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**March 10th 2026 Meeting at 6PM re: Zoning Text Amendment (TA26-01)**

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**From** Rebecca Katherina Lopez Marchosky [REDACTED]  
**Date** Tue 3/10/2026 2:44 PM  
**To** City Clerk <cityclerk@hermosabeach.gov>

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Hello,

Below is my PUBLIC COMMENT PACKET re: Zoning Text Amendment TA26-01 - Accessory Dwelling Units (ADUs) & Junior ADUs prepared for th City Council Hearing on March 10, 2026 fo the City of Hermosa Beach

Prepared by: Rebecca Marchosky

Date: 3/10/2026

I as a Hermosa Beach resident support housing development and understand that the City must comply with California ADU law. However, compliance should not come at the expense of:

- Tenant health and safety
- Construction durability in a coastal climate
- Equal legal protections for ADU renters
- Neighborhood quality of life
- Transparency regarding affordability and parking impacts
- ADUs must be safe, legally protected, and responsibly integrated into Hermosa Beach.

Below are my requests for consideration re: Zoning Text Amendment TA26-01 - Accessory Dwelling Units (ADUs) & Junior ADUs

**1. HABITABILITY & TENANT RIGHTS**

Under California Civil Code §1941.1, landlords must provide a dwelling that is fit for human occupation. This includes:

- Effective waterproofing and weather protection.
- Plumbing in good working order
- Electrical systems maintained safely
- Premises free from dampness and mold affecting health and safety
- Rental ADUs are legally considered dwelling units.

**Request:**

The City should explicitly affirm that rental ADUs are subject to the same habitability standards and enforcement mechanisms as apartments and other rental housing, including tenants' rights to pursue legal remedies if conditions become unsafe.

No ambiguity should exist regarding equal tenant protections.

## 2. COASTAL CONSTRUCTION & MOLD PREVENTION

Hermosa Beach's marine-layer climate increases risk of:

- Salt-air corrosion
- Hidden plumbing leaks
- Condensation buildup
- Mold growth
- Preventative construction standards are essential.

### **Request:**

The City should ensure strict enforcement of:

- Corrosion-resistant plumbing materials appropriate for coastal exposure
- Proper flashing, drainage, and waterproofing systems
- Adequate mechanical ventilation
- Mold-resistant materials in wet areas
- Thorough moisture-control inspection prior to final approval.

Preventing mold is a public health matter.

## 3. SOUND ATTENUATION

Lower-cost construction materials often result in significant sound bleed between:

- The primary dwelling and ADU
- Adjacent properties

In a dense coastal community, inadequate sound insulation degrades quality of life.

### **Request:**

Ensure compliance with applicable building and acoustic code standards and emphasize sound-dampening construction appropriate for higher-density living.

## 4. PARKING IMPACTS

Hermosa Beach has extremely limited street parking capacity.

While state ADU law may limit mandatory parking requirements in certain circumstances, the City can still:

- Analyze cumulative neighborhood impacts
- Provide transparency on expected parking strain
- Require on-site parking where legally permissible

### **Request:**

Clarify how parking for ADU tenants will be addressed and how impacts will be monitored over time.

## 5. AFFORDABILITY & RENT STABILIZATION

Hermosa Beach rents are widely recognized as disproportionate to housing quality.

If ADUs are promoted as a housing solution, it is important to ask: Will they meaningfully improve

affordability? What incentives will be provided to landlords for having affordable housing? This is very important as Hermosa Beach needs to be able to attract and hold onto the small business owners, artists and self employed professionals so it doesn't turn into a 1% only, boring place.

California's Tenant Protection Act (AB 1482) caps rent increases in many cases, but exemptions exist — particularly for:

- Certain single-family homes
- Some owner-occupied properties
- Many ADUs may fall into exempt categories.

**Request:**

- Clarify how AB 1482 applies to ADUs locally
- Provide transparency regarding which ADUs are exempt
- Explore voluntary affordability incentives
- Evaluate whether rental ADUs can be included in rent stabilization policies where legally permissible

Housing supply alone does not guarantee affordability.

## 6. PERSONAL CONTEXT

I previously had to sue a landlord over mold exposure in Hermosa Beach caused by substandard construction and chronic leaks. The experience was harmful and costly. And I am still in search of permanent housing in the area. My goal is not to oppose ADUs.

My goal is to prevent the creation of unsafe housing that forces future tenants into similar circumstances.

## CONCLUSION

Hermosa Beach can:

- Comply with state ADU mandates
- Protect tenant health
- Enforce existing habitability law
- Ensure durable coastal construction
- Address sound and parking impacts
- Promote transparency and incentives around affordability
- Ensure that Housing production and tenant protection are not mutually exclusive

Respectfully submitted,  
Rebecca Marchosky

## ONE-PAGE HEARING SUMMARY (For Oral Delivery or Handout)

Key Points:

- Rental ADUs must be fully subject to California Civil Code §1941.1 habitability protections.
- Coastal construction requires corrosion-resistant plumbing and strict moisture control.
- Mold prevention is a public health issue.

- Sound attenuation must protect quality of life.
- Parking impacts should be transparently addressed.
- The City should clarify how AB 1482 applies and explore affordability incentives.

I support housing. But housing must be safe, durable, affordable, and responsibly integrated into our community.

Many thanks for your time,  
Rebecca Marchosky