to be developed according to either a residential and mixed-use overlay, or the underlying commercial or industrial zone. The City has been working with Dudek to ensure that the utilization of overlays to satisfy the RHNA will comply with the Redondo Beach and Clovis case law. Staff will continue to monitor this case as the City of Redondo Beach has appealed the decision. Staff will conduct outreach with Housing Element site property owners to inform them about how this case may affect their property moving forward.

City staff and consultant Dudek have met with HCD staff in a technical guidance capacity to discuss the overall strategy to the rezone program and verify that the City's efforts were in alignment with HCD's requirements, with the overall goal of increasing prospects of successful HCD certification submittal. During these meetings, staff discussed implications from the *New Commune DTLA LLC v. City of Redondo Beach* decision to verify that the City's overall amendments were in alignment with the findings of this decision and discuss the potential to utilize SB 131.

Project Timeline

The City recently completed the first phase of NWWAB public outreach, including an open house, three workshops, and a dozen pop-up events. An update regarding public engagement was presented to the Planning Commission on November 10, 2025. The City and consultant team are currently drafting development regulations and preparing to study the potential environmental impacts of the rezoning effort and other amendments to local zoning and land use regulations. An overview of the project schedule is provided in Figure 1, below. Staff continues to seek opportunities to expedite the rezoning effort to obtain HCD certification.

Figure 1. Project Timeline



ANALYSIS:

Purpose of Study Session

This study session will provide an overview of the NWWAB rezone strategies that will help the City submit to HCD for certification of the Housing Element and provide additional housing opportunities above and beyond the RHNA allocation. The City's overall NWWAB effort will focus on the rezoning of the over 1,000 Measure K sites, with the goal of consolidating and simplifying the City's complex web of regulations for future housing projects, and furthering implementation efforts of several key Housing Element programs previously noted.

Existing Land Use Regulations

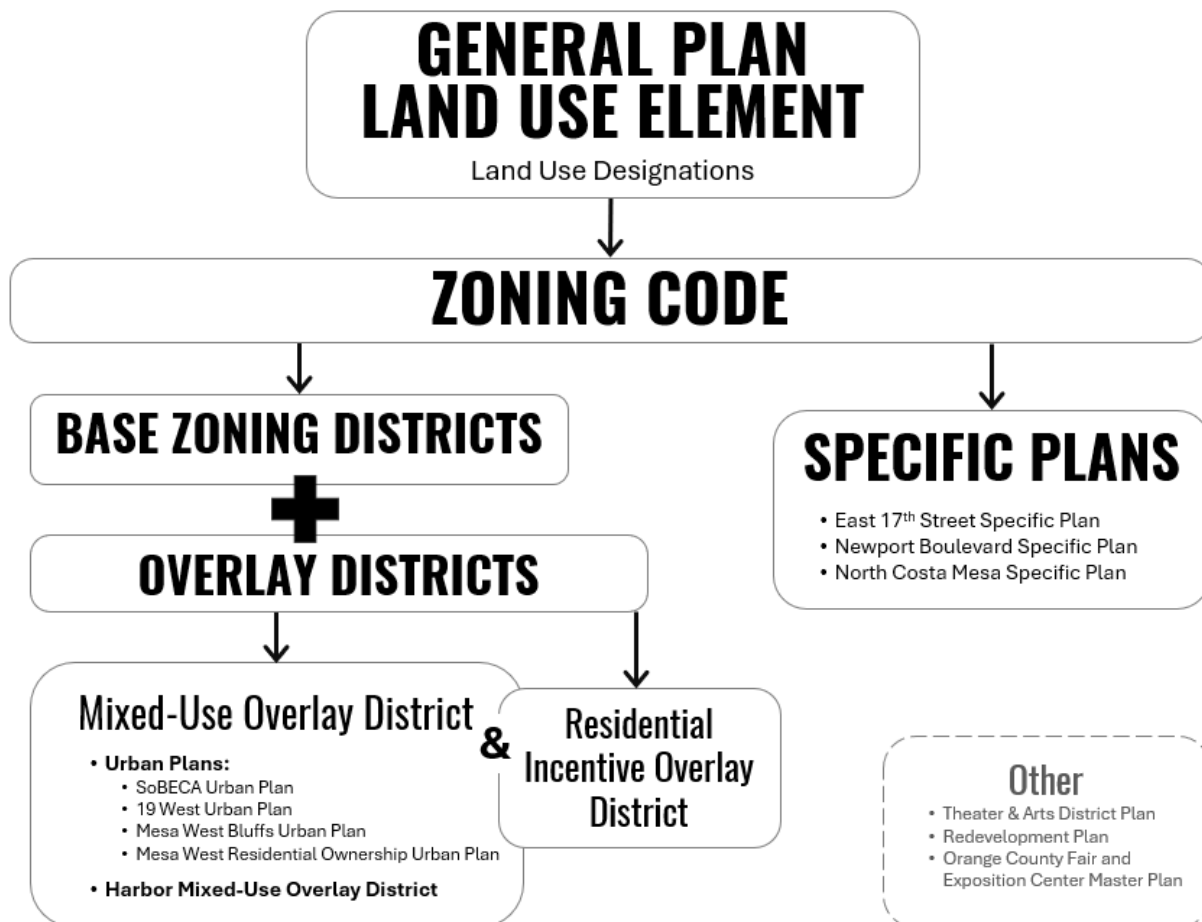
The existing land use regulations for Housing Element and Measure K sites are complex and, in some cases, overlapping, with varying General Plan designations and zoning districts. As shown in the Figure 2 on the following page, the City's General Plan is the overarching regulatory document, with the Land Use Element, establishing land use designations (e.g., residential, commercial, industrial, etc.) and other overarching land use policies. The zoning code, which establishes a zoning district or "base zoning" to each property provides the traditional development standards (e.g., height, setbacks, lot coverage, etc.). Finally, in addition to the respective General Plan designation and underlying base zoning, some sites also have additional regulations applied to their site through an overlay, urban plan, or specific plan. Over the years there have been several amendments to the General Plan and other land use regulations, sometimes to address a specific issue or project. Today, property owners seeking to develop or redevelop a property may have to decipher several regulatory documents.

Overlays, urban plans, and specific plans offer varying degrees of development opportunities while also establishing a variety of approval procedures. Overlays provide supplemental regulations within the zoning code. Urban Plans are standalone guidance documents that live outside the zoning code. Specific Plans are also documents that live outside the zoning code, however, the North Costa Mesa Specific Plan defers to the base zoning for some properties and topics. As shown in Table 2, of the 97 Housing Element sites, 81 are located within urban plans or specific plans. There are also 580 non-Housing Element Measure K sites within urban plans and specific plans. Although well-intended, over time these additional regulatory documents have created a complex web of regulations within the city, as further illustrated in Attachment 2. The Housing Element seeks to encourage and facilitate residential development, and therefore calls for improving the local regulatory framework.

Table 2. Total Housing Element and Non-Housing Element Measure K Sites

Regulatory Framework	Housing Element Measure K Sites	Non-Housing Element Measure K Sites	Total
North Costa Mesa Specific Plan	17	65	82
Newport Boulevard Specific Plan	0	82	82
19 West Urban Plan	17	149	166
SoBECA Urban Plan	18	51	69
Mesa West Bluffs and Mesa West Residential Ownership Urban Plans	16	123	139
Harbor Mixed-Use Overlay	13	29	42
Measure K Sites not within specific plan or urban	16	488	504
Total	97	987	1,084

Figure 2. City of Costa Mesa Land Use & Development Regulations Framework



Rezoning Approach:

One of the goals of the rezone program is to consolidate and simplify the existing web of City regulations. Additionally, staff and the consultant team are creating rezone strategies for both Housing Element sites (needed to accommodate RHNA) and non-Housing Element sites, which will provide housing opportunities above and beyond RHNA. The primary zoning mechanism that the project team intends to implement the rezone of Measure K sites will be the introduction of the expanded Mixed-Use Overlay District, which will help simplify, clean up and consolidate the zoning framework. The rezoning strategies may be separated for Housing Element sites and non-Housing Element Measure K sites if potential streamlining opportunities under SB 131 is feasible for HCD certification. As such, the analysis discussion addresses Housing Element Sites and non-Housing Element sites separately.

Currently, the City's MUOD establishes an umbrella of application review procedures, development standards, and compatibility standards for mixed-use development projects including live/work, vertical mixed-use, and horizontal mixed-use development typologies. The existing urban plans and Harbor Mixed-Use Overlay District are more specific subsets of the MUOD. Attachment 2 identifies the current MUOD sites within the City, including the aforementioned subsets of the MUOD. Staff proposes to amend the MUOD to allow the higher densities prescribed in the Housing Element for Housing Element sites, include the development potential specified in the urban plans, and expand the area the MUOD covers to include Measure K sites.

See Costa Mesa Municipal Code (CMMC) Article 11 for the existing MUOD: <https://ecode360.com/42617628>

Mixed-Use Overlay District (MUOD) for Housing Element Sites

The Mixed-Use Overlay District (MUOD) is intended to create new housing and mixed-use opportunities in commercial and industrial areas. Initial consultation with HCD indicates strong support for amending the MUOD to create a section specific to Housing Element sites in compliance with the Housing Element and Redondo Beach decision. This means the MUOD would supersede the base zoning and be amended to require Housing Element sites to meet a minimum of 50 percent residential at a minimum density of 20 units per acre. This essentially means that in addition to the previously-allowable development scenarios allowed in base zoning, the MUOD would require residential development as well.

Housing Element Sites Within Urban Plans

The City's Housing Element sites inventory includes properties within all five Urban Plans: SoBECA, Mesa West Bluffs, 19 West, and Mesa West Residential Ownership. The Urban Plans provide supplemental guidance for subsets of the MUOD. Staff

determined that the Urban Plans, although well-intended, created complex layers of recommendations, supplemental regulations, and subjective review processes. Additionally, the urban plans limit development capacities below the minimum requirements necessary for Housing Element compliance. Therefore, staff intends to pursue the sunset of the Urban Plans and amend the MUOD to allow the densities and development opportunities identified in the Housing Element. As part of sunset of these plans, any pertinent design guidelines from would be moved and incorporated into the Citywide design guidelines. This strategy will continue to encourage and facilitate housing and mixed-use development in these areas, including increasing the development opportunities on Housing Element sites as required for HCD certification. This approach, as illustrated in Attachment 3, will provide specific regulations directly in the Zoning Code and help streamline the application review process as required by State law. An initial draft of the basic Housing Element site development regulations for a MOUD section that will comply with State law is attached (Attachment 4). The City has and will continue to consult with HCD to ensure the development standards are in line with State requirements.

Housing Element Sites Within Specific Plans

There are 17 Housing Element sites located within the North Costa Mesa Specific Plan (NCMSP). The NCMSP includes a variety of regulatory structures: in some areas it provides development opportunities beyond those allowed by the Zoning Code, while in others it defers to base zoning, incorporates development agreements, or supersedes underlying zoning altogether. Multiple base zoning districts apply within the NCMSP, including flexible zones such as Town Center, Planned Development Industrial, Planned Development Commercial, Local Business, Planned Development Residential-High Density, Planned Development Residential-Medium Density, and Planned Development Residential-Low Density.

Given the range of regulatory conditions in the NCMSP, staff evaluated several approaches for implementing the Housing Element in this area. Because of the complexity of the Specific Plan and the potential for unintended reductions or removal of existing development or use rights, and wholesale changes to non-Measure K sites within the NCMSP would reach a Measure Y threshold, staff determined that any rezoning of Housing Element sites within the NCMSP should be narrowly tailored. Staff recommends strategically amending the Specific Plan to add key references to the MUOD in applicable sections and to create a new chapter dedicated to the MUOD for Housing Element sites, with a list and map of the subject properties.

- Amend the specific plan to extend the MUOD to all Housing Element and Measure K sites within the specific plan;
- Add a chapter specific to Housing Element and Measure K sites; and
- Add a map and list of all Measure K Accessor Parcel Numbers within the specific plan.

This approach preserves existing development and use rights, prevents creating non-conforming uses or reducing development rights, while enabling Housing Element implementation.

Non-Housing Element Sites

The NWWAB effort includes Measure K sites that are not part of the Housing Element sites inventory. While these Measure K areas may be rezoned without voter approval, the Housing Element does not assign specific densities or intensities to them. The City has not yet identified proposed densities or intensity for these sites and will continue to discuss and refine these recommendations through NWWAB community outreach.

The Environmental Impact Report (EIR) for NWWAB will study and analyze the potential environmental effects of allowing residential and mixed-use development on non-Housing Element Measure K sites with densities ranging from 30 units per acre (south of the 405 freeway) to 60 units per acre (north the 405 freeway). Staff proposes to extend the MUOD to all Measure K non-Housing Element sites, with specific densities and other development standards identified for these sites that could vary based on neighborhoods and/or location. Additionally, although there are no Housing Element sites within the Newport Boulevard Specific Plan, there are non-Housing Element Measure K sites where optional development potential could be added by extending the MUOD. Targeted amendments to this Specific Plan could be completed to facilitate and enable development potential.

Mesa West Residential Ownership Urban Plan

Housing Element Program 3D notes removal of the Mesa West Residential Ownership Overlay. However, most of the sites within this Urban Plan area lie outside both the Housing Element and Measure K boundaries and therefore cannot be rezoned for higher-density housing or mixed-use development as part of this effort. Given these limitations, staff and Dudek considered other strategies to implement this program and determined there is an opportunity to replace the Urban Plan through targeted amendments to the CMMC.

Although originally established under the umbrella of the City's MUOD, the Mesa West Residential Ownership Urban Plan does not permit mixed-use development. It allows only the conversion of apartments to residential common-interest developments or the construction of new common-interest developments. Staff proposes to sunset the Urban Plan and codify these residential ownership opportunities directly in Title 13, Chapter V, Article 2, Residential Common Interest Developments. This action would sunset an outdated Urban Plan without removing any of the development opportunities it currently provides.

Zoning Code Amendments

In addition to the NWWAB rezoning, the City is required to implement numerous Housing Element Programs (Programs 2B, 2E, 2F, 2H, 2I, 2J, 2M, 2N, 2O, 2P, 3E, 3F, 3K 3S, 4E and 4G) that require amendments to the zoning code with the overarching goals of:

- Implementing Housing Element programs as required by State Law;
- Ensuring zoning code consistency with State Law;
- Removing regulatory barriers to housing production; and
- Promoting and streamlining housing development

These zoning code amendments will address programs including, but not limited to, large family households, farmworker housing, transitional and supportive housing, parking standards for residential developments and emergency shelters, motel conversions, efficiency units and co-living housing, findings and conditions of approval, and low barrier navigation centers. Drafting of the zoning code amendments included in the NWWAB effort are already underway. Housing Element programs are described briefly earlier in this report, and also in detail in Chapter 4, Housing Plan, of the City's adopted Housing Element available online here: <https://www.costamesaca.gov/home/showpublisheddocument/52834/638133568853530000>. Staff will return with draft amendments at a future date.

GENERAL PLAN CONFORMANCE

The proposed rezoning of Housing Element sites is consistent with the General Plan Amendments adopted by the City Council on November 4, 2025, which went into effect on December 4, 2025. Staff will evaluate the need for General Plan amendments specific to conformance for non-Housing Element Measure K sites.

ENVIRONMENTAL DETERMINATION

The information being received and discussed by the Planning Commission is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines because the action is not a "project" pursuant to Section 15378(b)(5). The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment. Moreover, an Environmental Impact Report (EIR) will be prepared for the project in accordance with the CEQA Guidelines. A Notice of Preparation was released on November 17, 2025, and written public comments will be accepted through December 19, 2025. The Notice of Preparation is available on the City's website at the following link:

<https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notice-and-reports>.

The City will hold a CEQA scoping meeting on Wednesday, December 10, 2025 at 5:30 p.m. in the City Council Chambers. The purpose of the scoping meeting is to present the project, discuss the EIR process and schedule, and to receive public comments and suggestions regarding the scope and content of the EIR. All interested parties are invited to attend the scoping meeting. Written public comments regarding the scope and content of the EIR will be accepted at the scoping meeting and can also be submitted by email to neighborhoods@costamesaca.gov through December 19, 2025.

ALTERNATIVES

This is a City-initiated Study Session for discussion purposes, as such no actions nor alternative actions are required.

PUBLIC NOTICE

There is no public notice requirement for the Planning Commission Study Session to discuss the approach to rezoning for NWWAB and Housing Element implementation. However, to encourage public engagement, the City provided the following notification:

- Information on the study session was published once in the Daily Pilot newspaper on November 28, 2025
- The date, time, and location of the study session were posted on the project website
- Information about the study session was distributed via email to the project interest list

CONCLUSION/NEXT STEPS

Staff and the consultant continue to diligently work on the NWWAB effort, in line with the project timeline and continue to seek opportunities to streamline the path to HCD certification. The environmental review and draft rezoning efforts are already underway. Amending the City's MUOD is the primary tool for encouraging and facilitating residential and mixed-use development and will allow the City to sunset several urban plans. Continuing to study and conduct outreach on non-Housing Element Measure K sites provides additional housing opportunities above and beyond RHNA that are additive (meaning a developer could opt to develop the site with commercial uses, residential uses or as a mixed project). Planning for Round 2 of NWWAB outreach is already underway and is anticipated to begin in February 2026.

Staff will continue coordinating with HCD on potential implications of SB 131 and the *New Commune DTLA LLC vs City of Redondo Beach* case on the City's NWWAB rezone program. Additionally, staff will return to the Planning Commission and City Council with draft amendments to the Zoning Code, General Plan, North Costa Mesa Specific Plan, and other regulatory documents as needed to implement NWWAB and the Housing Element. Staff is targeting the February 9, 2026, Planning Commission meeting, pending timely receipt of HCD's SB 131 technical guidance.

ATTACHMENTS

1. Rezoning Map
2. Additional Development Regulations of Measure K Sites Map
3. Existing and Proposed Approach (Urban Plans, Overlays, and Specific Plans)
4. Example of draft basic development MOUD standards for Housing Element sites