

City Council

**ZONING TEXT AMENDMENT:  
PERTAINING TO APPEALS &  
CITY COUNCIL REVIEW OF  
PLANNING COMMISSION'S  
DECISION**



January 27, 2026

# Background

- **October 2025** - City Council (CC) amended procedures for review of Planning Commission (PC) decisions (HBMC Section 2.52.040)
  - CC review period commences following PC meeting
  - CC review of PC decisions aligned with the appeal period for entitlements
  - Requests to review decisions made by filing a form within 15 days with the City Clerk
  - Action reviewed when a request by 2 or more CC members is received by City Clerk
- **December 2025** – Planning Commission recommended City Council approval of related Title 17 Amendments



# Zoning Text Amendment

- Amendments to Title 17
  - **Public appeal period** of Planning Commission decisions from **10 to 15 days**
    - *Conditional Use Permits*
    - *Variances*
    - *Precise Development Plans\**
    - *Specific Plan Area\**
    - *Development Agreements\**
- **Update decision-making authority** reference to the Board of Zoning Adjustments

# CEQA & Public Notice

- **CEQA**

Exempt from California Environmental Quality Act “Commons Sense Exemption” (Section 15061 (b)(3) of State CEQA Guidelines)

- **Public Notice**

- Legal ad published in Easy Reader
- Notice on website
- Posted in 3 locations



# Recommendation

1. Determine the proposed ordinance exempt from review under the California Environmental Quality Act (“CEQA”); and
2. Adopt Ordinance amending Title 17, updating various sections of Zoning Ord pertaining to appeal periods and transmission of decisions to City Council



# THANK YOU!

## Contact us.

Alexis Oropeza, Planning Manager

310-318-0242

[aoropeza@hermosabeach.gov](mailto:aoropeza@hermosabeach.gov)