



Honorable Mayor and Members of the Hermosa Beach City Council

REQUEST FOR A ZONING TEXT AMENDMENT (TA 25-01), PERTAINING TO THE REGULATION OF TEMPORARY USES AND EVENTS ON PRIVATE PROPERTY, AMENDING HERMOSA BEACH MUNICIPAL CODE (HBMC):

1) CHAPTER 17.04 REGARDING DEFINITIONS; 2) CHAPTER 17.28 REGARDING M-1 LIGHT MANUFACTURING ZONE; AND 3) CHAPTER 17.42 REGARDING GENERAL PROVISIONS, CONDITIONS, AND EXCEPTIONAL USES.

CEQA: The project qualifies for a Categorical Exemption per Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

(Community Development Director Alison Becker)

Recommended Action:

Staff recommends City Council:

1. Conduct a public hearing to consider amendments to Hermosa Beach Municipal Code pertaining to temporary uses and temporary events; and
2. Introduce by title only and waive first reading of an Ordinance of the City of Hermosa Beach, California approving Zone Text Amendment (25-01) (**Attachment 1**).

Executive Summary:

At its April 8, 2025 meeting, City Council held a public hearing to consider zone text amendment (TA 25-01) pertaining to temporary use and temporary event regulations. The City Council made modifications to several sections of the proposed Ordinance adopting TA 25-01: 1) the number of temporary events and limited event days and numbers; 2) the number of seasonal sales; 3) the location of temporary events in the M-1 zone; and 4) the restriction on moving lights as part of temporary events. This is the first reading of the proposed Ordinance as modified by the City Council.

Background:

On November 12, 2024, the City Council directed staff to proceed with a focused zoning text amendment for temporary minor special events in response to public requests.

On December 16, 2024, the Planning Commission held a study session on temporary uses and events and directed staff to address: 1) the quantity of minor special events allowed, 2) provisions for allowing modifications or additional dates; 3) exempting ancillary uses from a temporary minor special event permit; and 4) allowing appropriate parking flexibility.

On February 18, 2025, the Planning Commission conducted a public hearing, considered public testimony, and recommended that the City Council approve a Zone Text Amendment with several additional amendments. The Planning Commission also recommended City Council amend the fee schedule to allow for a partial refund of fees in cases where a permit is denied. At its April 8, 2025, meeting, City Council conducted a public hearing and first reading of a proposed Zone Text Amendment, and approved further modifications to: 1) the number of temporary events and limited event days and numbers; 2) the number of seasonal sales; 3) the location of temporary events in the M-1 zone; and 4) eliminated the restriction on moving lights as part of temporary events. The following table provides an overview of past discussions and amendments to the regulations pertaining to temporary uses and temporary events.

Past Board, Commission, and Council Actions

Meeting Date	Description	Votes
November 20, 2012	Planning Commission discussion on options for regulating temporary events in conjunction with commercial and nonresidential uses	
March 19, 2013	Planning Commission recommended adoption of a Negative Declaration and amendment to the Municipal Code to allow and regulate minor special events on private property	
June 25, 2013	City Council adopted a Negative Declaration and introduced and waived first reading of an ordinance to allow and regulate minor special events on private property	
July 9, 2013	City Council adopted a Negative Declaration and Ordinance No. 13-1341 amending the Zoning Ordinance to allow and regulate minor special events on private property	
January 21, 2020	Planning Commission recommended amending the Zoning Code to add Limited Events Permits to the M-1 Light Manufacturing Zone	
August 10, 2021	City Council adopts Ordinance No. 21-1436 to amend Chapter 17.26.050, Chapter 17.44 and Section 17.52.035 of the HBMC relating to off-street parking requirements in the commercial zones	
February 2, 2022	Planning Commission reviewed and discussed the comprehensive Zoning Code Update, including temporary uses	

Meeting Date	Description	Votes
March 12, 2024	City Council received an information item on the City’s current regulations for temporary minor special events permits	
November 12, 2024	City Council directed staff to address the minor special events as an item separate from the comprehensive zoning code update	
December 16, 2024	The Planning Commission conducted a Study Session regarding updates to temporary use and event regulations.	
February 18, 2025	Planning Commission recommended City Council approval of a Zone Text Amendment pertaining to Temporary Uses and Temporary Events.	
April 8, 2025	City Council held a public hearing and first reading of amendments to the Temporary Uses and Temporary Event regulations, and approved further modifications to the proposed amendments.	Vote: (3-2) Ayes: Detoy, Jackson, Francois Noes: Keegan, Saeman

Discussion:

The City recognizes that short-term uses and event activities on private property may be beneficial for property redevelopment and supports local businesses. While these temporary activities may not completely adhere to all zoning standards, temporary operating standards and regulations are established to control and minimize impacts. Temporary uses and temporary event regulations are contained in Hermosa Beach Municipal Code (HBMC) Chapter 17.42 pertaining to General Provisions, Conditions, and Exceptional Uses and are permitted as Administrative Permits in accordance with HBMC Chapter 17.55 (**Attachment 2**). Administrative permits are reviewed by staff and do not require a public hearing or public notification. The regulations reference various zoning districts. A zoning map is included for reference as (**Attachment 3**).

There are currently five separate sections within HBMC Chapter 17.42 of the code addressing temporary activities. Staff recommends merging all temporary uses and event into a single section broadly titled as “Temporary Uses and Minor Special Events.” This proposed change would simplify the code and help users of the zoning code. The following discussion provides a summary of the new section changes to the current regulations as well as the changes made by City Council on April 8, 2025 (**Attachment 4**).

TEMPORARY USES

This new sub-section introduces various short-term uses that may be permitted with the approval of an Administrative Permit. Generally, these temporary uses are designed to support the redevelopment of a site and require approval to ensure that any impacts are managed and the duration is limited. The following temporary uses are proposed:

- Construction yard, located off-site from the location where construction is occurring.
- Mobile homes as temporary residences with a valid building permit for a new single-family home.
 - Maximum duration of two years
- Storage containers in combination with a building permit for work off-site.
- Work trailers for employees of a business with a current building permit.
- Other similar uses as determined by the Community Development Director.

Temporary Use Exemptions

An exemption section was added to clarify situations where a use would require an alternative City permit. For example, garage sales on residential properties within commercial zones require a permit in accordance with Chapter 5.44 of the Municipal Code and on-site construction yards and temporary real estate offices would be allowed with a valid building permit instead of requiring an Administrative Permit for a temporary use.

TEMPORARY EVENTS

This sub-section groups the four event types: 1) Limited Events, 2) Temporary Minor Special Events, 3) Seasonal Sale Lots, and 4) Outdoor Sales into a single section. Temporary events allow for the activation of property, both indoors and outdoors, that may not typically be permitted by the underlying zone and may not comply with all development standards of the zone.

Limited Events, applicable to the Cypress District—M-1 Zone

The limited events permit was designed for indoor activities that showcase the art or goods produced on site. These standards were first added to the Zoning Code in 2020. The modifications would make the regulations of the events more flexible. The following summarizes the recommended operating standards for a limited events:

- Events are limited to the interior of the building. Any outdoor event would be required to obtain a Temporary Minor Special Event.
- Events have a maximum duration of five hours. This is an increase from the current three-hour limit for Limited Events.
- Limited Events may occur up to three times per month, with no more than two events in a seven-day period.

- Events may also occur for a total of 72 days, for a maximum of 24 events a year *(as amended by City Council)*
- Amplified sound would be permitted in accordance with Noise Ordinance. Under the current code amplified sound is not permitted as part of a Limited Event.
- Alcohol sale, service, and consumption would now be allowed with a license from the Department of Alcoholic Beverage Control during an event. Under the current code alcohol sale and service is not permitted as part of a Limited Event.
- A parking plan is no longer required for a Limited Temporary Event.
- Temporary Minor Special Events dates may be restricted at the discretion of the Police Chief to ensure there are adequate resources to maintain public safety. In addition, events would be automatically prohibited on the following celebrations and holidays: St. Patrick's Day, Cinco De Mayo, Memorial Day weekend, Fourth of July, and Labor Day weekend dates due to history of increase in calls for service.

The amendments provide greater flexibility to the programming of limited events but remain consistent with its original intent for lower-intensity, indoor-only events.

Temporary Minor Special Events

The temporary minor special event category has the broadest applicability of the temporary events. Temporary minor special events allow for a variety of public assembly and entertainment such as concerts, festivals, sports, cultural, philanthropic and/or educational events, and other commercial events deemed similar by the Community Development Director.

The City Council revised the standards to allow a total of 72 days for events with a maximum allowance of 24 events in a 12-month period. The following summarizes the standard related to event frequency, spacing and duration of events:

- A maximum of two events per month.
- No more than three consecutive days for any event.
- No less than five days between events.

The following highlights other provisions applicable to temporary minor special events that have been added or amended:

- Temporary minor special events within the M-1 Zone must be both indoors and outdoors, with the indoor portion of the event not being less than 50% of the outdoor areas. *(as amended by City Council)*
- Temporary event dates may be amended because of inclement weather or additional dates added to an application, with the Director's approval.
- Temporary sanitation facilities may be permitted as part of a temporary event.

- The restriction on moving lights was eliminated while the prohibition on strobe lights was maintained. *(as amended by City Council)*
- Clarification that temporary signs associated with an event may be permitted in accordance with the sign ordinance and would not require a separate application and fee.
- Temporary Minor Special Events dates may be restricted at the discretion of the Police Chief to ensure there are adequate resources to maintain public safety. In addition, events would be automatically prohibited on the following celebrations and holidays: St. Patrick's Day, Cinco De Mayo, Memorial Day weekend, Fourth of July, and Labor Day weekend dates due to history of increase in calls for service.
- Maintains a requirement that any deviation from the specified standards requires a Conditional Use Permit.
- Temporary events often occur within parking lots temporarily displacing the onsite parking. Depending on the size of the parking lot and size of the result this can result in spillover impacts into surrounding neighborhood and potentially impact surrounding neighborhoods. In consideration of those concerns parking requirement were revised to allow parking to be displaced based on the size of the parking lot as follows:
 - a. All existing accessible parking must be maintained on-site in accordance with the Americans with Disabilities Act;
 - b. In parking lots with five or fewer spaces, no additional parking shall be required, provided those alternative modes of transit (such as biking, walking, ride-share, etc.) are prominently promoted as part of any event advertising;
 - c. In a parking lot with six or more parking spaces, the displacement of more than five spaces shall be off-set by implementing a temporary parking demand management plan. This plan is subject to the review and approval of the Community Development Director. The plan may include private off-site parking (with the property owner's authorization and off-set hours), valet parking, shared parking, bicycle parking, ride-sharing options, and shuttle services; and
 - d. Based on the characteristics and type of event the Community Development Director may require additional parking to address the anticipated demand generated from an event in any sized parking lot.

Outdoor Sales and Seasonal Sale Lots

Outdoor sales events and seasonal sale lots are existing event types that are proposed to be retained. Minor changes were made to clarify that conditions of approval may be added to any permit along with internal references to other related sections of the code. In addition, at the direction of the City Council the maximum number of seasonal sales per lot was reduced from four to one sale per year.

Temporary Event Exemptions

To assist users of the code, an exemption from temporary minor special events section was added to clarify where an event does not require a permit or is covered under a different type of permit. An exemption for incidental business uses was added. This exemption would delineate that uses such as party games, book signings, and other similar activities are not deemed events. Incidental uses are complimentary to a business, do not alter the intensity of the use, and do authorize a use not permitted in the zone or requiring a discretionary approval (CUP).

Finally, the Planning Commission recommended City Council consider updating the fee schedule to provide a reduced fee for date changes and amending the fees to allow a partial refund of fees when an application for temporary use or a temporary event is denied. If the City Council desires to consider this change, it may choose to direct staff to agendaize the matter at a future meeting or provide direction to staff as it considers the updates to the fee schedule under the separate agenda item.

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. The proposed zoning code amendments pertaining to temporary uses and temporary events align with PLAN Hermosa goals and policies listed below.

Governance Element

Goal 5. Small Beach town Character is reflected throughout Hermosa Beach.

Policies:

- 5.1 Residential and commercial compatibility. Provide a balance between residential and commercial uses and strive to ensure their compatibility.
- 5.3 Clear regulations. Establish clear, unambiguous regulations and policies to clearly communicate the City's expectations for new development.

The proposed Temporary Use and Temporary Event regulations consolidate temporary activity regulations into a single section. The regulation adds flexibility while maintaining limitations regarding event duration, frequency, hours, entertainment, and alcohol to ensure compatibility between residential and commercial uses.

Land Use and Design Element

Goal 1. Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.

Policies:

- **1.4 Diverse commercial areas.** Promote the development of diversified and unique commercial districts with locally owned businesses and job- or revenue-generating uses.
- **1.5 Balance resident and visitor needs.** Ensure land uses and businesses provide for the needs of residents as well as visitors.
- **1.7 Compatibility of uses.** Ensure the placement of new uses does not create or exacerbate nuisances between different types of land uses.
- **1.8 Respond to unique characteristics.** Enhance the unique character and identity of the city's neighborhoods, districts and corridors through land use and design decisions. Allow policies and programs to be focused on each unique character area of the city.

To support a strong economy, the temporary event regulations would be updated to allow for a greater number of temporary minor special events along with regulations and procedures to ensure compatibility between uses.

Goal 3. A series of unique, destination-oriented districts throughout Hermosa Beach.

Policy:

- **3.1 Unique districts.** Encourage the development of local and city-wide districts and centers that address different community needs and market sectors and complement surrounding neighborhoods.

The draft regulation recognizes the uniqueness of the district within the city and maintains a Limited Event permit specific to the Cypress District within the M-1 Zone.

Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced.

Policy:

- **5.7 Light pollution.** Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline.

The draft regulation aims to provide flexibility and allowances for temporary events. However, consistent with the general plan policy, strobe lights have not been included as an allowable feature for these events, as they would contribute to light pollution, even if temporarily.

Goal 11. A proud and visible identity as an arts and cultural community.

Policy:

- **11.6 Temporary Installations.** Support ongoing temporary artwork installations and performance-based arts events in areas with strong pedestrian and vehicular traffic.

Temporary events can serve to promote art-related activities within the city. The draft regulations allow for increased flexibility in organizing events, accompanied by reasonable regulations and procedures to ensure compatibility between different uses.

Environmental Determination:

The proposed zone text amendment is a project subject to the California Environmental Quality Act (CEQA) and qualifies for an exemption from CEQA pursuant to Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations). The activity is covered by the Common Sense Exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. There is no possibility that the proposed change to the zoning code may have a significant effect on the environment, therefore the activity is not subject to CEQA. No special circumstances exist that the proposed change would create a significant adverse effect on the environment (i.e. no sensitive species or habitats, no hazardous sites, no scenic highways, no historic resources, etc.).

Public Notification:

A notice was published on May 17, 2025 in the Daily Breeze for the May 27, 2025 City Council meeting. On May 15, 2025, notices were posted at City Hall, the Library, and Community Resources.

Fiscal Impact:

There is no fiscal impact associated with the recommended actions.

Attachments:

1. Draft Ordinance
2. HBMC Chapter 17.55—Administrative Permits and Excerpts of HBMC Chapter 17.42
3. Existing Zoning Map
4. Annotated Zoning Text Amendment with Redlined Changes

Respectfully Submitted by: Alexis Oropeza, Planning Manager

Concur: Alison Becker, AICP, Community Development Director

Noted for Fiscal Impact: Henry Chao, Finance Manager

Concur: Brandon Walker, Administrative Services Director

Legal Review: Todd Leishman, Interim City Attorney

Reviewed by: Leo Zalyan, Interim Deputy City Manager

Approved: Joe SanClemente, Interim City Manager / Public Works Director