

ORDINANCE NO. 25-0012

AN ORDINANCE OF THE CITY OF MANHATTAN BEACH
AMENDING MANHATTAN BEACH MUNICIPAL CODE
SECTION 10.52.050(D) TO UPDATE THE ACCESSORY
STRUCTURE REAR YARD SETBACK REQUIREMENTS IN
THE SINGLE-FAMILY RESIDENTIAL ZONE

THE MANHATTAN BEACH CITY COUNCIL HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On October 8, 2025, the Planning Commission conducted a duly noticed public hearing. After the public hearing was closed, the Commission adopted Resolution No. 25-10, recommending that the City Council adopt text amendments to Section 10.52 of the Manhattan Beach Municipal Code (“MBMC”) related to accessory structure rear yard setbacks.

SECTION 2. On November 4, 2025, the City Council held a duly noticed public hearing to consider the proposed text amendments.

SECTION 3. The text amendments have been prepared in accordance with Government Code Sections 65853, et seq.

SECTION 4. The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the zone text amendments are exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines because projects constructed in reliance upon the proposed code amendments would consist of demolition, addition and the construction of small accessory structures on single-family residential lots. In addition, Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines applies to the project because the average slope of the City’s Area Districts I and II, where the proposed amendments will be limited to, are less than 20 percent and the proposed amendments represent a minor land use change to existing development standards which do not result in changes to land use or density. Therefore, the proposed project is exempt from further review under CEQA.

SECTION 5. The City Council hereby amends Manhattan Beach Municipal Code Section 10.52.050(D) to read as follows:

D. Relation to Property Lines. An accessory structure, any portion of which is located within a required rear yard, shall be located on a rear or interior side property line, or shall be not less than three feet (3') from said property line(s) (See Section 10.64.110(C); Aisle Dimensions, for exceptions applicable to detached alley-accessed garages). Building projections within the required setback area as prescribed in this section are permitted in accordance with Section 10.60.040; Building projections into required yards or open space.

Exceptions.

1. Where a fence, wall, or retaining wall is located on an interior side or rear property line, the setback for an accessory structure to the property line may be between zero and three feet (3'), providing there is zero clearance between said fence, wall or retaining wall and accessory structure.
2. RS properties located in Area Districts I and II: All accessory structures that require a building permit must comply with front and side yard setbacks, and

any portion of an accessory structure located in the rear yard setback shall be at least three feet (3') from side and rear property lines.

- a. Street-alley lot. Detached accessory structures other than garages may be located on a rear property line, or shall be not less than three feet (3') from said property line. See Section 10.64.110(C); Aisle Dimensions, for standards applicable to detached alley-accessed garages.
- b. Accessory structures may be located on a side and/or rear yard property line if said property line immediately abuts a commercial district.
- c. An accessory structure that is nonconforming only because of its setback from the side and/or rear property lines may be enlarged or altered regardless of the estimated construction cost to determine the fifty percent (50%) valuation per Section 10.68.030(E), provided that no exterior portion of the accessory structure that occupies a required setback is altered unless the alteration eliminates the non-conformity.

SECTION 6. CONSISTENCY WITH GENERAL PLAN AND ZONING CODE'S NOTICE AND HEARING REQUIREMENTS. The proposed zone text amendments will be consistent with the General Plan Land Use Element as below:

- Policy LU 1.2: Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
- Policy LU 2.1: Preserve and encourage private open space on residential lots citywide.
- Policy LU 3.1: Continue to encourage quality design in all new construction.

SECTION 7. INTERNAL CONSISTENCY. 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 8. SEVERABILITY. 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 9. CERTIFICATION. 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 _____, 2025.

AYES:
NOES:
ABSENT:
ABSTAIN:

DAVID LESSER
Mayor

ATTEST:

LIZA TAMURA
City Clerk

APPROVED AS TO FORM:

QUINN M. BARROW
City Attorney