

April 8, 2025 - City Council Meeting

ZONE TEXT AMENDMENT: TEMPORARY USES AND TEMPORARY EVENT REGULATIONS



Request

Staff recommends the City Council:

1. Receive a staff presentation;
2. Conduct a public hearing and receive public comments; and
3. Adopt an Ordinance approving Zone Text Amendment (TA25-01) pertaining to Temporary Uses and Events on private property, amending Title 17 of the Hermosa Beach Municipal Code.



Background

- **November 2024** – City Council directed staff to address Temporary Minor Special Events (TMSE) regulations as a standalone Zone Text Amendment
- **December 2024** – Planning Commission study session
- **February 2025** – Planning Commission public hearing
 - Recommended approval of proposed ZTA
 - Recommended City Council consider the application fees charged
- **March 2025** – City Council Item Continued



Discussion

- **HBMC Chapter 17.42 allows temporary uses and temporary events on private property with an Administrative Permit Chapter 17.55**
- Allows **uses and events on private property** on a temporary basis
- Temporary activity **may not comply with all zoning standards** as required for other uses
- **Standards prevent/minimize impacts** on adjacent properties, areas, businesses, residences



Discussion

TEMPORARY USES

- Off-site Construction Yard
- Temp. Residence
- Storage Containers
- Work Trailer
- Other Similar Uses

TEMPORARY EVENTS

- Limited Events, M-1 (Cypress District)
- Temporary Minor Special Events
- Seasonal Sale Lots
- Outdoor Sale Events
- Other Similar events



Discussion

TEMPORARY USE EXCEPTIONS

- Garage Sales
- Construction Yards, On-site
- Food truck at construction sites
- Real Estate Office**

TEMPORARY EVENT EXCEPTIONS

- City School District facilities
- Temporary events as part of a City Council-approved “Special Event” on private property
- Incidental business uses



Discussion

TEMPORARY MINOR SPECIAL EVENTS

- Temporary event on private property
- Event may be indoors and/or outdoors
- Event types include assembly uses concerts, dances, flea markets, fairs, and dances

Discussion

TEMPORARY MINOR SPECIAL EVENTS

- Permit duration up to 12 months
- Frequency of Events
 - 36 days
 - 3 consecutive days maximum
 - No more than 2 events per month
 - Minimum 5 days between events



Discussion

TEMPORARY MINOR SPECIAL EVENTS

- **Modification allowance added**
 - Inclement weather
 - Additional date(s)
- **Restricted Days** – Days may be restricted from operating due to public safety
 - Recommend prohibiting listed “holidays”



Discussion

- Hours

Zones	Hours
C-2, C-3, SPA Zones that allow C-3 uses, and SPA-11	8 a.m. – 10 p.m.**
C-1, M-1, and R Zones	

- Parking Flexibility***

Parking	
All accessible spaces maintained in accordance with ADA	
5 or fewer parking spaces	No additional parking required Alternative parking promoted
<u>6 or greater parking spaces***</u>	When more than 5 spaces displaced, requires temporary parking demand management plan
Director may require additional parking if anticipated demand is greater	

Discussion

- Allowance for temporary restroom facilities
- Temporary signs subject to sign ordinance
 - Allow as part of TMSE approval
- Lighting shielded; no strobes/moving light limitation maintained

- **Incidental Use Exempt from Permit Requirement**
 - Uses customary to the primary use held within the building and operated as part of the licensed business on-site and does not alter the intensity of the use.
 - Incidental uses must comply with all HBMC standards and any condition of any approved entitlement
 - Incidental uses do not include uses requiring entitlement or regulated by a separate licensing or permit process

Discussion

LIMITED EVENTS, CYPRESS DISTRICT, M-1 Zone

- Permits the showcasing of art or goods produced by a business located on – site
- Indoor events only

TEMPORARY MINOR SPECIAL EVENT

- Temporary events on private property beyond the scope of the zone
- Include entertainment and assembly events, flea markets, rummage sales, fairs, festivals, and car shows.
- Indoor or Outdoors



Discussion

LIMITED EVENTS, M-1 DISTRICT

- Amplified sound
- Alcohol with ABC license
- 36 days
- Max duration – 5 hrs, 3 time/mo., no more than 2 events in a 7-day period
- 2 year permit duration

TEMPORARY MINOR SPECIAL EVENT

- Amplified sound, 4 hours max
- Alcohol with ABC license
- 36 days
- 18 events annually, 3 days maximum, no more than 2 events per month, minimum 5 days between events
- 12 month permit duration



Discussion

LIMITED EVENTS, M-1 DISTRICT

- No additional parking required

TEMPORARY MINOR SPECIAL EVENT

Accessible parking spaces maintained

Lots with five (5) or fewer spaces, no additional parking shall be required, provided that alternative modes of promoted.

Lots with six (6) or more parking spaces, temporary parking demand management plan required when more than 5 spaces displaced.

Director may require additional parking based on anticipated demand.



CEQA

- Project is exempt from the California Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption).
- No special circumstances exist that the proposed change would create a significant adverse effect on the environment.



Recommendation

Staff recommends the Planning Commission:

1. Determine the Project Exempt from CEQA; and
2. Adopt an Ordinance approving Zone Text Amendment (TA25-01) pertaining to Temporary Uses and Events on private property, amending Title 17 of the Hermosa Beach Municipal Code.



THANK YOU!

Contact us.

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CITY OF
HERMOSA
BEACH

	Limited Event Permits the showcasing of art or the goods produced by a business located in the Cypress District.	Temporary Minor Special Event Permits an activity that exceeds the scope of the business licensed and approved for such premises. Special events may be indoors or outdoors and include entertainment and assembly events, flea markets, rummage sales, fairs, festivals, and car shows.
Zone	M-1	C-1, C-2, C-3, M-1, SPA zones allowing non-residential uses, and Residential zones developed with non-residential zones, O-S zone with School District approval
Location	Indoors Only	Indoors and/or Outdoors
Max. Days Annually	36 days a year	
Event Length	5 hours	3 consecutive days
Frequency	No more than 2 in a 7-day period	2 events per month, with a minimum of 5 days between events
Hours	8 a.m. to 10 p.m.	
Permit Duration	24 months	12 months



	Limited Event	Temporary Minor Special Event
Alcohol	Sale, service or consumption with ABC Permit	
Entertainment	8 a.m. -10 a.m.	10 a.m. – 9 p.m.
Duration	5 hours	3 consecutive days
Restricted Days	Events may be restricted from operating on any date when the Chief of Police determines the accumulation of activities in the city may exceed its capacity to protect public safety. Events are prohibited on: St. Patrick's Day, Cinco De Mayo, Memorial Day weekend, Labor Day weekend, Fourth of July, or New Year's Eve.	
Parking	No additional Parking Required	<ul style="list-style-type: none"> i. Accessible parking spaces maintained on-site in accordance with the Americans with Disabilities Act; ii. Lots with five (5) or fewer spaces, no additional parking shall be required, provided that alternative modes of transit (such as biking, walking, ride-share, etc.) are prominently promoted as part of any event advertising. iii. In a parking lot with six (6) or more parking spaces, where more than five spaces would be displaced, the applicant must offset displaced parking greater than five spaces by implementing a temporary parking demand management plan.

Existing TMSEP

	Outdoor	Outdoor	Outdoor	Discretionary	Indoor
Types of Events	Entertainment, assembly, festivals, food, fundraisers, sporting events, flea markets	Display / exhibit (art, cultural, educational,)	Sales	Amplified music, alcohol, outdoor tents, other conditional uses	Promotions or related to indoor use
Relation to onsite use	Unrelated	Unrelated	Related	Related or unrelated	Related
Max number per year	4	4	4	4	12
Max number of days each	7	7	3	3	3