

RESOLUTION NO. PC 25-10

RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE PROPOSED ZONE TEXT AMENDMENTS TO THE MANHATTAN BEACH MUNICIPAL CODE RELATED TO ACCESSORY STRUCTURE REAR YARD SETBACK REQUIREMENTS

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On June 18, 2024, the City Council requested a future agenda item to discuss the City's existing rear yard setback requirements for accessory structures in the single-family residential (RS) zone.

SECTION 2. On February 4, 2025, staff presented the agenda item before the City Council for discussion and was directed to further explore alternative setbacks and their implications, as well as obtain the Planning Commission's input.

SECTION 3. On June 11, 2025, the Planning Commission conducted a study session to discuss the item and expressed interest in exploring alternative setback requirements and directed staff to report back with potential options for consideration.

SECTION 4. On August 27, 2025, the Planning Commission conducted a subsequent study session to discuss and provide input on potential zone text amendments related to an alternative side and/or rear yard setbacks, building separation, application processing procedures, and definitions.

SECTION 5. On October 8, 2025, the Planning Commission conducted a duly noticed public hearing to consider proposed zone text amendments to the Manhattan Beach Municipal Code related to accessory structure rear yard setback requirements, during which the Planning Commission received a presentation by staff and testimony from members of the public. The Planning Commission also received and reviewed written testimony received by the City prior to the public hearing.

SECTION 6. The proposed text amendments have been prepared in accordance with Government Code Sections 65853, et seq.

SECTION 7. 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 8. 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 9. The Planning Commission hereby recommends to the City Council that Manhattan Beach Municipal Code Section 10.52.050(D) be amended to read substantially as set forth below:

"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 portion of the accessory structure that occupies a required setback is altered unless the alteration eliminates the non-conformity.

SECTION 10. The Planning Commission’s decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 11. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall make this resolution readily available for public inspection.

October 8, 2025

Jim Dillavou
Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **October 8, 2025** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Adam Finestone
Secretary to the Planning Commission

Elia Rosner

Recording Secretary