



CITY OF MANHATTAN BEACH CITY HALL

1400 Highland Avenue, Manhattan Beach, CA 90266

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TO: Honorable Mayor and Members of the City Council

FROM: Carrie Tai, Community Development Director

MEETING: City Council Regular Meeting, December 1, 2020

SUBJECT: Agenda Item No. 12 – Public Hearing to Considering Extending Urgency Ordinance No. 20-0004-U and Urgency Ordinance No. 20-0005-U Regulating Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

DATE: December 1, 2020

SUPPLEMENTAL ATTACHMENT

ATTACHMENT(S):

- 1) PowerPoint Presentation

ACCESSORY DWELLING UNIT (ADU) URGENCY ORDINANCE EXTENSION PUBLIC HEARING

CITY COUNCIL DECEMBER 1, 2020



BACKGROUND

- January 1, 2020: New State ADU regulations went into effect
- December 17, 2019: City Council adopted Urgency Ordinances revising regulations for ADUs and JADUs:
 - 19-0021-U (non-Coastal areas)
 - 19-0022-U (Coastal areas)
- January 21, 2020: City Council adopts Urgency Ordinance Nos. 20-0004-U and 20-0005-U extending the interim ordinances to December 15, 2020.



DISCUSSION

- Current Urgency Ordinances will expire December 15, 2020.
- Extensions under consideration tonight will maintain City's existing regulations only until long-term Ordinances are adopted by City Council.
- Proposed extension Ordinances include same requirements established in current Ordinance Nos. 20-0004-U and 20-0005-U.



PROGRESS ON LONG-TERM ORDINANCES

- Three Planning Commission ADU Study Sessions and one Public Hearing have been conducted for development of long-term Ordinances.
- Planning Commission recommendations will be presented to City Council for adoption during a public hearing- scheduled January 2021.



CONCLUSION

- Staff is recommending that City Council:
 - Conduct a Public Hearing; and
 - Adopt Interim Ordinance Nos. 20-0024-U and 20-0025-U maintaining the regulations in current Ordinance Nos. 20-0004-U and 20-0005-U for one additional year, or until the long-term Ordinance is adopted (whichever comes first).

