

HOUSING ELEMENT PROGRAM IMPLEMENTATION: ZONE TEXT AMENDMENTS – PART II

June 16, 2026

City Council



BACKGROUND

September 2022

City's 6th Cycle (2021-2029) Housing Element adopted

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)
- March 2023 & April 2025
 - Code amendments adopted to implement various programs in the Housing Element



BACKGROUND

February 2026

Planning Commission study session on proposed zone text amendments

Input
Received

- Additional review standards for Manufactured Homes
- More information on licensing requirements for supportive housing



HOUSING ELEMENT PROGRAMS

- Program 1: Accessory Dwelling Units (ADUs)
- Program 17: Manufactured Housing
- Program 23: Preserving Housing Capacity
- Program 25: Reasonably Accommodate Housing for Persons with Physical and Developmental Disabilities
- Program 28: Specialized Housing Types to Assist Persons with Special Needs



PROGRAM 1: ACCESSORY DWELLING UNITS

Objective

Update ordinance to comply with latest State ADU law

Proposed Amendments

- Update ADU regulations to incorporate HCD's comments on the City's adopted 2025 ordinance
- Revise development standards and procedures to ensure consistency with recent State law requirements



PROGRAM 1: ACCESSORY DWELLING UNITS

Modifications proposed to:

- MBMC Section 10.04.030/MBLCP Section A.04.030 (Definitions)
- MBMC Chapter 10.74 (Accessory Dwelling Units)
- MBMC Section 10.12.030/MBLCP Section A.12.030 (Property Dev. Regulations: RS, RM, and RH Districts)
- MBMC Section 10.84.120 (Minor Exceptions)

Includes the addition of:

- MBLCP Chapter A.74 (Accessory Dwelling Units)

Repeal of:

- MBLCP Section A.52.060 (Accessory Dwelling Units)



PROGRAM 17: MANUFACTURED HOUSING

Objective

Ensure manufactured housing is permitted consistent with State law and treated the same as conventional single-family housing

Proposed Amendments

- Permit in all zoning districts that allow single-family residential uses
- Add definitions and provisions to allow mobile home parks through a Use Permit in all zoning districts that allow residential land uses



PROGRAM 17: MANUFACTURED HOUSING

Additional input based on PC study session

- Pursuant to State law, provision for certificate of compatibility removed and limited architectural criteria maintained
- Building Division checks for HUD certification and safe installation



PROGRAM 17: MANUFACTURED HOUSING

Includes the addition of:

- MBMC 10.60.170/MBLCP Section A.60.170
(Manufactured Homes)

Repeal of:

- MBMC Section 10.52.100/MBLCP Section A.52.090
(Manufactured Homes)



PROGRAM 23: PRESERVING HOUSING CAPACITY

Objective

Protect and preserve the City's residential development capacity and prevent the loss of housing units

Proposed Amendment

Eliminate allowance for contiguous parcels under common ownership to be developed as a single site



PROGRAM 23: PRESERVING HOUSING CAPACITY

Modifications proposed to:

- MBMC Section 10.52.050/MBLCP Section A.52.050
(Accessory Structures)



PROGRAM 25: REASONABLE ACCOMMODATION

Objective

Streamline reasonable accommodation procedures in compliance with the Fair Housing Act

Proposed Amendments

- Director review only. Referral to the Planning Commission eliminated.
- Establish objective criteria and clear findings



PROGRAM 25: REASONABLE ACCOMMODATION

Modifications are proposed to:

- MBMC Chapter 10.85/MBLCP Chapter A.85
(Reasonable Accommodation)



PROGRAM 28: SPECIALIZED HOUSING TYPES

Objective

Reduce regulatory barriers and ensure specialized housing types are permitted and processed in a manner consistent with State law

Proposed Amendments

- Maintain **emergency shelters** as a by-right use in Public/Semipublic and Industrial Park zones
- Establish **supportive housing** as a by-right residential use in residential and non-residential zones allowing multifamily uses



PROGRAM 28: SPECIALIZED HOUSING TYPES

Proposed Amendments (continued)

- Establish **low barrier navigation centers** as a permitted by-right use in mixed-use and non-residential zones that allow multifamily uses
- Permit **residential care facilities** serving 7+ persons in additional residential zones through a Use Permit
- Update definitions and parking standards per state law



PROGRAM 28: SPECIALIZED HOUSING TYPES

Modifications are proposed to:

- MBMC Section 10.08.030/MBLCP Section A.08.030 (Residential Use Classifications)
- MBMC Section 10.08.040/MBLCP Section A.08.040 (Public and Semipublic Use Classifications)
- MBMC Section 10.12.020/MBLCP Section A.12.020 (Land Use Regulations: RS, RM, RH, RPD, and RSC districts)
- MBMC Section 10.16.020/MBLCP Section A.16.020 (CL, CC, CG, CD, and CNE districts: land use regulations)
- MBMC Chapter 10.56.080/MBLCP Section A.56.060 (Emergency Shelters)



PROGRAM 28: SPECIALIZED HOUSING TYPES

Modifications proposed to:

- MBMC Section 10.56.090/MBLCP A.56.070 (**Low Barrier Navigation Center**)
- MBMC Section 10.64.030/ MBLCP Section A.64.030 (**Off-street parking and loading spaces required**)

Includes the addition of :

- MBMC Section 10.56.090/MBLCP A.56.070 (**Low Barrier Navigation Center**)
- MBMC Section 10.60.180/MBLCP Section A.60.180 (**Supportive Housing**)



CODE CLARIFICATION & CLEAN UP

Minor code amendments are proposed to address the following:

- SB 9 Unit Development
- Affordable Housing Agreement Execution



CODE CLARIFICATION & CLEAN UP

Modifications proposed to:

- MBMC Section 10.12.020/MBLCP Section A.12.020 (**Land Use Regulations: RS, RM, RH, RPD, and RSC Districts**)
- MBMC Section 10.84.065/MBLCP Section A.84.065 (**Precise Development Plan**)
- MBMC Section 10.94.010/MBLCP Section A.94.010 (**General Affordable Housing Provisions**)
- MBMC Section 10.94.060/MBLCP Section A.94.060 (**Administration**)



PUBLIC OUTREACH

- Planning Commission study session 2/25/26
- Planning Commission Public Hearing 4/22/26
- Public Notice for 6/16/26 Council Meeting Published in The Beach Reporter (May 21, 2026)
- Emailed interested parties and the CA Coastal Commission
- Posted at City Hall and other City facilities
- Item rescheduled to June 16th meeting
- No public comments received



ENVIRONMENTAL REVIEW

Statutorily exempt pursuant to Section
21080.085 of the Public Resources Code



RECOMMENDATION

1. Conduct a 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



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