

May 27, 2025 - City Council Meeting

# **ZONE TEXT AMENDMENT: TEMPORARY USES AND TEMPORARY EVENT REGULATIONS**



# Request

## Staff recommends the City Council:

1. Conduct a public hearing, receive a staff report, and public comments;
2. Determine that the project is exempt from CEQA; and
3. Adopt an Ordinance approving Zone Text Amendment (TA25-01) pertaining to Temporary Uses and Events on private property, amending Title 17 of the Hermosa Beach Municipal Code.



# Background

- **October 2024** – City Council (CC) directed staff to undertake a Zone Text Amendment addressing temporary special event regulations
- **December 2024** – Planning Commission study session
- **February 2025** – Planning Commission public hearing
- **March 2025** – CC item continued
- **April 2025** – CC approved ZTA with amendments



# Discussion

- HBMC Chapter 17.42 allows **temporary uses and temporary events** on private property with an **Administrative Permit Chapter 17.55**
- Allows **uses and events on private property** on a short-term basis
- Temporary activity **may not comply with all zoning standards** as required for other uses
- **Standards prevent/minimize impacts** on adjacent properties, areas, businesses, residences



# Discussion

## TEMPORARY USES

- Off-site Construction Yard
- Temp. Residence\*
- Storage Containers
- Work Trailer
- Other Similar Uses

## TEMPORARY EVENTS

- Limited Events, M-1 (Cypress District)\*
- Temporary Minor Special Events\*
- Seasonal Sale Lots\*
- Outdoor Sale Events
- Other Similar events



# Discussion

## LIMITED EVENTS (CYPRESS DISTRICT – M-1 ZONE)

- Permits the showcasing of art or goods produced by a business located on-site
- **Indoor and outdoor required**
  - Indoor event shall not be less than 50% of the outdoor event area\*
- Alcohol with ABC license
- Amplified Sound

## TEMPORARY MINOR SPECIAL EVENT

- Temporary events on private property beyond the scope of the zone
- Include entertainment and assembly events, dances, flea markets fairs, festivals, and car shows.
- **Indoor or Outdoors**
- Alcohol with ABC license
- Amplified Sound



# Discussion

## LIMITED EVENTS, M-1 DISTRICT (CYPRESS DISTRICT – M-1 ZONE)

- 72 days, max. 6 events per mo.\*
- Max duration – 5 hrs
- 8 a.m. – 10 p.m.
- 2-year permit

## TEMPORARY MINOR SPECIAL EVENT

- 72 days, 24 events\*
- Max. 3 consecutive days, 2 events per month, min. 5 days between events
- 8 a.m. – 10 p.m.
- 12-month permit

# Discussion

## LIMITED EVENTS, M-1 DISTRICT (CYPRESS DISTRICT – M-1 ZONE)

No additional parking required

## TEMPORARY MINOR SPECIAL EVENT

Accessible parking spaces maintained

Lots with **5 or fewer spaces**, no additional parking shall be required, provided that alternative modes of promoted.

Lots with **6 or more parking** spaces, temporary parking demand management plan required when more than 5 spaces displaced.

Additional parking may be required based on anticipated demand.



# Discussion

## TEMPORARY MINOR SPECIAL EVENTS

- Modifications permitted
  - Inclement weather
  - Additional date(s)
- Restricted Days – Events may be restricted from operating on certain dates to ensure public safety



# Discussion

- Allowance for temporary restroom facilities
- Temporary signs subject to sign ordinance
  - Allow as part of TMSE approval
- Lighting shielded; no strobe or beacon lights permitted\*

# Discussion

## TEMPORARY USE EXCEPTIONS

- Garage Sales
- Construction Yards, On-site
- Food truck at construction sites
- Real Estate Office

## TEMPORARY EVENT EXCEPTIONS

- City School District facilities
- Temporary events as part of a City Council-approved "Special Event" on private property
- Incidental business uses



# CEQA

- Project is exempt from the California Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption).
- No special circumstances exist that would create a significant adverse effect on the environment.

# Recommendation

Staff recommends City Council:

1. Determine the Project Exempt from CEQA; and
2. Adopt an Ordinance approving Zone Text Amendment (TA25-01) pertaining to Temporary Uses and Events on private property, amending Title 17 of the Hermosa Beach Municipal Code.



# THANK YOU!

## Contact us.

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# **ZONE TEXT AMENDMENT: TEMPORARY USES AND TEMPORARY EVENT REGULATIONS**



	<b>Limited Event</b> Permits the showcasing of art or the goods produced by a business located in the Cypress District.	<b>Temporary Minor Special Event</b> Permits an activity that exceeds the scope of the business licensed and approved for such premises. Special events may be indoors or outdoors and include entertainment and assembly events, flea markets, rummage sales, fairs, festivals, and car shows.
<b>Zone</b>	M-1	C-1, C-2, C-3, M-1, SPA zones allowing non-residential uses, and Residential zones developed with non-residential zones, O-S zone with School District approval
<b>Location</b>	Indoors Only	Indoors and/or Outdoors
<b>Max. Days Annually</b>	72 days a year	
<b>Event Length</b>	5 hours	3 consecutive days
<b>Frequency</b>	No more than 2 in a 7-day period	2 events per month, maximum 24 events in a year, with a minimum of 5 days between events
<b>Hours</b>	8 a.m. to 10 p.m.	
<b>Permit Duration</b>	24 months	12 months



# Existing TMSEP

	Outdoor	Outdoor	Outdoor	Discretionary	Indoor
<b>Types of Events</b>	Entertainment, assembly, festivals, food, fundraisers, sporting events, flea markets	Display / exhibit (art, cultural, educational,)	Sales	Amplified music, alcohol, outdoor tents, other conditional uses	Promotions or related to indoor use
<b>Relation to onsite use</b>	Unrelated	Unrelated	Related	Related or unrelated	Related
<b>Max number per year</b>	4	4	4	4	12
<b>Max number of days each</b>	7	7	3	3	3

# Discussion

- **Incidental Use Exempt from Permit Requirement**

- Uses customary to the primary use held within the building and operated as part of the licensed business on-site and does not alter the intensity of the use.
- Incidental uses must comply with all HBMC standards and any condition of any approved entitlement
- Incidental uses do not include uses requiring entitlement or regulated by a separate licensing or permit process

