

ORDINANCE NO. 26-0009

AN ORDINANCE OF THE CITY OF MANHATTAN BEACH
AMENDING TITLE 10 OF THE MANHATTAN BEACH
MUNICIPAL CODE AND CHAPTER A OF THE MANHATTAN
BEACH LOCAL COASTAL PROGRAM TO IMPLEMENT
SEVERAL PROGRAMS OUTLINED IN THE CITY'S 6TH
CYCLE HOUSING ELEMENT

THE MANHATTAN BEACH CITY COUNCIL HEREBY RESOLVES AS
FOLLOWS:

SECTION 1. The Housing Element is one of the State-mandated elements of a General Plan. The goal of the Housing Element is to facilitate the production of housing. Housing Elements typically contain a series of programs that must be implemented to achieve this goal. On July 27, 2023, the California Department of Housing and Community Development certified the City's 6th Cycle Housing Element. The City's Housing Element identifies 31 programs, several of which require amendments to the Manhattan Beach Municipal Code ("MBMC") and Manhattan Beach Local Coastal Program ("MBLCP").

SECTION 2. On February 25, 2026, the Planning Commission conducted a duly noticed study session.

SECTION 3. On April 22, 2026, the Planning Commission conducted a duly noticed public hearing. At the conclusion of said hearing, the Commission adopted Resolution No. 26-02, recommending that the City Council adopt the following amendments to Title 10 of the MBMC and Chapter A of the MBLCP.

SECTION 4. On June 2, 2026, the City Council held a duly noticed public hearing. The City Council opened the hearing and continued the item to the July 16, 2026 City Council meeting.

SECTION 5. On June 16, 2026, the City Council held a duly noticed public hearing regarding the proposed zone text amendments.

SECTION 6. Pursuant to Section 21080.085 of the Public Resources Code, the proposed amendments (the "Project") is statutorily exempt from the California Environmental Quality Act (CEQA). This exemption states that CEQA does not apply to zone text amendments that implement the schedule of actions contained in an approved Housing Element pursuant to subdivision (c) of Section 65583 of the Government Code. Because this Project implements five programs outlined in the City's certified Housing Element, it qualifies for this exemption and no further environmental review is necessary.

SECTION 7. The proposed zone text amendments have been prepared in accordance with Government Code Sections 65853, et seq.

SECTION 8. The City Council hereby amends the following Chapters and/or Sections of the MBMC, as set forth in Exhibit "A" to this Ordinance and incorporated herein by this reference:

- MBMC Section 10.04.030 (Definitions)
- MBMC Section 10.08.030 (Residential Use Classifications)
- MBMC Section 10.08.040 (Public and Semipublic Use Classifications)
- MBMC Section 10.12.020 (Land Use Regulations: RS, RM, RH, RPD, and RSC Districts)
- MBMC Section 10.12.030 (Property Development Regulations: RS, RM, and RH Districts)
- MBMC Section 10.16.020 (CL, CC, CG, CD, and CNE Districts: Land Use Regulations)
- MBMC Section 10.52.050 (Accessory Structures)
- MBMC Section 10.56.080 (Emergency Shelters)
- MBMC Section 10.64.030 (Off street parking and loading spaces required)
- MBMC Chapter 10.74 (Accessory Dwelling Units)
- MBMC Section 10.84.065 (Precise Development Plan)
- MBMC Section 10.84.120 (Minor Exceptions)
- MBMC Chapter 10.85 (Reasonable Accommodation)
- MBMC Section 10.94.010 (General Affordable Housing Provisions)
- MBMC Section 10.94.060 (Administration)

SECTION 9. The City Council hereby adds the following Sections of the MBMC, as set forth in Exhibit “A” to this Ordinance and incorporated herein by this reference:

- MBMC Section 10.56.090 (Low Barrier Navigation Center)
- MBMC Section 10.60.170 (Manufactured Homes)
- MBMC Section 10.60.180 (Supportive Housing)

SECTION 10. The City Council hereby repeals MBMC Section 10.52.100 (Manufactured Homes).

SECTION 11. The City Council hereby amends the following Chapters and/or Sections of the MBLCP as set forth in Exhibit “B” to this Ordinance and incorporated herein by this reference:

- MBLCP Section A.04.030 (Definitions)
- MBLCP Section A.08.030 (Residential Use Classifications)
- MBLCP Section A.08.040 (Public and Semipublic Use Classifications)
- MBLCP Section A.12.020 (Land Use Regulations: RS, RM, RH, RPD, and RSC Districts)
- MBLCP Section A.12.030 (Property Development Regulations: RS, RM, and RH Districts)
- MBLCP Section A.16.020 (CL, CC, CG, CD, and CNE Districts: Land Use Regulations)
- MBLCP Section A.52.050 (Accessory Structures)
- MBLCP Section A.56.060 (Emergency Shelters)
- MBLCP Section A.64.030 (Off street parking and loading spaces required)
- MBLCP Chapter A.74 (Accessory Dwelling Units)
- MBLCP Section A.84.065 (Precise Development Plan)
- MBLCP Chapter A.85 (Reasonable Accommodation)
- MBLCP Section A.94.010 (General Affordable Housing Provisions)
- MBLCP Section A.94.060 (Administration)

SECTION 12. The City Council hereby adds the following Chapters of the MBLCP, as set forth in Exhibit "B" to this Ordinance and incorporated herein by this reference:

- MBLCP Section A.56.070 (Low Barrier Navigation Center)
- MBLCP Section A.60.170 (Manufactured Homes)
- MBLCP Section A.60.180 (Supportive Housing)

SECTION 13. The City Council hereby repeals the following Sections of the MBLCP:

- MBLCP Section A.52.060 (Accessory Dwelling Units)
- MBLCP Section A.52.090 (Manufactured Homes)

SECTION 14. The proposed zoning text amendments will be consistent with the General Plan Goals and Policies as they are consistent with the City's Housing Element of the General Plan in that they will facilitate the development of housing through the removal of local regulatory constraints.

SECTION 15. Any provisions of the Municipal Code, or any other resolution or ordinance of the City, to the extent that they are inconsistent with this Ordinance are hereby repealed, and the City Clerk shall make any necessary changes to the Municipal Code for internal consistency.

SECTION 16. If any part of this Ordinance or the exhibits hereto, or its application, is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or their application and, to this end, the provisions of this Ordinance and of its exhibits are severable.

SECTION 17. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage, in accordance with Section 36933 of the Government Code.

ADOPTED on _____, 2026.

AYES:
NOES:
ABSENT:
ABSTAIN:

JOE FRANKLIN
Mayor

ATTEST:

LIZA TAMURA
City Clerk

APPROVED AS TO FORM:

QUINN M. BARROW
City Attorney

EXHIBITS:

Exhibit A: Manhattan Beach Municipal Code Text Amendments

Exhibit B: Manhattan Beach Local Coastal Program Text Amendments