

Government Code Section 65858(d) Written Report
November 21, 2017 – ADU's

Government Code Section 65858(d) requires, 10 days prior to the expiration or extension of any interim ordinance, that the City Council issue a written report regarding the measures the City has taken to alleviate the condition that led to the adoption of the interim ordinance. In compliance with Government Code Section 65858(d), the City Council hereby issues this report.

The City has taken the following measures to alleviate the condition that led to the adoption of the interim ordinance. In order to address potential conflicts between new accessory dwelling units ("ADU") established under the State standards in Government Code Section 65852(a) and the City's future Zoning Code regulations over ADUs, the City has enacted Interim Ordinance No. 16-0038-U. This ordinance was adopted on December 20, 2016. On January 17, 2017, the City Council extended and adopted Interim Ordinance No. 17-0001-U. Ordinance No.17-0001-U was modified to limit the square footage for ADUs to 500 square feet maximum, and if attached to the primary residence, no more than 50% of primary residence living area. In addition, the City is engaged in a study of current Guest Houses in various areas of Manhattan Beach and the appropriate locations and standards for ADUs to ensure that these regulations promote the establishment of ADUs in a manner that will have long-term benefits to the community and reduce adverse effects. City staff is in the process of researching how similar jurisdictions regulate ADUs to effectively promote economic needs, new density, and vibrant communities. The City is also reviewing California Coastal Commission comments on ADU regulations. The City is exploring the adoption of regulations that ensure the long-term, sustainable establishment of ADUs and that expand housing opportunities for all residents.

The City will schedule public hearings before the Planning Commission and City Council to consider amending the City's zoning ordinance to enact permanent regulations to alleviate the condition that led to the adoption of the interim ordinance.