



**CITY OF MANHATTAN BEACH CITY HALL**

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**TO:** Honorable Mayor and Members of the City Council

**FROM:** Carrie Tai, Community Development Director

**MEETING:** City Council Meeting, January 5, 2021

**SUBJECT:** Agenda Item No. 11 – Public Hearing to Consider Modification of Conditions for the Residence Inn by Marriott.

**DATE:** January 4, 2021

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## **SUPPLEMENTAL ATTACHMENT**

The following attachments are for City Council consideration.

- PowerPoint Presentation

# PROPOSED ADU ZONING CODE AND LOCAL COASTAL PROGRAM AMENDMENTS

CITY COUNCIL JANUARY 5, 2021



# INTRODUCTION

## What is an ADU or a JADU?

- ADU (Accessory Dwelling Unit)
  - May be attached to, or detached from, an existing or proposed single family or multi-family dwelling
  - Permanent provisions for living, cooking, sleeping, eating and sanitation
  - May be an “efficiency unit”
- JADU (Junior Accessory Dwelling Unit)
  - Attached and contained entirely within the walls of the existing or proposed single family.
  - Separate or shared bathroom facilities
  - Must have an efficiency kitchen



# BACKGROUND

- In 2019, California law passed ADU legislative bills effective January 1, 2020, Govt. Code 65852.2
- City Council adopted Urgency Ordinances for ADUs and JADUs December 17, 2019:
  - Interim Ord. 19-0021-U (non-Coastal areas)
  - Interim Ord. 19-0022-U (Coastal areas)
- Interim Ordinances Extended through 12/15/21.
- PC Study Session and public input for long-term ordinances- June, July and September, 2020.
- Planning Commission public hearing 10/28/20, and recommendation for long-term ordinances.



# DISCUSSION

- October 28, 2020 PC Code and LCP Amendment recommendation includes the following topics:
  - 1) Number of ADU/JADUs
  - 2) Location of ADU/JADUs
  - 3) Minimum and Maximum sizes for ADUs
  - 4) Building separation requirements
  - 5) Garage/ADU conversion driveway use
  - 6) Kitchen standards for ADUs/JADUs
  - 7) Height for Detached ADUs
  - 8) Non-conforming regulation modifications



# 1) NUMBER OF ADU/JADU PER LOT

- Current Regulations – All Area Districts
  - Existing/Proposed single-family, one ADU or JADU and one detached ADU.
  - Existing Multi-Family Properties, attached ADU(s) not more than 25% of existing units, 2 detached ADUs.
  - New Multi-Family Properties, no allowance for ADUs for new construction.
- Proposed Code Amendment
  - Specify maximum of two ADUs on single-family properties (local allowance and State exceptions combined)
  - Only one detached ADU on single-family property.
  - New multi-family, all area districts
    - Allow at least one attached ADU, and up to 25% ratio of existing units (includes non-conforming uses/density).

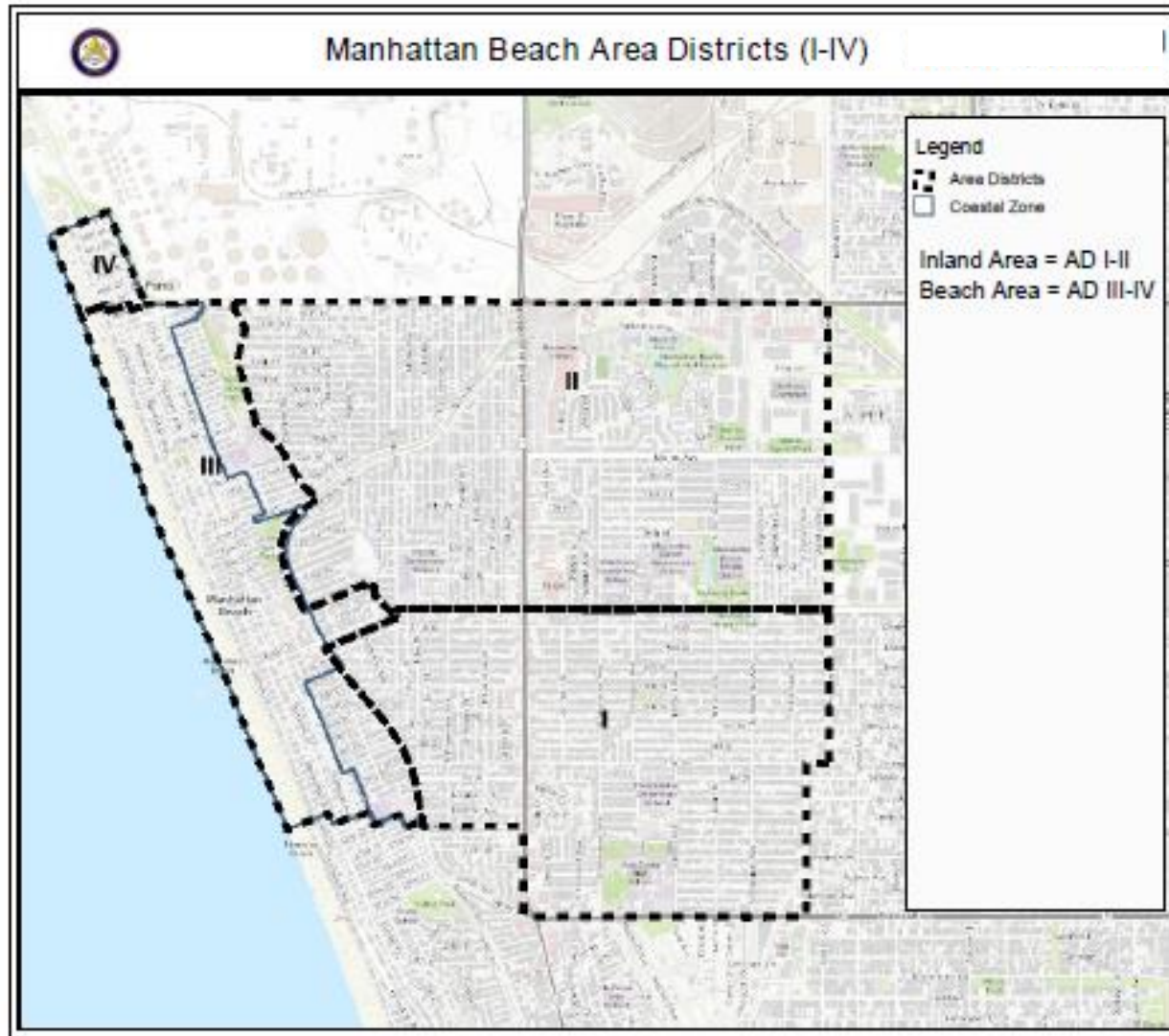


## 2) LOCATION OF ADU/JADU

- Current Regulations – All Area Districts
  - ADUs and JADUs allowed
    - Existing/proposed single-family properties and
    - Existing multi-family properties.
- Proposed Code Amendment
  - New multi-family, all area districts
    - Allow at least one ADU and up to 25% ratio of number of existing units (includes non-conforming uses/density).



# AREA DISTRICTS





# EXAMPLES

- Existing/Proposed SFR in all Area Districts
  - Add attached ADU and detached ADU
  - Add attached JADU and detached ADU
  - Add two attached ADUs
- Existing four-unit building in all Area Districts
  - Convert existing storage space to one ADU
  - Add two detached ADUs
- Existing triplex in all Area Districts replaced by:
  - New duplex/two unit-condo with attached (or detached) ADU
  - New SFR with two ADUs (at least one attached)
  - New SFR with JADU and attached (or detached) ADU



# 3) ADU SIZES (MINIMUM/MAXIMUM)

- Current Regulations:
  - No minimum size stated.
    - Per State law, a minimum ADU size includes efficiency unit (220 square feet)
  - Maximum sizes for attached and detached ADUs:
    - Studio or one-bedroom – 850 square feet
    - Two bedroom – 1,000 square feet
    - Attached ADUs not to exceed 50 percent of total floor area.
  - JADU – maximum size is 500 square feet.
- Proposed Code Amendment
  - Minimum size to be 220 square feet for ADU and JADU
  - Maximum two-bedroom size – 1,200 square feet



# 4) BUILDING SEPARATION - ADU

- Current Regulations
  - When multiple buildings are present, a 10 foot minimum distance is required between buildings.
- Proposed Code Amendment
  - Minimum separation of 5 feet to primary dwelling.
  - Cross reference to Residential Development Standards for accessory dwelling units



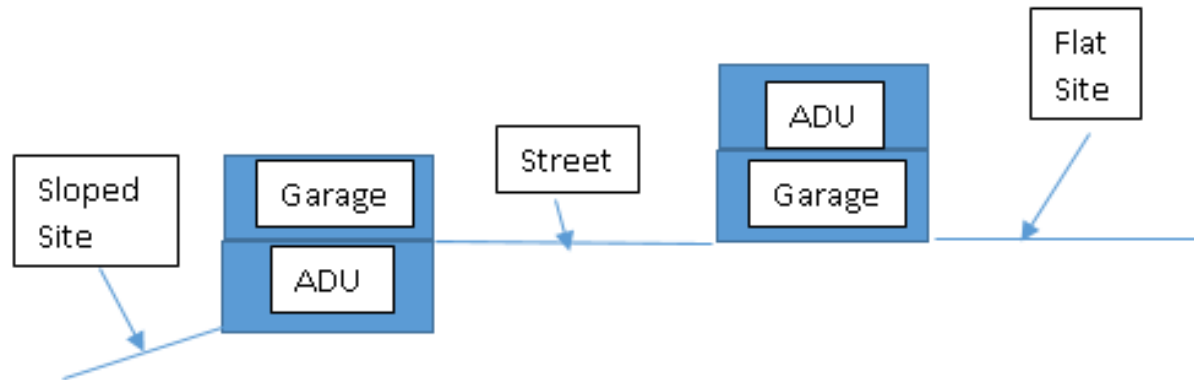
# 5) ADU HEIGHT

- Current Regulations
  - Attached; same as main building
  - Detached;
    - One story, 16 feet maximum
    - Two story, 25 feet maximum, when located above a garage
- Proposed Code Amendment
  - Allow detached ADU above or below the garage
  - Up to 25-foot maximum height
  - Include method of measurement of height



# 5) ADU HEIGHT

Examples of ADU below and above detached garage



## 6) DRIVEWAY USE – CONVERTED ADU

- Current Regulations – Converted ADUs
  - Applies to existing garages, carports or covered parking.
  - No replacement parking required.
  - No parking allowed in required setbacks.
- Proposed Code Amendments
  - Allow driveway to remain.
  - Accommodate on-site parking in setbacks.



# 7) KITCHEN STANDARDS – ADU/JADU

- Current Regulations
  - ADU – no specific requirements.
  - JADU
    - Efficiency kitchen – Portable appliances, single sink, small food preparation and storage area.
- Proposed Code Amendment
  - ADU kitchens to have at least one permanent cooking appliance and must be shown on plans



# 8) NON-CONFORMING USES

- Current Regulations
  - Multi-family development exceeding permitted number of units prohibited from significant remodeling
- Code Amendment
  - Allow significant remodeling of over-density development while maintaining same number of units (including converting primary dwelling units to ADU)
- Example: Existing four-plex, zoned RH, max 3 units
  - Remodel to maintain four-plex
  - Remodel to triplex and ADU
  - Remodel to duplex and two ADUs





# PUBLIC NOTIFICATION

- Public notification for this public hearing consisted of a published newspaper ad, published on December 17, 2020.



# CONCLUSION AND RECOMMENDATION

- Proposed code amendments are consistent with General Plan, Housing Element Goals, and Local Coastal Program
- Proposed code amendments reflect Planning Commission recommendations
- Recommend City Council conduct public hearing, discuss proposed code and LCP amendments, complete first reading of Ordinance Nos. 21-0001 and 21-0002, and direct Staff to schedule 1/19/21 second reading and adoption of Resolution transmitting Ordinance No. 21-0002 to Coastal Commission.

