



NOTICE OF PUBLIC HEARING
NOVEMBER 4, 2025, AT 6:00 P.M.

THE CITY OF MANHATTAN BEACH CITY COUNCIL WILL CONDUCT A
PUBLIC HEARING TO CONSIDER ZONE TEXT AMENDMENTS RELATED
TO ACCESSORY STRUCTURE REAR YARD SETBACK REQUIREMENTS

Applicant: City of Manhattan Beach

Project Location: Citywide

Project Description: On February 4, 2025, the City Council received a presentation on the City's existing rear yard setback regulations for accessory structures in single-family residential zones. Following the discussion, the Council directed staff to refer the matter to the Planning Commission for further review. The Planning Commission conducted two study sessions and a public hearing (at its June 11, 2025, August 27, 2025, and October 4, 2025 meetings, respectively) and unanimously recommended adoption of the proposed zone text amendments related to accessory structure setbacks requirements in single-family residential zones within Area Districts I and 2. The City Council will consider the recommended zone text amendments.

Environmental Determination: 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 zone text 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 lots in the City's Area Districts I and II, where the proposed amendments will apply, is less than 20 percent and the proposed amendments represent a minor 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.

Staff Member: Maricela Guillean, Associate Planner, 310-802-5526,
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Meeting Date & Time: Tuesday, November 4, 2025. **Meeting Begins at 6:00 p.m.;** (Item discussion time is dependent on location on the agenda.)

The City Council meeting will be conducted in-person at City Council Chambers (1400 Highland Avenue) and via Zoom; instructions on registering for public participation will be included under the Public Comments section of the City Council meeting agenda that will be posted on the City's website (<https://www.manhattanbeach.gov>) on or before Wednesday, October 29, 2025. If you wish to have written materials included in the agenda, please submit such material prior to Tuesday, October 28, 2025.

Public Comments: The City Council encourages the public to participate by submitting comments in advance of the meeting. All comments provided by the deadlines above will be available to the City Council and the public prior to the meeting. In addition, you may participate by attending the meeting in-person or joining Zoom during the meeting, instructions for which will be included on the Agenda.

For further information, contact the project Planner. A staff report will be on the City Website (www.manhattanbeach.gov), on Wednesday, October 29, 2025.

Adam Finestone, AICP
Planning Manager

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