

CITY OF HERMOSA BEACH
PC RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DETERMINING AN 825-SQUARE-FOOT PAINTED DISPLAY ON THE NORTH FACING SIDE WALL OF EXISTING COMMERCIAL BUILDING LOCATED AT 601 CYPRESS AVENUE IS A MURAL AND IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

WHEREAS, an application was filed on March 19, 2026, by the applicant Joseph Garvey, seeking the Planning Commission's determination that the proposed display covering 825 square feet on the north-facing side wall of the existing commercial building located at 601 Cypress Avenue ("Property") is consistent with the Hermosa Beach Municipal Code ("HBMC") definition of "mural" ("Project"); and

WHEREAS, the Property is zoned Light Manufacturing (M-1) Commercial, with a general plan designation of Creative Industrial (CI), and is located within the Cypress District character area; and

WHEREAS, murals and signs are regulated under HBMC Chapter 17.50, "Signs". Pursuant to HBMC Section 17.50.150, sign requirements and regulations in the Manufacturing (M) zone, murals approved by the Planning Commission may be permitted, and the Planning Commission may waive specific provisions of the City's sign ordinance related to total sign area, coverage, height, type, and style;

WHEREAS, HBMC Section 17.50.030 defines a mural as "a pictorial representation not specifically identifying goods or services offered by the business on the premises"; and

WHEREAS, the Planning Commission, at its public meeting of April 21, 2026 considered all testimony and evidence, both oral and written, that was presented to the Planning Commission; and

WHEREAS, the proposed display is categorically exempt from the California Environmental Quality Act defined in CEQA Section 15301 Class 1 Existing Facilities, as the project involves negligible or no expansion of an existing use. The proposed display is painted directly onto the easterly facade of the existing building and would not result in a

direct or reasonably foreseeable indirect physical change in the environment.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission determines that the display meets the definition of a mural as set forth in HBMC Section 17.50.030, because the display does not include commodification elements tied to the commercial use of the business on the premises, and the proposed displays are artistic depictions.

SECTION 2. Based on the evidence received at the public meeting, the Planning Commission hereby further finds, determines, and declares that the project is consistent with the City’s General Plan (PLAN Hermosa) goals and policies as detailed in the table below. Further, the project is consistent with the Property’s general plan designation of Creative Industrial (CI) and the Cypress District character area.

General Plan Consistency	
Goals & Policies	Findings
Land Use and Design Element	
<p>Goal 11: A proud and visible identity as an arts and cultural community</p> <p>Policy 11.1 Locally appropriate art. Prioritize public art that reinforces the identity of Hermosa Beach, incorporating the culture, people, neighborhoods and ideas.</p> <p>Policy 11.2 Creative expression in the built environment. Encourage the infusion of creative expression within the city’s-built environment to create a memorable urban landscape that respects the past and builds for the future.</p> <p>Policy 11.8 Public art in private development Actively encourage private development to contribute to the cultural and economic health and the public realm through incorporation of public art.</p>	<p>The project integrates elements that reflect the artistic creativity and coastal identity of Hermosa Beach.</p> <p>The building is privately owned, and the applicant proposing the project is committed to enhancing cultural vitality by incorporating public art into their development.</p> <p>The project muralist uses his skill concept art to create for others. This local artist’s perspective and needs are integral to the project, ensuring that the mural reflects both the artistic vision and the community’s character.</p>

SECTION 3. Based on the foregoing, the Planning Commission **hereby approves** Mural Determination Case No. MD26-01 and determines the proposed display is a mural, subject to the following **Conditions of Approval:**

1. The mural shall be maintained in strict accordance with the design reviewed and approved by the Planning Commission. Any modifications to the approved design must receive prior approval from the Planning Commission.
2. Any acts of vandalism occurring on the site must be addressed, and the affected areas must be cleaned or repaired within 48 hours of discovery.
3. The mural shall not include the official City seal, logo, or city insignia, as defined and regulated by HBMC Chapter 1.06, unless or until the use of the official City seal, logo, or city insignia is approved in accordance with Chapter 1.06. The applicant shall remove such items from the proposed mural submitted to the Planning Commission on April 21, 2026, and submit a revised rendering of the proposed mural to the Community Development Director and subject to her approval to determine adherence with the condition and HBMC.

SECTION 4. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after exhaustion of any available administrative remedies, must be made within 90 days after the final decision by the City. The Hermosa Beach City Council may on its own initiative review all actions of the Planning Commission. If the City Council does not initiate review of this decision as set forth in Hermosa Beach Municipal Code Section 2.52.040, this decision will become final.

PASSED, APPROVED and ADOPTED on this 21st day of April 2026.

VOTE: **AYES:**

 NOES:

 ABSTAIN:

 ABSENT:

CERTIFICATION

I hereby certify the foregoing PC Resolution 26-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of April 21, 2026.

Stephen Izant, Chairperson

Alison Becker, Secretary

Date