

CITY OF HERMOSA BEACH
ORDINANCE NO. 25-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING SUBSECTION 17.08.020(D) OF THE HERMOSA BEACH MUNICIPAL CODE RELATING TO HOME OCCUPATIONS; AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

RECITALS

WHEREAS, Hermosa Beach Municipal Code Chapter 17.08, “R-1 Single-Family Residential Zone,” provides development standards for single-family dwellings in the City to assure adequate access to schools, parks, and facilities, prohibit negative impacts from nonresidential uses, protect the residential character of neighborhoods, and encourage a high quality environment for family life; and

WHEREAS, Hermosa Beach Municipal Code Section 17.08.020 defines the permitted uses in the R-1 Zone, which includes home occupations pursuant to subsection 17.08.020(D); and

WHEREAS, the City desires to amend subsection 17.08.020(D) to update and streamline the requirements for home occupations in the R-1 Zone; and

WHEREAS, the Hermosa Beach Planning Commission conducted a duly noticed public hearing on the proposed ordinance at its meeting on December 16, 2025, and considered all public comment and testimony. The Planning Commission adopted Resolution No. 25-XX recommending the adoption of the proposed ordinance.

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

SECTION 1. Recitals. The recitals above are true and correct, and are hereby incorporated herein by this reference.

SECTION 2. Amendment. Subsection 17.08.020(D) of Chapter 17.08, “R-1 Single-Family Residential Zone,” of Title 17, “Zoning,” of the Hermosa Beach Municipal Code is hereby amended to read in its entirety as follows, with deletions shown in ~~striketrough~~ and additions shown in ***bold italics***:

“17.08.020 Permitted Uses.

Subject to the restrictions hereinafter specified, only the following uses are permitted in an R-1 zone:

...

D. Home Occupations. When conducted in accordance with the following requirements, and when a permit therefor, containing any conditions deemed necessary to ensure compliance with the

requirements of this chapter and with its purpose and intent, has been issued by the business license department; provided however, that any occupation may be excluded from certain or all zones, or portions thereof, if determined by the planning commission to be incompatible with neighboring residential uses.

The following requirements are severally and jointly stated as absolute requirements, and any home occupation not conforming to the following requirements shall not be permitted:

1. Such occupation shall be carried on only by occupants of a dwelling, and shall ***be restricted to only one room in the dwelling, and all materials, equipment, or facilities shall be kept therein.*** ~~involve the use of not more than four hundred (400) square feet, not to exceed twenty-five (25) percent of the total area of the permitted buildings on the premises.~~
- ~~2. Inventory and supplies for such home occupation shall occupy not more than twenty five (25) percent of the permitted area and shall be stored entirely within an enclosure or building.~~
3. 2. No sale of goods is permitted on the premises.
4. 3. No employees are allowed.
5. 4. No signs are permitted.
6. 5. No display of any kind shall be visible from the exterior of the premises.
7. 6. Light, but not medium or heavy, business machines are allowed. The classification by the planning department shall be final.
8. 7. No presses, data processing equipment, or any electrical or other equipment requiring specialized electrical installation, or requiring over one hundred twenty (120) volts of power to operate are allowed, nor shall any mechanical shop or electrical tools be permitted except those which are customary to home crafts.
9. 8. No tools or equipment may be operated which make a sound audible from without the premises at a distance of twenty (20) feet from the property line, between the hours of 6:00 p.m. and 9:00 a.m. No activity or equipment which makes any loud or whining noise discernible from without the premises is permitted at any time.
10. 9. No garaging or storing of vehicles bearing any advertising related to the home occupation is allowed upon the premises or in the street in the vicinity.

- ~~11. 10.~~ No foot or vehicle traffic may be generated to or from the premises except for traditional uses such as tutors and day care centers as approved by the *Community Development Director*. ~~planning director.~~
- ~~12. 11.~~ There shall be complete conformity to fire, building, plumbing, electrical, zoning and health codes and to all state and city laws and ordinances; except, where required parking spaces are not available, the planning commission may temporarily waive such requirements if they find:
- a. The garage, carport or space is not available solely because of temporary storage, and not because of construction and/or building improvement or modifications; and
 - b. The temporary storage is not related to products, materials, etc., used for the conduct of the home occupation; and
 - c. Such waiver to be effective only if no detrimental effects are caused to adjacent properties and no valid complaints were filed due to storage.
- ~~13. 12.~~ No structural alterations of the premises are permitted solely for the benefit of the business.
- ~~14. 13.~~ No listing or advertising of the address of such home occupation for business purposes is permitted including display ads in telephone, business and city directories and in newspapers and magazines. The telephone number and address may be listed on business cards.
- ~~15. 14.~~ The term of any permit shall be for one (1) year, or for such other period as shall be authorized by the city council.
- ~~16. 15.~~ It shall be a condition of any permit hereunder that the applicant shall agree that, in the event of amendment of this section to prohibit such or any home occupation in a zone in which the same is situated, that such home occupation shall not have the status of nonconforming use, and may be eliminated forthwith without provision for extended liquidation or amortization.
- ~~17. — Prior to permit approval, the premises shall be inspected to determine compliance with all limitations and requirements, particularly subsection (D)(12) of this section.~~
- ...”

SECTION 3. Severability. If any part of this ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 4. California Environmental Quality Act (“CEQA”). The City Council finds that this Ordinance is not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not

result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Chapter 3 to Title 14 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 5. Effective Date. This Ordinance shall become effective and be in full force and effect from and after thirty (30) days of its final passage and adoption.

SECTION 6. 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.

PASSED, APPROVED and ADOPTED on this ___th day of _____, 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor Rob Saemann

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

ATTEST:

APPROVED AS TO FORM:

Myra Maravilla
City Clerk

Jason Baltimore
Interim City Attorney