

**CITY OF HERMOSA BEACH**  
**ORDINANCE NO. 25-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING ZONE TEXT AMENDMENT 25-02, TO AMEND SECTION 17.42.180.D OF THE HERMOSA BEACH MUNICIPAL CODE EXTENDING THE SHORT-TERM RENTAL ORDINANCE FOR AN ADDITIONAL TWO YEARS UNTIL OCTOBER 25, 2027 AND DETERMINE THE AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** On December 14, 2021, City Council adopted Ordinance No. 21- 1440, extending the Short-Term Vacation Rental Pilot Program an additional two years from the program’s adoption in 2019, and implemented revisions to clarify existing requirements.

**SECTION 2.** On September 12, 2023, City Council adopted Ordinance No. 23- XXX, extending the Short-Term Vacation Rental Pilot Program an additional two years extending the Ordinance effective date through October 24, 2025

**SECTION 3.** The City Council held a duly noticed public hearing on September 9, 2025 to consider a text amendment of Hermosa Beach Municipal Code Title 17.

**SECTION 4.** Under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the ordinance qualifies foras a “common sense exemption” from environmental review as CEQA only applies to projects which have the potential for causing a significant effect on the environment. Because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the ordinance is not subject to CEQA.

**SECTION 5.** The City Council finds the proposed amendments are consistent with the City’s General Plan. The ordinance will also comply with State requirements. The amendments will not impede the City’s ability to meet its General Plan goals, and the amendments are necessary to carry out the purposes of the Zoning Ordinance, including the orderly planned use of land resources.

**SECTION 6.** Section 17.42.180.D of Chapter 17.42 (General Provisions, Conditions and Exceptional Uses) of Title 17 (Zoning) is amended to read as follows:

D. Sunset Clause. The provisions in this section shall become inoperative on October 24, 2027, and shall be considered repealed on that date, unless the City Council of Hermosa Beach enacts a new ordinance that becomes effective on or before October 24, 2027, and which deletes or extends that date. No new or renewals of administrative permits and/or business licenses for short-term vacation rentals shall be issued after October 24, 2027, and no permitted short-term vacation rental shall have a right to operate beyond the term of the permit.

**SECTION 7.** If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

**SECTION 8.** Effective Date. This Ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937.

**SECTION 9.** Certification. The City Clerk is directed to certify the passage and adoption of this ordinance; cause it to be entered into the City's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this ordinance, cause it to be published or posted in accordance with California law.

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Mayor Rob Saeman

**PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, CA

**ATTEST:**

**APPROVED AS TO FORM:**

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Myra Maravilla  
City Clerk

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Todd Leishman Interim  
City Attorney