



Honorable Mayor and Members of the Hermosa Beach City Council

CONSIDERATION OF HERMOSA BEACH MUSEUM EXPANSION

CEQA: Consideration of a Hermosa Beach Museum expansion would be exempt from the California Environmental Quality Act as the proposed expansion would be limited to interior renovations and minor upgrades to existing building features (Community Resources Director Lisa Nichols)

Recommended Action:

Staff recommends City Council:

1. Approve the proposed first amendment to an agreement with the Hermosa Beach Museum to allow for use of additional space on the lower level of the Hermosa Beach Community Center's south wing, subject to renovations funded by the Hermosa Beach Museum, and to extend the agreement for an additional 10-year term; and
2. Authorize the City Manager to execute and the City Clerk to attest the proposed first amendment, subject to approval by the City Attorney.

Executive Summary:

At City Council's August 26, 2025 meeting, Councilmember Jackson, supported by Mayor Saemann and Councilmember Keegan, requested that a future agenda item be scheduled to consider the Hermosa Beach Museum's request for additional space, adjacent to its current location, on the lower level of the Community Center's south wing to accommodate expansion of museum operations and programming.

Background:

In 1987, residents established the Hermosa Beach Historical Society with the goal of educating the community about the history of Hermosa Beach through the preservation and display of historical objects and photographs. Many of these artifacts had previously been stored in residents' garages and closets before being exhibited in the Society's first museum location, a single-room space, Room 7 in the Hermosa Beach Community Center.

Seeking additional space to expand its exhibits and programming, the museum later relocated to a space on the lower level of the Community Center's south wing, in an area that had formerly served as a locker room when the building operated as Pier Avenue School. In 2002, the museum expanded further into the space previously used as the

school's woodshop. A comprehensive renovation followed in 2007, funded through private fundraising, to modernize and enhance the facility for museum operations and public engagement.

As part of the museum's 25-year strategic plan, the museum is requesting additional space (**Attachment 1**) on the lower level of the Hermosa Beach Community Center's south wing, adjacent to its current location, to expand its operations and programming, including an oral history recording studio, volunteer research area, and lifeguard display.

At City Council's August 26, 2025 meeting, Councilmember Jackson, supported by Mayor Saemann and Councilmember Keegan, requested that a future agenda item be scheduled to consider the museum's request.

Past Council Action

Meeting Date	Description
<u>August 26, 2025</u>	Councilmember Jackson, supported by Mayor Saemann and Councilmember Keegan, requested that a future agenda item be scheduled to consider the Hermosa Beach Museum's request for additional space adjacent to its current location on the lower level of the Community Center's south wing to accommodate expansion of museum operations and programming.

Discussion:

The space requested by the museum previously served as storage for City records. All records have since been removed, and the space is currently vacant.

To make the space operational and consistent with the museum's existing space, the museum proposes to fundraise for renovations through a phased approach. The first phase would address health and safety requirements, followed by improvements to HVAC systems, installation of compliant flooring and wall finishes, and other essential infrastructure upgrades necessary for public use and exhibit display.

Staff recommends that the City Council approve a commitment of the requested, currently vacant space to the museum through an amendment to the existing lease agreement (**Attachment 2**). The proposed amendment (**Attachment 3**) would:

- extend the current lease to a 10-year term, beginning February 1, 2026, following the expiration of the current lease on January 31, 2026;
- authorize the museum to assume use of the space contingent upon the museum securing full funding for all necessary renovations, obtaining required permits, and completion of necessary renovations; and
- establish a three-year check-in at the conclusion of the third lease year (January 31, 2029) to assess the fundraising and project progress. If, by that date, the

museum has not secured the necessary funding and permits required to proceed with the project, the City may, at its discretion, review its commitment to the unused space on a year-to-year basis. The City reserves the right to terminate its commitment if the museum fails to timely perform the required tasks or demonstrate satisfactory progress toward project completion.

Environmental Analysis:

The proposed action involves the amendment of an existing lease agreement with the museum to allow use of additional, currently vacant space within the lower level of the Community Center's south wing. The proposed use and associated improvements would occur entirely within an existing building and would not involve any expansion of the facility's footprint or intensity of use beyond existing conditions, and would not have the potential to create a significant effect on the environment.

Fiscal Impact:

The museum would be responsible for all fundraising associated with obtaining required permits and completing necessary renovations; therefore, there are no projected fiscal impacts to the City.

Attachments:

1. Hermosa Beach Museum Request for Additional Space
2. Hermosa Beach Museum Lease Agreement
3. Proposed Amendment to the Hermosa Beach Museum Lease Agreement

Respectfully Submitted by: Lisa Nichols, Community Resources Director

Concur: Joe SanClemente, Public Works Director

Concur: Alison Becker, Community Services Director

Noted for Fiscal Impact: Brandon Walker, Administrative Services Director

Legal Review: Jason Baltimore, Interim City Attorney

Approved: Steve Napolitano, Interim City Manager