



City of Hermosa Beach

Community Development Department | Planning Division

1315 Valley Drive, Hermosa Beach, CA 90254

o: 310-318-0242 e: planning@hermosabeach.gov

Office Hours: Monday – Thursday 7:00 AM – 6:00 PM

SHORT-TERM VACATION RENTAL APPLICATION

General Information

"Short-term vacation rental" shall mean the rental of a residential dwelling, a dwelling unit or a room in a dwelling for compensation by way of a rental agreement, lease, license or any other means, whether oral or written to a person or group of persons for temporary overnight accommodations for a period of less than thirty consecutive days.

Under Ordinance No. 19-1395, the City Council initiated a two-year pilot program to allow short-term vacation rentals. The City Council authorized an extension of the project by an additional two years in 2021, and another in 2023. Short-term vacation rentals are permitted in nonconforming residential dwelling units on properties zoned C-2, C-3, SPA-7, SPA-8, or SPA-11, provided the dwelling unit was legally established before October 24, 2025.

Short-term vacation rentals may be established and operated only after an Administrative Permit has been approved in compliance with Chapter 17.55 of the Hermosa Beach Municipal Code. The Administrative Permit for a short-term vacation rental shall be valid for one calendar year from the date of issuance and may be renewed annually thereafter, provided that the provisions enacted by Ordinance No. 23-1468 remain in effect and have not expired.

Submittal Requirements Checklist

- Short-Term Vacation Rental (STVR) Application Form (only one application is required per property regardless of the number of STVR units) (page 2)
- STVR Management and Operation Plan (pages 3-4)
- Copy of Complete Business License Application submitted separately to the Finance Cashier's Department
- Site Plan: showing all improvements on the entire property on which the short-term rental unit(s) is/are located, including the power panel disconnect, house water main valve, number and location of designated on-site parking spaces available (including garage parking) for use by renter(s), storage location of trash containers and any outdoor patios or barbeque areas.
- Floor Plans (one per unit): labeling all interior rooms and the location of all sleeping areas and bedrooms. Include the number of beds (including sofa beds, inflatable mattresses, roll-a-way beds, hide-a-beds, and the like) to be rented as part of the short-term rental, the approximate square footage of each short-term vacation rental unit and the square footage of the entire property (lot area).
- STVR Verification of Property Condition Form (page 5)
- Non-refundable application fee (See [Master Fee Schedule](#))



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Application Type: New Renewal (Permit #)

SEC I: Unit Information

Rental Address(es)

Number of Units

Number of On-site Parking

Number of Bedrooms per Unit

Spaces Designated for STVR(s)

Additional Uses Onsite

SEC II: Applicant Information

Name

Phone

Email

Address

City

Zip

State

SEC III STVR Owner's Authorized Agent

Name

Phone

Email

Address

City

Zip

State

Note: The STVR Owner's authorized agent shall be a local contact person who shall be available 24 hours per day, seven days a week for the purpose of responding to City staff calls pertaining to complaints regarding the condition, operations or conduct of occupants of the short-term vacation rental or guests. If directed by City staff, the STVR Owner's authorized agent shall personally proceed on-site within 30 minutes from the call to resolve the problem.



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SEC IV Transient Occupancy Tax (TOT)

Primary contact for collecting and paying TOT: Applicant Authorized Agent Other

Name

Phone

Email

SEC V: Online Hosting Platforms Information

Primary contact for guests and managing bookings: Applicant Authorized Agent Other

Name

Phone

Email

I certify that the information provided in this application is true and correct. I agree to notify the City of Hermosa Beach of any material change in the information provided in this application and/or any change in ownership of this property within 14 days of such change. I have reviewed the City of Hermosa Beach's Short-Term Vacation Rental Ordinance, Hermosa Beach Municipal Code (HBMC) Section [17.42.180](#), and understand and agree to all requirements. I agree to pay the Transient Use Occupancy Tax as set forth in [Chapter 3.32](#) of the HBMC. I consent to an inspection of the property to verify any information in this application or at any time to assess compliance with the HBMC. I further acknowledge that this is a pilot program and permits will not be issued after October 24, 2025.

Owner's Signature

Date

Authorized Agent Signature

Date



SHORT-TERM VACATION RENTAL MANAGEMENT AND OPERATION PLAN

All short-term vacation rentals shall provide a Management and Operation Plan, which shall include the following, pursuant to [HBMC 17.42.180](#): *(Management and operation plans shall be submitted as a supplement document as part of the STVR application.)*

- All reasonably prudent business practices that will be utilized to ensure that the short-term vacation rental unit(s) is/are used in a manner that complies with all applicable laws, rules, regulations, and permits.
- A mock-up of the identification plaque that will be posted and maintained at all times on the site. Include the location of the plaque on the Site Plan. (Note: the plaque is required to be displayed within plain view of and legible to the general public, shall not exceed six square feet in size (unless otherwise approved by the Community Development Director), and shall contain the address of the premises, STVR permit number, and telephone number of the Hermosa Beach Police Department Dispatch (310) 524-2750 for complaints regarding condition, operation or conduct of occupants of the unit(s).)
- The name, address and telephone number of a local contact person (authorized agent) who shall be available 24 hours per day, seven days per week for the purpose of responding to City staff calls pertaining to complaints regarding the condition, operations or conduct of occupants of the short-term vacation rental(s) or their guests, and if directed by City staff, to personally proceed on-site within thirty minutes from the call to resolve the problem.
- All reasonably prudent business practices that will be used to ensure that the occupants and/or guests of the short-term vacation rental unit(s) do not create unreasonable noise or disturbances, engage in disorderly conduct or illegal activity or violate any applicable law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit(s).
- All reasonably prudent business practices that will be used to ensure that the short-term vacation rental unit(s) is/are used for overnight accommodations purposes only. This shall include all prudent business practices to prohibit the rental to commercial party businesses.
- Location of on-site parking. (Note: on-site parking shall only be allowed on approved driveway, garage and/or carport areas. Parking of oversized vehicles must comply with the provisions of [HBMC Chapter 10.32](#).)
- The size or number of containers and/or frequency of pick-up (if permitted by the City's authorized waste hauler) to accommodate the amount of trash generated by all uses on the site. (Note: the property shall be maintained free of litter and debris. City may require an increase in the size or number of containers and/or frequency of pick-up, if needed.)
- The number of adult occupants allowed to occupy each short-term vacation rental unit. (Note: the number shall be limited to no more than two per bedroom/sleeping area.)
- An acknowledgement that STVR administrative permits are also subject to the following conditions of approval:
 - The owner or owner's authorized agent shall post the current short-term vacation rental permit number, a photograph of the front of the property where the short-term vacation rental unit is located, as well as the number of approved on-site parking spaces available, in any written publication or on any website that promotes the availability or existence of a short-term vacation rental unit.
 - Approved on-site parking space(s), including all enclosed garages, shall be kept free and clear to accommodate vehicular parking for renters/guests during all times the unit(s) is/are in use as a short-term vacation rental.
 - Prior to occupancy of a short-term vacation rental unit, the owner or the owner's authorized agent shall:



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- i. Obtain the contact information of the renter.
- ii. Provide a copy of the City's "Good Neighbor" brochure containing these requirements to the renter.
- iii. Require the renter to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants of the short-term vacation rental unit and their guests with all applicable laws, rules and regulations pertaining to the use and occupancy of the short-term vacation rental unit.
- iv. The information required in Paragraphs i and iii shall be maintained by the owner or the owner's authorized agent for a period of three years and be made available upon request to any officer of the City responsible for the enforcement of any provision of the municipal code or any other applicable law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit(s).
- o The owner or the owner's authorized agent, shall, upon notification that any occupant or guest of the short-term vacation rental unit(s) has created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of any applicable, law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit(s), respond in a timely and appropriate manner to immediately halt or prevent a recurrence of such conduct. Failure of the owner or the owner's authorized agent to respond to such calls or complaints in a timely and appropriate manner shall subject the owner to all administrative, legal and equitable remedies available to the City.



SHORT-TERM VACATION RENTAL VERIFICATION OF PROPERTY CONDITION FORM

The following items require verification to assure the short-term vacation rental unit(s) is/are equipped and maintained to meet the minimum safety standards. Verification shall be performed by the City's Building Inspector, and the completed verification form shall be signed by the property owner and City's Building Inspector.

I (the property owner) hereby acknowledge that a site inspection is required as a part of the administrative permit application for the short-term vacation rental(s) and agree to coordinate with City staff to schedule the inspection and to allow the City's Building Inspector to perform the inspection.

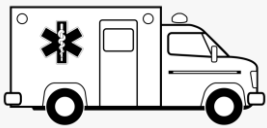



Property Owner's Signature	Date
Date of Inspection:	
Name of Building Inspector:	
Name of City Planner:	

- Smoke alarms (listed and approved) shall be installed in the following locations per the California Residential Code (CRC), Sec. R314.1.
 - In each sleeping room, and
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s), and
 - At least one alarm on each story, including basements and habitable attics.
- Carbon Monoxide alarms (listed by an approved agency such as UL) installed in the following locations per the CRC, Sec. R315.1.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s), and
 - At least one alarm on each story, including basements and habitable attics.
- Working GFCI's (ground fault circuit interrupters) required at all receptacles within 6 feet of all kitchen, bathroom, bar and laundry sinks per the California Electrical Code (CEC), Art. 210.8.
Electric Main and Sub Panels shall be accessible, with all breakers identified and no openings in cover plate per the CEC.
- All sleeping rooms shall be provided with at least one emergency egress window, Per the CRC, Sec. R310.
- All stairs shall have at least one continuous handrail running the full length of the stairs per the CRC, Sec. R311.7.8
- All walking surfaces measured vertically more than 30" above grade or floor levels, including balconies, decks, stairs and landings, shall have guard railings per CRC Sec. R312.1.
- Pool/spa safety barrier enclosures comply with California Building Code.
- Rental equipped with at least one fire extinguisher (type 2A10BC) installed in a readily visible/accessible location near the kitchen.
 - Safety glass shall be installed in glass doors, shower enclosures, etc. as per CRC
 - Water Heaters shall be properly installed per California Plumbing Code Chap. 5.
 - Attached Garages shall be separated from dwelling by fire rated walls, ceiling and door, per CRC.
 - All garage door springs shall be free of defects; automatic door openers shall have safety stop per CRC.

I hereby certify that the safety standard conditions listed above are fully complied with.

Building Inspector	Date
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City of Hermosa Beach Short-Term Vacation Rental (STVR) Permit <i>In order to have a safe and fulfilling visit, please read the following information:</i>	
STVR Address:	
Permit Number:	
Permit Issuance Date:	
Permit Expiration Date:	
	In Case of Emergency Call 9-1-1 Disturbances Call Police Dispatch (310) 524-2750 or Code Enforcement: (310) 318-0234
	Please be a Good Neighbor: <i>Please read all the "Good Neighbor Guidelines" below.</i>
	24/7 Unit Maintenance and Management Name: _____ Phone: _____ Email: _____
	Trash location: _____ Trash Pick-Up Days: _____
THIS SHALL BE POSTED INSIDE EACH UNIT IN A LOCATION VISIBLE TO THE OCCUPANTS TO BE AFFIXED TO THE INSIDE OF THE MAIN ENTRY DOOR OF THE SHORT-TERM VACATION RENTAL UNIT	

Good Neighbor Guidelines

The Good Neighbor Guidelines were created to educate Short-Term Vacation Rental (STVR) owners and tenants/guests on the importance of being a good neighbor.

- 1. 24-Hour Contact Information:** If at any time you have concerns about your stay or in regards to your neighbors, please call the 24-hour contact number listed above. In the event of an emergency, please call 911. For disturbances call PD the City of Hermosa Beach Police Dispatch 310) 524-2750
- 2. Respect your Neighbors:** Be friendly, courteous, and treat your neighbors like you want to be treated. Respect your neighbors and their property.
- 3. Noise:** Be considerate of the neighborhood and your neighbor's right to the quiet enjoyment of their home and property, especially after 10:00 p.m.
- 4. Maintenance of Property and Garbage Disposal:** Be sure to pick up after yourself and keep the property clean, presentable and free of trash. Place trash and recycling containers at the appropriate place and time for pickup. Return trash and recycling containers to the designated location within 12 hours after pickup.
- 5. Parking & Traffic Safety:** Refer to the parking diagram posted in the unit and park on-site whenever possible. Do not park on lawns or in a manner which blocks driveways, sidewalks, alleys or mailboxes. Drive slowly through neighborhoods and watch for pedestrians and children playing.



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6. **Pets** (*if permitted by property owner*). Promptly cleanup after your pets. Prevent excessive and prolonged barking, and keep pets from roaming the neighborhood. Control aggressive pets, and be sure to abide by the local leash laws. Store pet food indoors and in a secure container to reduce the likelihood of unwanted pest problems.
7. **Tenant/Guest Responsibility.** Approved guests and visitors are expected to follow the Good Neighbor Guidelines. Be sure to read your rental agreement for additional terms and restrictions, which may include consequences for violating the Good Neighbor Guidelines.
8. **Smoking Free:** pursuant to the City of Hermosa Beach Municipal Code Section [\(HBMC\) 12.20.125](#) No person shall smoke on the beach. "Smoking" is as defined in Section [8.40.010](#).



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OFFICE USE ONLY

PLANNING DIVISION

STVR Permit Number: _____

Zoning Approved: Yes No Notes: _____

Staff Signature: _____ Date: _____

BUILDING & SAFETY DIVISION

Inspection Approved: Yes No Notes: _____

Staff Signature: _____ Date: _____

FINANCE CASHIER DEPARTMENT

Business License Number: _____

Issued Date: _____ Notes: _____

Staff Signature: _____ Date: _____

FINANCE DEPARTMENT

Transient Occupancy Tax: _____

Issued Date: _____ Notes: _____

Staff Signature: _____ Date: _____