

HOUSING ELEMENT PROGRAM IMPLEMENTATION: ZONE TEXT AMENDMENT

MARCH 18, 2025

CITY COUNCIL PUBLIC HEARING



OVERVIEW

1. Background
2. Overview of HE Programs
3. HE Program Implementation
4. Environmental Review
5. Planning Commission Consideration
6. Staff Recommendation



BACKGROUND

September 2022

City Council adoption of City's 6th Cycle (2021-2029) Housing Element

July 2023

Housing Element certified by the CA Department of Housing & Community Development (HCD)



BACKGROUND

- Implementation of Housing Element programs is State-mandated
- Certain programs require code amendments
 - Title 10 of Manhattan Beach Municipal Code (MBMC)
 - Manhattan Beach Local Coastal Program (MBLCP)



HOUSING ELEMENT PROGRAMS

- Program 1: Accessory Dwelling Units (ADU)
- Program 3: Affordable Housing Streamlining
- Program 11: Density Bonus
- Program 16: Lot Consolidation Incentive
- Program 18: Multifamily Residential Development Standards & Streamlining in the Mixed-Use (CL, CD, & CNE) Commercial Districts



HOUSING ELEMENT PROGRAMS

Requires Amendments To:

- MBMC Chapter 10.12/MBLCP Chapter A.12 (Residential Districts)
- MBMC Chapter 10.16/MBLCP Chapter A.16 (C Commercial Districts)
- MBMC Chapter 10.74 (Accessory Dwelling Units)
 - Creation of MBLCP Chapter A.74 (Accessory Dwelling Units)
- MBMC Chapter 10.84/MBLCP Chapter A.84 (Use Permits, Variances, Minor Exceptions, Precise Development Plans and Site Development Permits)
- MBMC Chapter 10.94/MBLCP Chapter A.94 (Affordable Housing Density Bonus and Incentive Program)
- MBMC Chapter 10.100 (Appeals and Council Review)
- MBLCP Chapter A.96 (Coastal Development Permit Procedures)



PROGRAM 1: ACCESSORY DWELLING UNITS

Objective

Update ordinance to comply with latest state ADU law

Proposed Amendments

- Allow legalization of unpermitted Junior ADUs
- Implement limitations on replacement parking requirements for uncovered parking spaces
- Allow greater number of multi-family detached ADUs
- Clarify ADU categories that only require building permits and are not subject to objective standards



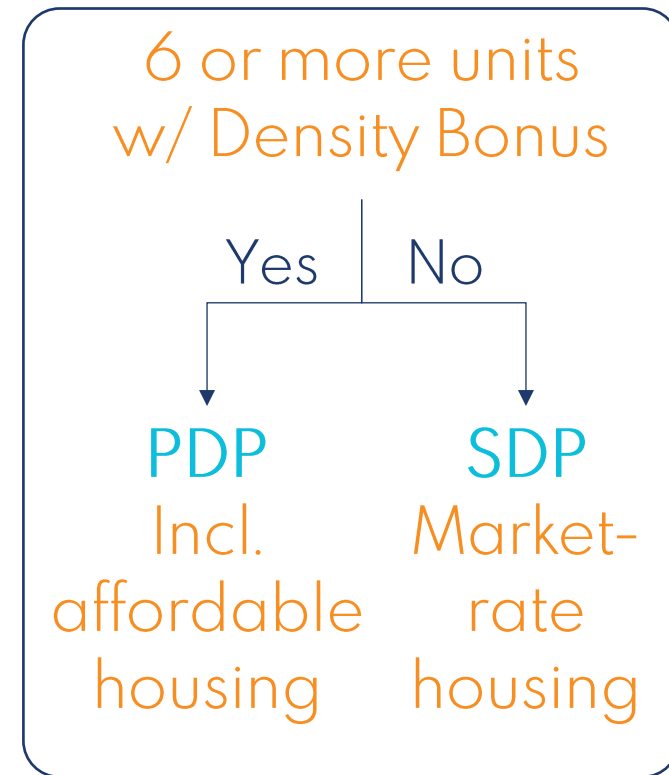
PROGRAM 3: AFFORDABLE HOUSING STREAMLINING

Objective

Ensure a streamlined, administrative review process for qualifying density bonus projects

Proposed Amendments

- Remove discretionary review of PDP; ensure process is ministerial
 - Site Development Permit (SDP) will continue to be reviewed by PC with a focus on compliance with objective standards



PROGRAM 3: AFFORDABLE HOUSING STREAMLINING

Proposed Amendments

- Add requirement to notify properties within 500ft of PDP approval site
 - Director's decision on PDP are final; no appeals
- Process applicable Coastal Development Permits as a 'Minor Development' per MBLCP §A.96.260 to waive coastal hearing and streamline process
- Supplement SDP findings with same objective development standards applicable to PDP



PROGRAM 11: DENSITY BONUS

Objective

Update ordinance to ensure compliance with current State Density Bonus Law

Proposed Amendments

- Allow up to 80% bonus for 100% affordable projects
- Update provisions related to student and senior affordable housing developments
- Clarify permit process with newly created application
- Vests approval authority to Com. Dev. Director
 - Director's decision is final and not appealable



PROGRAM 16: LOT CONSOLIDATION

Objective

Create an additional density bonus applicable to sites identified in the City's Housing Element (Appendix E)

Proposed Amendments

- Allow a 5% base density bonus for two or more consolidated parcels resulting in 0.30 to 0.49 acres

COMBINED LOT SIZE	BASE DENSITY INCREASE
Less than 0.50 acres	No increase
→ 0.30 acres to 0.49 acres	5% increase ←
0.50 acres to 0.99 acres	5% increase
1.00 acre or more	10% increase



PROGRAM 18: MIXED-USE REGULATIONS

Objective

Eliminate Use Permit requirements for multi-family and mixed-use developments in CL, CD, and CNE zones

Proposed Amendments

- Process multi-family and mixed-use developments through a PDP for density bonus projects and SDP for market-rate projects
- Clarify that commercial portion of a mixed-use development may be subject to a Use Permit
 - If PDP includes a Use Permit for commercial portion, discretionary review is limited to Use Permit only



ENVIRONMENTAL REVIEW

- Negative Declaration and First Addendum approved for the 6th Cycle Housing Element in March and September 2022, respectively.
- Second Addendum to the adopted ND prepared as the proposed zone text amendments would not result in any potentially significant environmental impacts



PLANNING COMMISSION

Planning Commission conducted 2 study sessions and a public hearing on the proposed zone text amendments

Input Received

- Include Notice of Decision requirements to inform the public of Precise Development Plan (PDP) approvals
 - >> NOD radius expanded to 500ft
- Retain the Planning Commission's discretionary review authority
 - >> Site Development Permits reverted to PC reviews
 - >> Ministerial Density Bonus projects and PDPs are subject to Director's decision with no appeals



PLANNING COMMISSION

- Public hearing held February 26, 2025
- Recommended approval by 4-0 vote



RECOMMENDATION

1. Conduct public hearing
2. Introduce an ordinance to amend the MBMC and the MBLCP to implement five programs outlined in the City's 6th Cycle Housing Element
3. Adopt a resolution authorizing staff to submit said ordinance to the California Coastal Commission to incorporate said amendment into the MBLCP



