

September 9, 2025 - City Council Meeting

# **ZONE TEXT AMENDMENT: EXTEND SHORT-TERM VACATION RENTAL ORDINANCE**



CITY OF  
HERMOSA  
BEACH

# Request

## Staff recommends the City Council:

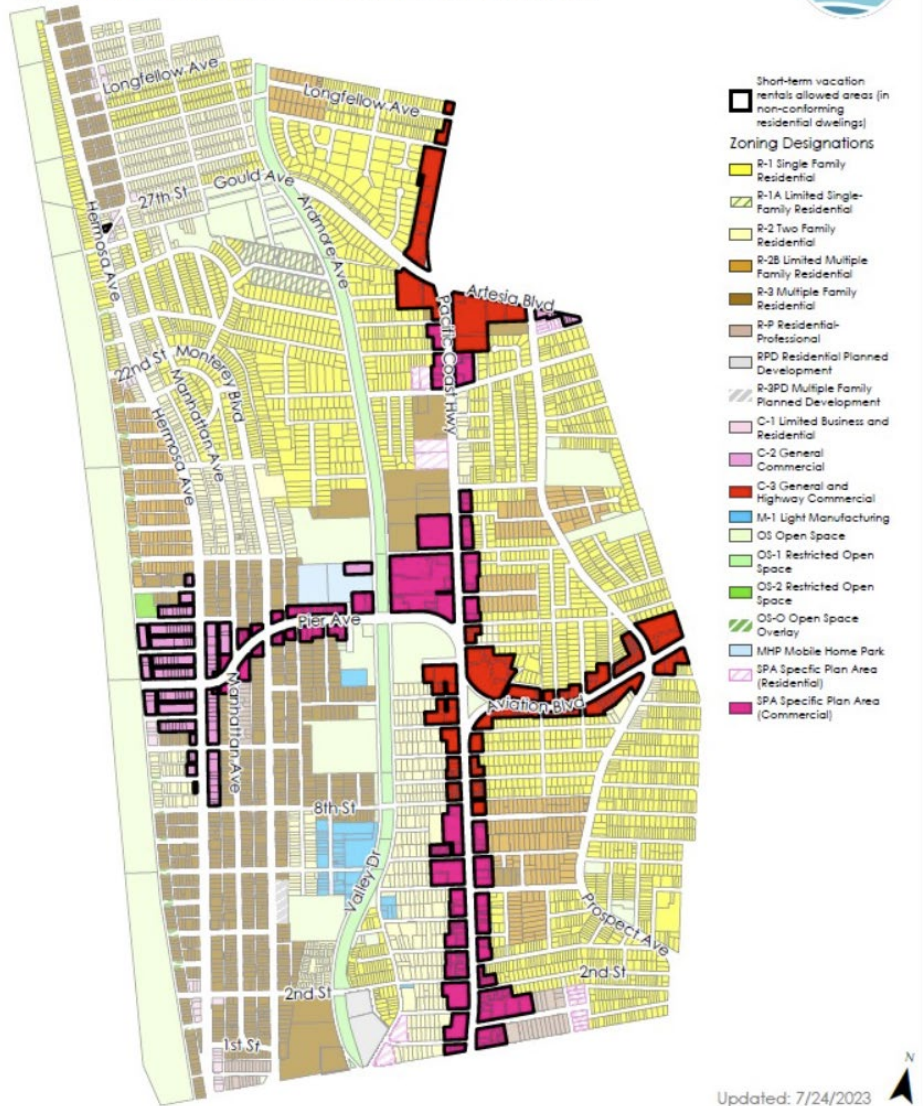
1. Conduct a public hearing, receive a staff report, and public comments;
2. Determine that the project is exempt from CEQA; and
3. Adopt an Ordinance by title only approving Zone Text Amendment (TA25-02) related to extending the short-term vacation rental program for an additional 2 years.



# Background

## Short-term Vacation Rentals Allowed Areas

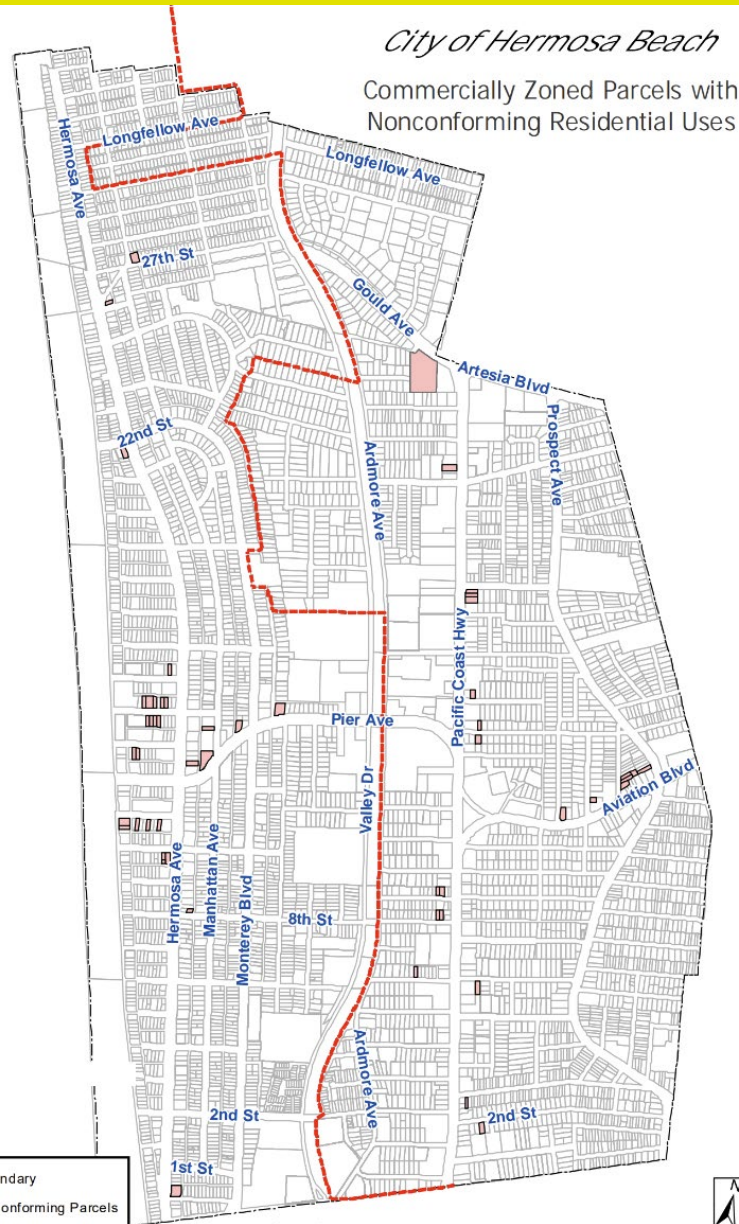
Short-term vacation rentals shall only be permitted in nonconforming residential dwellings on properties zone C-2, C-3, SPA 7, SPA 8, and SPA 11.



- **2019** – STVR regulations (Ord. 19-1395) regulating STVRs in commercial zones
- **2021** – 1<sup>st</sup> extension of STVR regulations with amendments
- **2023** – 2<sup>nd</sup> extension of STVR regulations with amendments clarifying regulations



# Discussion



- STVRs are currently only allowed in existing nonconforming residential units in specific commercially zoned properties (no change)
- No change to the prohibition in residential zones
- Request to extend existing STVR Ordinance regulations through October 24, 2027

# CEQA and Noticing

- Project is exempt from the California Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption)
- Legal ad published in Easy Reader



# Recommendation

Adopt an Ordinance by title only approving Zone Text Amendment (TA25-02) related to extending the short-term vacation rental Ordinance an additional two years



# THANK YOU!

## Contact us.

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