

City Council Meeting

**ZONE TEXT AMENDMENT:  
UPDATING THE ACCESSORY  
DWELLING UNIT (ADU)  
ORDINANCE**



March 10, 2025

# Request to Amend ADU Ordinance

Request to repeal and replace Chapter 17.21 of the Hermosa Beach Municipal Code (HBMC) regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to:

- 1) Comply with recent changes in State law; and
- 2) Respond to a notice of violation from CA HCD



# Background

State ADU Law Amendments in late 2025:

- Assembly Bill 462
- Assembly Bill 1154
- Senate Bill 9
- Senate Bill 543

New laws took effect January 1, 2026



# Assembly Bill (AB) 462

## Coastal Development Permits

- Cities like Hermosa Beach without a certified LCP must now notify the Coastal Commission immediately when an ADU application is submitted.
- 60 day shot clock to approve or deny an ADU application for approved LCP cities and the CCC.
- Narrow allowance for ADU's to get Certificate of Occupancy prior to main dwelling unit.



# Assembly Bill (AB) 1154

## Owner-Occupancy; Short-term Rental

- Owner occupancy on the property for JADU's are now only required when JADU's have shared sanitation facilities.
- Short-term rentals in JADU's now explicitly banned by state law.

# Senate Bill (SB) 9

## ADU Ordinance Submittal to HCD

- Local agencies already required to submit copies of their ADU ordinance to CA HCD with 60 days of adoption.
- Penalties imposed for cities that do not comply by rendering the local ADU ordinance null and void.
- Agencies must respond to HCD letters of non-compliance within 30 days or same penalty applies.



# Senate Bill (SB) 543

## ADU Size; Number of ADU's, Impact Fees; Application Timeline

- Specifies that ADU and JADU size allowances shall be measured from “interior livable space.”
- Exempts ADU and JADU's of less than 500 sf from school impact fees.
- Creates a 15-day review limit for agencies to determine ADU application completeness or to review resubmittals.
- Applicant is entitled to appeal an incompleteness determination or denial to Planning Commission, City Council or both within 60 days.



# Zone Text Amendment

- Amendments in Title 17 are required
  - Repeal and replacement of Hermosa Beach Municipal Code Chapter 17.21



# General Plan

- ***Governance Element***

Policy 5.2 - Conduct development review process in a consistent and predictable manner



# CEQA & Public Notice

- **CEQA**

Statutorily Exempt from California Environmental Quality Act pursuant to California Public Resources Code 21080.17

- **Public Notice**

- Legal ad published in the Easy Reader
- Notice on website
- Posters posted in 3 locations



# Recommendation

1. Determine the action to be Statutorily Exempt from the California Environmental Quality Act (CEQA) under Public Resources Code § 21080.17;
2. Conduct a public hearing to consider repealing and replacing Chapter 17.21 of the Hermosa Beach Municipal Code relating to Accessory (ADU) and Junior Accessory Dwelling Units (JADU); and
3. Introduce by title only and waive first reading of an ordinance (Attachment 1) approving Zone Text Amendment (TA 26-01) repealing and replacing Chapter 17.21 of the Hermosa Beach Municipal Code.



# THANK YOU!

## Contact us.

Planning Division

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