

COMMERCIAL USE ZONING MATRIX USE, DEFINITIONS, AND SPECIFIC USES

Based on the specific commercial zone, each use will be allocated one of the following designations:

"P" = Permitted Use with Zoning Clearance; "AP" = Permitted with an Admin Permit; "M" = Minor Use Permit Required; "C" = Conditional Use Permit required, "T" = Temporary Use Permit, "A" = Accessory Use, "-" = Use not allowed

Commercial Land Use Classification	Definitions	Standards for Specific Uses
Adult Businesses	<p>A business establishment in which a regular or substantial portion of its stock-in-trade material is specifically intended for the exclusive patronage of adults and/or is precluded from selling such material to minors and/or admitting minors into the premises of the business by Section 313 et seq. of the California Penal Code. "Regular or substantial portion" is defined as greater than 20 percent of an establishment's stock-in-trade materials and/or services offered to patrons, for compensation or some form of gratuity. For the purposes of this Title, "adult businesses" shall refer only to those establishments which involve forms of written or visual speech protected by the First Amendment, specifically adult bookstores, adult cabarets, adult motion picture theaters/arcades, and adult news racks. This definition does not include businesses primarily characterized by activities not protected by the First Amendment, which specifically refers to adult bathhouses, adult massage parlors, adult motels/hotels, outcall services and sexual encounter establishments.</p>	<ol style="list-style-type: none"> 1. Location Criteria. The exterior walls of the proposed establishment are located more than two hundred (200) feet from the exterior boundaries of any lot or parcel of residentially zoned property, any property used for a church, temple or other place used exclusively for religious worship, or any playground, park with recreational facilities or school. 2. The exterior walls of the proposed establishment are located more than one thousand (1,000) feet from the exterior boundaries of any lot or parcel of land upon which any other such adult business establishment is located. 3. Design. All building openings, entries and windows shall be designed or screened so that the contents may not be seen from the public sidewalk or equivalent public areas accessible to minors. 4. There shall be no doors or other similar closable screens on video or film viewing booths. No viewing machine or booth may be occupied by more than one person at any one time. The walls or partitions between viewing machines or booths shall be maintained in good repair at all times and shall not contain holes between any two machines or booths as would allow either: <ol style="list-style-type: none"> a. Viewing from one machine or booth into another; or b. Physical contact of any kind between the occupants of any two rooms. 5. For adult businesses that will operate more than four (4) film or video viewing machines or booths, the proposed establishment is capable of providing one off-street parking space for every such machine or booth in excess of the four machines or booths. 6. All off-street parking areas and premises entries of the adult business shall be illuminated from sunset to closing hours of operating with a lighting system which provides an average maintained horizontal illumination of one footcandle of light on parking surfaces and walkways. The lighting shall be shown on plans submitted pursuant to the application for the adult business. Landscaping shall not exceed thirty (30) inches in height, except trees with foliage not less than six feet above ground. 8. All off-street parking areas and premises entries of the adult business shall be illuminated from sunset to closing hours of operating with a lighting system which provides an average
Animal Services	Services related to the boarding and care of household pets including:	
Animal Daycare	Facilities providing non-medical care on a less than 24-hour basis for four or more dogs, cats, or other household pets not owned by the business owner or operator.	None proposed.
Animal Lounge	A facility primarily engaged with providing a space to allow individuals and household animals to engage in recreational opportunities with one another. This may or may not include adoption and classes.	None proposed.
Animal Grooming	Any permanent or mobile commercial establishment where an animal may be cleaned, styled or have appearance maintained with no overnight boarding allowed.	None proposed.
Animal Shelter and Boarding	A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding, or maintaining, generally overnight or in excess of 24 hours, dogs, cats, or other household pets not owned by the owner or operator of the facility.	None proposed.
Veterinary Services	An establishment primarily engaged in providing health care services and treatment for dogs, cats, or other household pets. This classification allows 24-hour accommodation of animals receiving medical services and treatment, including animal hospitals, and pet clinics.	None proposed.
Artist Studio	Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use may include incidental instructional classes or retail sales of items produced on the premises and does not include uses that are generally industrial in nature (See Custom Manufacturing).	None proposed.

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Automobile/Vehicle Rental	Establishment providing for the rental of automobiles and small vehicles. Typical uses include car, light truck, motorcycle, and scooter rental agencies. The use may include the incidental the accessory washing of vehicles.	1. Operations. All pick up and drop off of vehicles shall occur within private property.
Automobile/Vehicle Sales and Leasing	Sale or lease, retail or wholesale, of automobiles, light trucks, personal watercraft, motorcycles, and scooters, together with associated repair services and parts sales, but excluding body repair and painting. The use may include the accessory washing of vehicles. Typical uses include automobile dealers and recreational vehicle sales agencies.	
Automobile/Vehicle Service and Repair, Minor	The service and repair of automobiles, light trucks, personal watercraft, motorcycles, and scooters, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.	1. Indoors. All repair activities and equipment shall be conducted within a fully enclosed building. 2. Design. All overhead bay doors shall be oriented away from residential zoned properties. 3. Noise. All structures shall be designed with sufficient sound attenuation to ensure compliance with the noise ordinance. 4. Operations. Vehicles being worked on or awaiting service or pick-up shall be stored within an enclosed building or in a parking area on the property that is screened in compliance with Section TBD, Screening. Unattended vehicles may not be parked or stored on the sidewalk adjoining the property, in the street, or in any portion of the public right-of-way within the City. 5. Litter. The premises shall be kept in an orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building.
Automobile/Vehicle Repair, Major	Repair of automobiles, trucks, boats, personal watercraft, motorcycles, scooters, and recreational vehicles, generally on an overnight basis that may include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping.	
Large Vehicle and Equipment Sales, Service, and Rental	Sales, servicing, rental, fueling, and washing of boats, recreational vehicles, and large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities. Includes large vehicle operation training facilities.	None proposed.
Service stations		1. Minor automotive services, including minor repairs and the installation of accessories, where such operations may normally be completed within one hour are permitted as an accessory use. The servicing of trucks is limited to trucks one and one-half tons or less in size.
Charging Service Stations (Electric)	Establishments primarily engaged in retailing automotive electric vehicle charging or retailing the charging in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive products, replacement parts and accessories; and/or providing incidental food and retail services. This classification includes "mini-marts" and/or convenience stores that sell products, merchandise, or services that are ancillary to the primary use related to the operation of motor vehicles.	1. Design. When designed as a parking structure, the parking shall be screened using architectural solutions including wrapping the parking with other active ground floor uses, or incorporation of architectural panels, public art elements, landscaping/vines. 2. Landscaping. The exterior of the structure shall be setback to provide landscaping, with a minimum depth of five feet, along the perimeter along any portion of the public right-of-way not used for a driveway or pedestrian access.
Service Stations Fueling (Gas, Diesel, Hydrogen)	Establishments primarily engaged in retailing automotive fuels and charging or retailing these fuels/charging in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services. This classification includes "mini-marts" and/or convenience stores that sell products, merchandise, or services that are ancillary to the primary use related to the operation of motor vehicles.	None proposed.
Towing and Impound	Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking).	None proposed.

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Car Wash	Any permanent facility self-service and/or attended establishments including fully mechanized facilities where tunnels or stall(s) with water-spraying devices are used for the washing of vehicles as a service, and where typically vacuuming services are provided.	<ol style="list-style-type: none"> Design. All equipment, including vacuum cleaners, shall be located a minimum of 50 feet from any residential use unless enclosed within a building. A car wash abutting property zoned for residential uses shall be screened concrete block wall six feet in height; except where the wall abuts the front yard of a residential zone, it shall be 42 inches in height for a distance equal to the required front yard setback in the residential zone. Operations. The maximum operating hours shall be between 7:00 a.m. and 7:00 p.m. <ol style="list-style-type: none"> Sites shall be supervised a minimum of four hours during each day of operation, and shall be securely closed to vehicular access during those hours when operation is prohibited
Banks and Financial Institutions	Financial institutions providing retail banking services. This classification includes only those institutions serving walk-in customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.	None proposed.
Automatic Teller Machine (Walk-Up or Drive Thru)	Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without contact with financial institution personnel. The machines may be located within banks, in locations such as supermarkets or convenience stores, or in exterior locations.	<ol style="list-style-type: none"> Location Requirements. Walk-up ATMS may be located on the exterior of building when setback a minimum of 3' from the property line. Design. Exterior ATMs shall be designed in a manner consistent with the architecture of the building. Visibility. ATMS shall be sited to Lighting. Trash Receptacle. Each exterior ATM shall be provided with a receptacle sufficient in size to accommodate materials discarded by users of the ATM.
Business Services	Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photofinishing, model building, taxi or delivery services with two or fewer fleet vehicles on-site.	None proposed.
Commercial Entertainment and Recreation		
Cinema/Theater	Any facility for the indoor display of films, motion pictures, or dramatic, musical, or live performances.	None proposed.
Indoor Entertainment and Recreation	Establishments providing predominantly participant sports, fitness, indoor amusement and entertainment services conducted within an enclosed building, including electronic amusement centers or arcades. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, athletic clubs. Excludes Gym, health, fitness.	
Outdoor Entertainment and Recreation, Accessory	Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, golf courses, miniature golf courses, tennis clubs, outdoor batting cages, swimming pools, archery ranges, and riding stables.	None proposed.
Small Gym/Health/Fitness (3,000sf gross floor area or less)	A facility not exceeding three thousand (3,000) square feet of gross floor area, whether open to the public or a private club, which provides the indoor space, equipment and the supervision/training/teaching for physical activities including but not limited to sporting activities, instructional fitness classes, exercising, martial arts, aerobic dancing, weight training, gymnastics and spas.	None proposed.
Large Gym/Health/Fitness (2,001sf gross floor area or greater)	A facility, whether open to the public or a private club, which provides the indoor space, equipment and the supervision/training/teaching for physical activities including but not limited to fitness centers, gymnasiums, health and athletic clubs including any of the following: sporting activities, instructional fitness classes, exercising, martial arts, aerobic dancing, weight training, gymnastics and spas.	None proposed.

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Convention Facility	A facility accommodating gatherings, assembly, entertainment, and related support facilities (e.g., kitchens, offices, etc.) for special events or occasions.	None proposed.
Drive-Through Facilities	A motor vehicle drive-through facility which is a commercial building or structure or portion thereof which is designed or used to provide goods or services to the occupants of motor vehicles. It includes, but is not limited to, banks and other financial institutions, fast food establishments, and deposit/pick-up establishments, but excludes drive-in theaters, ATMs, service stations, or car-wash operations (see Car Wash).	
Eating and Drinking Establishments	Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.	None proposed.
Bars/Night Clubs/Lounges	Businesses serving beverages for consumption on the premises as a primary use, including on-sale service of alcohol including beer, wine, and mixed drinks. This use classification includes establishments where alcoholic beverages are sold and consumed but are not operated and maintained as bona fide eating establishments and establishments where beverage production, brewing, or distilling is subordinate to the sale of alcoholic beverages.	See Section TBD, Alcoholic Beverage Sales
Food and Beverage Tasting	Businesses serving samples of food or beverages as an accessory use associated with a production facility such as wine or beer making, or retail sales.	
Restaurant	Establishments where food and beverages may be consumed on the premises, taken out, or delivered. This use classification includes restaurants, cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers, as well as establishments whose primary function is the sale or offering for sale of food, as opposed to a business whose primary purpose is the sale of alcoholic beverages, and that are operated and maintained as a bona fide eating place that serves alcoholic beverages and is licensed as such by the California Department of Alcoholic Beverage Control (ABC). It excludes catering services and commercial kitchens that do not sell food or beverages for on-site consumption.	See Section TBD, Alcoholic Beverage Sales
Farmer's Markets	Temporary but recurring outdoor retail sales of food, plants, flowers, and products such as jellies, breads, and meats that are predominantly grown or produced by vendors who sell them.	None proposed.
Food Preparation	Establishments preparing and/or packaging food primarily for off-site consumption, including cloud kitchens, catering kitchens, retail bakeries, and small-scale specialty food production. This classification excludes establishments with an industrial character in terms of processes employed, waste produced, water used, and traffic generation.	1. The establishment shall provide a minimum of 10% of the gross floor area for walk in customers to order and wait for food on the premises.
Funeral Parlors and Internment Services	An establishment primarily engaged in the provision of services, involving the care, preparation, or disposition of human remains and conducting memorial services. This subclassification includes funeral parlors, crematories, and mortuaries, but excludes cemeteries and burial parks.	None proposed.
Lodging	An establishment providing overnight accommodations to transient patrons for payment periods of 30 consecutive calendar days or less.	
Hostels	One (1) or more buildings containing six (6) or more guest rooms, in which some or all offer dormitory style sleeping facilities. The sleeping facilities contained in such rooms are designed, intended to be used and are used, rented or hired out as temporary or overnight accommodations for guests in which daily services of linen change, towel change, soap change and general clean-up are provided by the management. Access to all rooms is provided through a common entrance and a registration lobby is located on the premises	None proposed.

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Hotels and Motels	An establishment providing overnight accommodation to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, recreational vehicle parks, and tourist courts.	1. Public Amenities. Within the Coastal Zone overnight visitor accommodations where the majority of rooms are rented at the mid-range and high-cost level shall incorporate public amenities such as plaza, open space, restaurants, retail, coastal viewing areas or other amenities.
Timeshares	One or more accommodations subject to the same timeshare instrument, together with any other property or rights to property appurtenant to those accommodations.	None proposed.
Short Term Vacation Rentals	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 (30) consecutive days. Short-term vacation rentals are also known as "short-term vacation rental" and "vacation rentals."	Limited to nonconforming residential dwellings. See Section TBD, Short Term Vacation Rentals
Maintenance and Repair Services	Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This use classification excludes maintenance and repair of motor vehicles (see Automotive/Vehicle Sales and Services) and personal apparel (see General Personal Services).	None proposed.
Offices		
General Office	An establishment providing professional, executive, management, administrative or design services to consumers, including accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, real estate and mortgage brokers.	None proposed.
Multi-media Office	An establishment engaged in the commercial arts and art-related production including audio and film editing services of intellectual property and postproduction services.	None proposed.
Research and Development Office	An establishment engaged in the scientific technology research and product design that involves the use of computers, printers and other related office equipment in an office setting. The facility may also include administrative services related to product design or sales, but does not include testing, laboratories, mass manufacturing, or assembly.	None proposed.
Medical or Dental Office	An establishment providing outpatient medical, mental health, surgical and other personal health services engaged professionally in the healing arts as recognized by the State of California. Such facilities include: medical, dental and psychiatric offices (counseling services by other than medical doctors or psychiatrists are included under "General Office"); out-patient care facilities; chiropractic offices, acupuncturists, and physical therapists.	None proposed.
Parcel Pickup and Dropoff	Parcel and package delivery, pick-up, return, and storage services.	None proposed.
Personal Services		
General Personal Services	An establishment providing personal services to individuals as a primary use, such as shoe and luggage repair, clothing rental, photographers, laundry and dry cleaning, repair and fitting of clothes, fortune telling, locksmiths, electronics repair, and similar services.	None proposed.
Personal Care Services	An establishment providing elective out-patient cosmetic services, which may be provided by a duly licensed medical professional. The services may include cosmetic and vitamin injectables, laser treatments, micro-needling, oxygen treatments, cryogenics, red light therapy and similar services, that are minimally invasive, non-surgical, and non-therapeutic in nature. Personal care services also include barber and beauty shops, makeup studios, uses associated with a day spa, nail salons, tanning salons, electrolysis, and other cosmetic and appearance care services. This definition excludes general personal services, gym, health fitness, massage establishment and medical, and dental office.	None proposed.

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<p>Massage Establishment</p>	<p>An establishment offering massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state as part of a medical clinic. This definition excludes: a) medical professionals operating a business under their respective business license from the State of California including: physicians and chiropractors; and b) a gymnasium/health and fitness center, school, barber/beauty shop, or similar establishment where massage or similar manipulation of the human body is offered by an individual as an incidental or accessory service and does not occupy more than 25 percent of the gross floor area of the establishment.</p>	<p>1. License Required. A licensed Massage Therapist, pursuant to Chapter 5.74 of the Hermosa Beach Municipal Code, shall be on the premises at all times when the business is open. The business may employ technicians or aides only if supervised by a licensed Massage Therapist. 2. Hours of operation shall be limited to between 7:00 A.M. and 10:00 P.M. or other hours as established by the Planning Commission if deemed necessary because of proximity to residential uses.</p>
<p>Tattoo or Body Piercing Studio</p>	<p>An establishment whose principal business activity is one or more of the following: 1) creating permanent images, patterns, designs, or words on the skin using needles or other instruments designed to contact or puncture the skin and apply ink or other substances; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. Does not include the application of permanent cosmetics (permanent makeup) or tattooing when applied by a licensed dermatologist on premises licensed as a dermatological office.</p>	<p>1. Location Requirements. The exterior walls of any tattoo or body piercing studio located east of the greenbelt shall be located more than 1,000 feet from the exterior walls of any other tattoo or body piercing studio and the exterior walls of any establishment located west of the greenbelt shall be located more than 1,500 feet from the exterior walls of any other tattoo or body piercing studio. 2. License. The operator of the tattoo or body piercing studio shall obtain and maintain in compliance all permits required by the County of Los Angeles, Department of Public Health. 3. Hours. Tattoo or body piercing studio shall not operate between the hours of 10:00 p.m. and 10:00 a.m. 4. Operations. Live animals, except for service animals, shall not be allowed on the premises. 5. Once established, tattoo or body piercing studio shall not be permitted to expand into another tenant space or building or otherwise on the site or any contiguous site, or to establish additional locations within the City. 6. Temporary or mobile establishments or events are not authorized by this Section.</p>
<p>Retail Sales</p>		
<p>General Retail</p>	<p>The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes department stores, clothing stores, furniture stores, pet supply stores, florists, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, second-hand stores, commercial art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics repairs, pharmacy, parcel pick-up or drop-off.</p>	<p>None proposed.</p>
<p>Building Materials Sales and Services</p>	<p>Establishments primarily engaged in the retail sale or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include Construction and Material Yards, hardware stores less than 10,000 square feet in floor area, or plant nurseries.</p>	<p>None proposed.</p>

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Nurseries	Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This use classification includes wholesale and retail nurseries offering plants for sale.	None proposed.