

Item 17.e.

POSSIBLE AMENDMENT OF THE HISTORIC PRESERVATION ORDINANCE



Overview

- On July 21, 2025, the City received a request to remove the property located at 90 Pier Avenue from the list of potential historic resources protected under the Historic Resources Preservation Ordinance.
- Existing policy and procedures require an historic assessment to “de-list” a resource

Background – Local Ordinance

- The City's Historic Preservation Ordinance was adopted on November 10, 1998 and is codified in Chapter 17.53 of the Hermosa Beach Municipal Code.
- At the time of adoption there were three buildings designated as “potentially historic landmarks.”
 - *“Bijou” building at 1227-1235 Hermosa Avenue*
 - *“Bank of America” building at 90 Pier Avenue*
 - *Hermosa Hotel building at 20-26 Pier Avenue*



Background – Local Ordinance

- “Landmark” and “potential historic landmarks” are required to obtain a certificate of appropriateness for any work undertaken on the property
- A certificate of appropriateness is a discretionary approval under the jurisdiction of City Council



Background – CEQA

- In 2018, the City Council adopted PLAN Hermosa and certified the Program Environmental Impact Report (EIR). As part of the EIR analysis, a study of historic properties was prepared.
- 220 properties in the City were identified as potentially historic, including the former Bank of America Building at 90 Hermosa Avenue



Background – CEQA

- General Plan mitigation measures were adopted to reduce the impact of future development on historic resources.
 - **MM 4.4-4a** - The City shall require project applicants of discretionary projects to conduct historical resources studies, surveys, and assessment reports on a project-by-project basis, when a project proposes to alter, demolish, or degrade a designated landmark or a potential historic landmark as defined by Hermosa Beach Municipal Code Section 17.53.
 - **MM 4.4-4d** - Historical resources studies, surveys, and assessment reports shall be performed by persons who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology and Historic Preservation.



POLICY OPTIONS

Amend the Historic Preservation Ordinance to

1. Remove a structure or structures
2. Redefine requirements for Certificate of Appropriateness

OPTION 1 – “DE-LISTING”

This option can be effectuated by hiring a qualified historic preservation consultant to evaluate the potential resource.

- The results of the evaluation would be presented to City Council for consideration.

OPTION 2 – REVISE ORDINANCE

This option can be effectuated by directing staff to revise the eligibility criteria for the Certificate of Appropriateness.

- The staff would draft a Zoning Code Amendment addressing this for City Council consideration.

THANK YOU!

Preservation Ordinance Amendment

Alison Becker, AICP | Community Development Director

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