

**CITY OF HERMOSA BEACH**  
**ORDINANCE NO. 26-**

**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 THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**RECITALS**

**WHEREAS**, Chapter 17.08 “R-1 Single-Family Residential Zone” to Title 17 “Zoning” of the Municipal Code (“Code”) provides development standards for single-family dwellings in the City of Hermosa Beach (“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**, 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 Code 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 passed Resolution No. 25-XX recommending the adoption of the proposed Ordinance after conducting a duly noticed public hearing at its meeting on December 16, 2025, and considered all public comment and testimony.

**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 the Code is hereby amended to read as follows:

a. Subsection D.7 is amended by replacing the words “planning department” with the words “Community Development Department”.

b. Subsection D.11 is amended by replacing the words “planning director” with the words “Community Development Director”.

c. Subsection D.12 is amended by replacing the words “planning commission” with the words “Community Development Director”.

d. Subsection D.17 is deleted in its entirety.

**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. 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 Ordinance’s passage and adoption, cause it to be published or posted in accordance with California law.

**SECTION 6. 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.

**PASSED, APPROVED and ADOPTED** on this 13th day of January 2026.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Mayor Rob Saemann

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

**ATTEST:**

**APPROVED AS TO FORM:**

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Myra Maravilla  
City Clerk

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Jason Baltimore  
Interim City Attorney