



# City of Laguna Hills City Council

## Special Meeting Agenda City Council / Planning Agency Study Session Wednesday, April 1, 2026 - 3:00 PM

Don Caskey  
Mayor

Jared Mathis  
Mayor Pro Tempore

Erica Pezold  
Council Member

Joshua Sweeney  
Council Member

Dave Wheeler  
Council Member

City Council Chamber  
24035 El Toro Road  
Laguna Hills, CA 92653

### Teleconference Location:

\*Pursuant to Government Code Section 54953(b),  
Mayor Don Caskey will participate remotely via teleconference  
at the following publicly accessible location:  
27182 Hidden Trail Road, Laguna Hills, CA 92653

**In Person Public Comments:** Any person wishing to address the City Council / Planning Agency only on items listed on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber and submit the form to the City Clerk. The Request to Speak form assists the Mayor in ensuring that all persons wishing to address the City Council / Planning Agency are recognized and ensures accurate identification of meeting participants in the City Council / Planning Agency Minutes. Completion of the form is voluntary. It is City policy to limit public testimony to up to three minutes per person, as determined by the Mayor, for Public Comments.

**Submission of Electronic Public Comments:** Those wishing to make electronic public comments may submit their comments by [email to the City Clerk](#) no later than 2 hours prior to the meeting on Wednesday, April 1, 2026. In the subject line of the email, please state your name and the item number you are commenting on. All comments received by the deadline on the date of the meeting will be provided to the City Council / Planning Agency and will be provided for public inspection at the meeting. During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all electronic comments received by the deadline on Wednesday, April 1, 2026. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, X (formerly Twitter), etc.) will not be accepted.

For questions or assistance, please contact the City Clerk's Office at (949) 707-2635 or via [email](#).

## Call to Order

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

## Roll Call of City Council / Planning Agency Members

## Public Comments

Members of the public may address the City Council / Planning Agency only on items listed on this Agenda. Public Comments are limited to three minutes per person, as determined by the Mayor.

## City Council / Planning Agency Study Session - No Net Loss requirements

- 1 Joint City Council / Planning Agency study session to discuss No Net Loss requirements as identified in Government Code Section 65863 for the 6th Cycle Housing Element 2021-2029 and additional site selection criteria and to provide direction to staff**

**Recommendation:** That the City Council / Planning Agency receive the presentation regarding No Net Loss requirements as identified in Government Code Section 65863 and provide staff direction on housing site selection strategies to accommodate the regional housing need for lower-income households.

## Adjournment

The next Regular Meeting of the City Council / Planning Agency will be April 14, 2026, at 6:00p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

## CERTIFICATION

I, KAREN HAMMAN, Interim City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and Knotty Pine Park by March 31, 2026, at 3:00p.m.

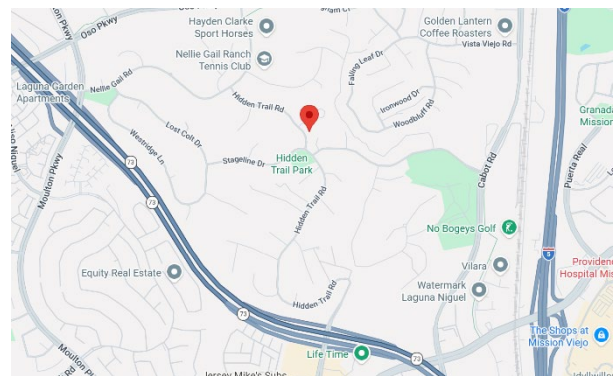
  
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Karen Hamman, MMC  
Interim City Clerk

It is the intention of the City of Laguna Hills to comply with the Americans with Disabilities Act in all respects. If as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City of Laguna Hills will attempt to accommodate you in every reasonable manner. Please contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours. In addition, such writings or documents will be made available for public review on the Agenda and Minutes public portal website and at the respective public meeting.

Teleconference Location Map  
Pursuant to Government Code Section 54953(b):

Don Caskey, Mayor  
27182 Hidden Trail Road  
Laguna Hills, CA 92653





## City of Laguna Hills City Council / Planning Agency Staff Report

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**Date:** April 1, 2026  
**To:** Mayor and Council Members  
**From:** Jennifer Lowe, Community Development Director  
**Issue:** Joint City Council / Planning Agency study session to discuss No Net Loss requirements as identified in Government Code Section 65863 for the 6th Cycle Housing Element 2021-2029 and additional site selection criteria and to provide direction to staff

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**Recommendation:** That the City Council / Planning Agency: Receive the presentation regarding No Net Loss requirements as identified in Government Code Section 65863 and provide staff direction on housing site selection strategies to accommodate the regional housing need for lower-income households.

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### **Background:**

On June 28, 2022, the City Council adopted the 2021–2029 Housing Element Update in substantial compliance with State Housing Element Law. On May 8, 2023, the California Department of Housing and Community Development (HCD) determined that the amended Housing Element satisfies statutory requirements, contingent upon completion of required rezonings to ensure identified sites are available for high-density residential development. In response, the City implemented a program including amendments to the General Plan Land Use Element, zoning text and map updates, and adoption of objective design standards to facilitate housing production.

Pursuant to Government Code Section 65863 (No Net Loss Law), the City must maintain adequate site capacity to accommodate its Regional Housing Needs Allocation (RHNA) by income category throughout the planning period. If approved developments yield fewer units than anticipated for a given income category, the City must either demonstrate sufficient remaining capacity or identify additional adequate sites within 180 days. The City may not deny a housing project on the basis that approval would

trigger the need to identify additional sites.

The City’s 6th Cycle RHNA totals 1,985 units, including 921 lower-income, 354 moderate-income, and 710 above moderate-income units. The adopted Housing Element sites inventory demonstrated capacity for 3,061 units, exceeding RHNA requirements by 1,076 units overall, including surpluses in each income category.

Since September 23, 2025, the City has approved four residential developments—La Paz Village, Oakbrook Plaza, 23161 Mill Creek Road, and Terravita—totaling 922 units, including 44 very low-income units. Two of these projects – Oakbrook Plaza and Terravita – were located on sites identified in the Housing Element for lower income units.

Consistent with Section 65863, staff evaluated approved and pending projects and remaining Housing Element sites for each residential development project located on a site identified in the Housing Element sites inventory. The analysis determined that, with approval of the Terravita residential development project on February 24, 2026, the remaining Housing Element sites lack sufficient capacity to accommodate the City’s remaining RHNA in the lower-income category. Specifically, the remaining lower-income RHNA need is 604 units, while realistic remaining capacity is 343 units, resulting in a deficit of 261 units. In accordance with Government Code Section 65863(c)(2), the City must, within 180 days of the Terravita project approval, identify and make available additional adequate sites to address this shortfall.

On March 10, 2026, the City Council approved Amendment No. 1 to a Professional Services Agreement with De Novo Planning Group (De Novo) to assist the City with required site identification. At the April 1, 2026 Study Session, the City Council / Planning Agency will receive a presentation from Staff and De Novo and regarding No Net Loss requirements as identified in Government Code Section 65863 and be asked to provide direction on housing site selection strategies.

**Fiscal Impact:**

None. There is no direct fiscal impact from discussing No Net Loss.

**Attachments:**

None