

**CITY OF HERMOSA BEACH  
CITY COUNCIL SPECIAL MEETING MINUTES**



**May 13, 2025  
5:00 p.m.  
Council Chambers  
1315 Valley Drive  
Hermosa Beach, CA 90254**

**Members Present:** Mayor Rob Saemann, Mayor Pro Tem Mike Detoy, Councilmember Ray Jackson, Councilmember Michael D. Keegan, Councilmember Dean Francois

**Staff Present:** Interim Deputy City Manager Leo Zalyan, Interim City Attorney Todd Leishman, Administrative Services Director Brandon Walker, City Clerk Myra Maravilla, Community Development Director Alison Becker, Community Resources Director Lisa Nichols, Public Works Director Joe SanClemente, Deputy City Clerk Reanna Guzman, Ann Yang, Planning Manager Alexis Oropeza, Associate Engineer Andrew Nguyen, Police Chief Landon Phillips

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**1. CLOSED SESSION—CALL TO ORDER 5:00 PM**

Mayor Saemann announced that the Study Session would be heard first, followed by the Closed Session and regular meeting.

Mayor Saemann called the Closed Session to order at 9:47 p.m.

**2. ROLL CALL**

Councilmember Jackson was in attendance but not a part of the roll call.

City Clerk Myra Maravilla announced a quorum.

**3. PUBLIC COMMENT ON THE CLOSED SESSION AGENDA**

In Person Public Comment:

- Scott Hayes

**4. RECESS TO CLOSED SESSION**

The City Council recessed to Closed Session at 9:48 p.m.

**4.a Approval of minutes of Closed Session held on May 5, 2025**

**4.b Government Code Sections 54954.5(e) & 54957:**

**PUBLIC EMPLOYEE APPOINTMENT**

Title: Acting City Manager

**PUBLIC EMPLOYMENT**

Title: Interim City Manager / City Manager

**5. STUDY SESSION—CALL TO ORDER**

Mayor Saemann called the Study Session to order at 5:11 p.m.

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Pro Tem Detoy

To approve the order of the Study Session agenda.

Ayes (5): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

**Motion Carried**

**6. ROLL CALL**

City Clerk Myra Maravilla announced a quorum.

**7. CLOSED SESSION REPORT**

Interim City Attorney Todd Leishman provided the Closed Session Report during the regular meeting agenda.

Interim City Attorney Leishman announced that the City Council voted unanimously to appoint Joe SanClemente as the Interim City Manager.

**8. PUBLIC COMMENT ON STUDY SESSION AGENDA ONLY**

In Person Public Comment:

- Jim Fasola
- Eric Horne
- John Burry
- Mark Mamber

Virtual Public Comment:

- Anthony Higgins
- David Grethen
- Laura Pena
- Dave Shott

**9. OPENING REMARKS**

Interim Deputy City Manager Leo Zalyan provided opening remarks.

**10. STUDY SESSION**

**10.a FISCAL YEAR 2025–26 CAPITAL IMPROVEMENT PROGRAM STUDY SESSION - 25-PW-028**

Public Works Director Joe SanClemente presented the FY 2025-26 Capital Improvement Program.

**11. COUNCIL QUESTIONS ON STUDY SESSION ITEM ONLY**

Councilmember Francois provided various comments regarding Lot D.

Councilmember Francois asked various questions regarding the storage center located at the City Hall parking lot and playground improvements.

Mayor Pro Tem Detoy provided comments on the timeline of the installation of a playground and funding for paving streets.

Councilmember Jackson provided comments regarding Transtech staff augmentation, the sidewalk infrastructure, and the tsunami siren.

Emergency Management Coordinator Maurice Wright provided information about the tsunami siren.

Councilmember Jackson asked various questions about the City Yard.

Councilmember Keegan asked various questions about the pavement, Fort Lots of Fun, and Parking Lot D.

Mayor Saemann asked about the financing options for the City Yard.

Director Walker provided an overview of various financing options for the City Yard.

Mayor Saemann asked various questions about the storage lot.

Mayor Francois asked various questions about the storage lot.

**12. PUBLIC COMMENT ON STUDY SESSION ITEM ONLY**

In Person Public Comment:

- Scott Hayes
- Nayiri Dermenjian
- Tara McNamara
- Ash Anderson
- Andy Stabile

- Bill Hallett
- John Burry
- David Grethen
- Rebecca Doyle

Virtual Public Comment:

- Eddie Swink
- Anthony Higgins
- Laura Pena
- Sam V.

**13. COUNCIL DISCUSSION ON STUDY SESSION ITEM ONLY**

Councilmember Jackson requested future input and greater involvement from various commissions and to discontinue the Lot D project. He also provided comments regarding the tsunami siren and the storage lot at the City Hall parking lot.

Mayor Pro Tem Detoy provided input on Lot D by suggesting the removal of solar panels to reduce the project's cost. He also discussed renegotiating the contract for the storage lot and pushing out the tsunami siren project to invest additional funds to pave roads.

Councilmember Keegan provided comments on funding the Corporate Yard and asked various questions about the cost-benefit analysis of the solar panels at Lot D.

Councilmember Francois provided comments on the storage lot renegotiation, expressed support for option 2 for Lot D or doing nothing.

Mayor Saemann provided input on Parking Lot D by suggesting that the project be defunded and redesigned.

The City Council recessed to Closed Session at 9:48 p.m.

**Moved by:** Councilmember Keegan

**Seconded by:** Mayor Saemann

To move forward with the 14th Street Restroom Project for \$75,000, cancel the previous associated Capital Improvement Project, and utilize the remaining funds for street paving.

Ayes (5): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

**Motion Carried**

**Moved by:** Councilmember Jackson  
**Seconded by:** Mayor Saemann

To defund the Lot D project and explore other uses for the lot.

Ayes (3): Mayor Saemann, Mayor Pro Tem Detoy, and Councilmember Jackson

Noes (2): Councilmember Keegan, and Councilmember Francois

**Motion Carried**

**Moved by:** Mayor Pro Tem Detoy  
**Seconded by:** Councilmember Francois

To renegotiate the lease with the Storage Lot and revisit its long-term use in one year. A friendly amendment was provided by Councilmember Keegan to create a subcommittee composed of Councilmember Keegan and Mayor Pro Tem Detoy to assist with renegotiations. Mayor Pro Tem Detoy accepted the friendly amendment.

Ayes (3): Mayor Pro Tem Detoy, Councilmember Keegan, and Councilmember Francois

Noes (2): Mayor Saemann, and Councilmember Jackson

**Motion Carried**

**Moved by:** Mayor Pro Tem Detoy  
**Seconded by:** Mayor Saemann

To hold a joint Study Session with the City Council and Public Works Commission to discuss the new corporate yard delivery method.

Ayes (5): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

**Motion Carried**

**Moved by:** Councilmember Keegan  
**Seconded by:** Mayor Pro Tem Detoy

To amend the 2025-26 CIP project sequencing and funding by moving the playground replacement in place of the the Lot D project, table the tsunami siren project for one year, and create a subcommittee with Mayor Pro Tem Detoy and Councilmember Jackson to discuss the lighting and beautification goals in the downtown area.

Ayes (5): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

**Motion Carried**

**14. RECESS TO REGULAR MEETING AGENDA**

The regular meeting agenda was heard at the conclusion of the Study Session.

**15. REGULAR AGENDA—CALL TO ORDER 6:00 PM**

Mayor Saemann called the regular meeting to order at 11:04 p.m.

**16. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilmember Francois.

**17. ROLL CALL**

City Clerk Maravilla announced a quorum, noting the absence of Mayor Pro Tem Detoy.

A motion was made by Councilmember Jackson to make public information about Steven Napolitano. No second was provided and no vote was taken.

**18. ANNOUNCEMENTS—UPCOMING CITY EVENTS**

Mayor Saemann announced that Fiesta Hermosa will take place May 24–26, hosted by the Hermosa Beach Chamber of Commerce. The event will feature over 250 vendors, a carnival, and live music along Pier and Hermosa Avenues, starting at 11:00 A.M. on Saturday.

**19. APPROVAL OF AGENDA**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To amend the agenda to table item 26.c and approve the remainder of the agenda.

Ayes (3): Mayor Saemann, Councilmember Keegan, and Councilmember Francois

Noes (1): Councilmember Jackson

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**20. PROCLAMATIONS / PRESENTATIONS**

**21. CITY MANAGER REPORT**

**21.a Police Chief Update**

Chief Phillips provided a Police Chief Update.

Councilmember Francois asked about the cancellation of concerts at the Fiesta Hermosa event.

Interim Deputy City Manager provided information.

**22. PUBLIC COMMENT**

Mayor Saemann opened Public Comment. No public comment was provided.

**23. COUNCILMEMBER COMMENTS**

**24. CONSENT CALENDAR**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To approve the Consent Calendar.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**24.a WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS ON THE AGENDA**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

**Motion Carried**

**24.b THREE VACANCIES TO THE PARKS, RECREATION, AND COMMUNITY RESOURCES ADVISORY COMMISSION—AUTHORIZE ADVERTISEMNT AND SCHEDULE APPLICANT INTERVIEWS - 25-CCO-023**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To direct staff to advertise and solicit applications for three vacancies on the Parks, Recreation, and Community Resources Advisory Commission with terms ending June 30, 2029, to serve at the pleasure of the City Council; and schedule applicant interviews to be held prior to or on the regular City Council meeting on Tuesday, June 24, 2025, with the option to make appointments at the same meeting.

**Motion Carried**

**24.c REVENUE REPORT, EXPENDITURE REPORT, AND CIP REPORT BY PROJECT FOR FEBRUARY 2025 - 25-AS-035**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To receive and file the February 2025 Financial Reports.

**Motion Carried**

**24.d CHECK REGISTERS - 25-AS-034**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To receive and file the following check registers for the period April 2, 2025 through April 23, 2025. The Administrative Services Director certifies the accuracy of the attached demands.

**Motion Carried**

**24.e LOS ANGELES COUNTY FIRE AND AMBULANCE MONTHLY REPORT FOR FEBRUARY 2025 - 25-CMO-035**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To receive and file the February 2025 Fire and Ambulance monthly report.

**Motion Carried**

**24.f LOS ANGELES COUNTY FIRE AND AMBULANCE MONTHLY REPORT FOR MARCH 2025. - 25-CMO-036**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To receive and file the March 2025 Fire and Ambulance monthly report.

**Motion Carried**

**24.g NEW FIRE HAZARD SEVERITY ZONE MAP FOR THE CITY OF HERMOSA BEACH AS IDENTIFIED BY THE STATE FIRE MARSHAL - 25-CMO-031**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To receive and file this report regarding the official transmittal of the revised Fire Hazard Severity Zone (FHSZ) Map from the State Fire Marshal.

**Motion Carried**

**24.h ACTION MINUTES OF THE PARKS, RECREATION, AND COMMUNITY RESOURCES ADVISORY COMMISSION MEETING OF APRIL 1, 2025 - 25-CR-036**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To receive and file the action minutes of the Parks, Recreation, and Community Resources Advisory Commission meeting of April 1, 2025.

**Motion Carried**

**24.i ACTION MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF APRIL 15, 2025 - 25-CDD-060**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To receive and file the action minutes of the Planning Commission regular meeting of April 15, 2025.

**Motion Carried**

**24.j PLANNING COMMISSION TENTATIVE FUTURE AGENDA ITEMS - 25-CDD-057**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To receive and file the May 20, 2025 Planning Commission tentative future agenda.

**Motion Carried**

**24.k APPROVAL OF THIRD AMENDMENT TO AGREEMENT WITH CIVIC SOLUTIONS, INC. FOR ON-CALL STAFF AUGMENTATION SERVICES - 25-CDD-074**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To approve the proposed third amendment to an agreement with Civic Solutions, Inc. for staff augmentation services to increase the not-to-

exceed amount by \$8,700, resulting in a total not-to-exceed amount of \$93,380 for the remainder of the two-year term ending June 30, 2026; and determine that the action is not a project under the California Environmental Quality Act (CEQA) or, in the alternative, that the action is exempt from CEQA; and authorize the City Manager to execute and the City Clerk to attest the attached third amendment subject to approval by the Interim City Attorney.

**Motion Carried**

**24.I CONSIDERATION OF A RESOLUTION EXPRESSING OPPOSITION TO ASSEMBLY BILL 647 (M. GONZALEZ), SENATE BILL 634 (PEREZ), AND SUPPORT TO ASSEMBLY BILL 650 (PAPAN). - 25-CMO-034**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To adopt Resolution No. RES-25-7488 expressing opposition to Assembly Bill 647 and Senate Bill 634; and consider adopting by title Resolution No. RES-25-7487 expressing support to Assembly Bill 650.

**Motion Carried**

**24.m PURCHASE OF TRAILER MOUNTED MOBILE GENERATOR - 25-PW-027**

**Moved by:** Councilmember Francois

**Seconded by:** Mayor Saemann

To authorize the purchase of one Trailer Mounted Mobile Diesel Generator through a Cooperative OMNIA Partners Public Sector Master Agreement with Global Equipment Company INC. (Global Industrial), in an amount not to exceed \$40,000.

**Motion Carried**

**25. PUBLIC HEARINGS—TO COMMENCE AT 6:30 PM**

**25.a CITY COUNCIL REVIEW OF A PLANNING COMMISSION APPROVAL TO MODIFY A PREVIOUSLY APPROVED SHARED PARKING PLAN (PARK 25-01) AT 1601 PACIFIC COAST HIGHWAY IN THE SPECIFIC PLAN AREA 8 (SPA-8) ZONE**

**Moved by:** Councilmember Keegan

**Seconded by:** Councilmember Francois

To continue this item to the next City Council meeting on May 27, 2025.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**25.b APPROVAL OF NEW 2025 SPECIAL EVENT, “MARBLES IN THE JAR” FILM PREMIERE - 25-CR-039**

**Moved by:** Councilmember Keegan

**Seconded by:** Councilmember Francois

To hold a public hearing to consider approval of the Parks, Recreation, and Community Resources Advisory Commission’s (Commission) recommendation to include Impact Level II new special event, “Marbles in the Jar” film premiere at the Community Theatre and courtyard on Friday, June 6, 2025, and to add the event to the 2025 Special Event Calendar.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**25.c CONSIDER THE REVOCATION OR SUSPENSION OF BUSINESS LICENSE NO. 01136416 ISSUED TO JUNG JUN LEE, DOING BUSINESS AS RAMEN AND SUSHIYA, INC. LOCATED AT 1121 AVIATION BOULEVARD. - 25-CDD-070**

Planning Manager Alexis Oropeza provided a presentation.

The City Council asked various questions.

The applicant provided public testimony.

The City Council asked clarifying questions.

No public comment was provided.

**Moved by:** Councilmember Keegan

**Seconded by:** Councilmember Francois

To conduct a public hearing to consider the revocation or suspension of Business License No. 01136416; and determine that the project is categorically exempt from the California Environmental Quality Act; and adopt Resolution No. RES-25-7489 revoking Business License no. 01136416 for Ramen and Sushiya, Inc. located at 1121 Aviation Boulevard effective immediately.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**26. MUNICIPAL MATTERS**

~~**26.a DISCUSS AND GIVE DIRECTION REGARDING THE SEARCH FOR AND APPOINTMENT OF INTERIM CITY MANAGER**~~

Item 26.a was moved to Item 4 (under Closed Session).

**26.b AWARD OF CONSTRUCTION CONTRACT FOR CIP 699 PARKING LOT C STRUCTURE IMPROVEMENTS - 25-PW-013**

Director SanClemente provided a presentation.

Virtual Public Comment:

- Steve Collins

**Moved by:** Councilmember Keegan

**Seconded by:** Councilmember Francois

To award a construction contract for Capital Improvement Program Project 699 Parking Lot C Improvements to Slater Waterproofing Inc. in the amount of \$1,740,542; authorize the Director of Public Works to establish a project contingency in the amount of \$262,000 (approximately fifteen percent) and approve contract change orders up to the amount of the approved project contingency; adopt Resolution No. RES-25-7490 entitled "A Resolution of the City Council of the City Council of Hermosa Beach Approving the Construction of CIP 699 Parking Lot C Improvements Project Pursuant to Government Code Section 830.6 and Establishing a Project Payment Account"; authorize the Mayor to execute the construction contract and the City Clerk to attest, subject to approval by the City Attorney; and authorize the Director of Public Works to file a Notice of Completion following final completion of the project.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**26.c PURCHASE OF POLICE DEPARTMENT VEHICLES - 25-PD-006**

Director SanClemente requested that the item be reconsidered by the City Council and provided a presentation.

Mayor Saemann asked various questions.

Chief Phillips provided information.

**Moved by:** Councilmember Jackson

**Seconded by:** Mayor Saemann

To reconsider item 26.c.

Ayes (3): Mayor Saemann, Councilmember Jackson, and Councilmember Keegan

Noes (1): Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**Moved by:** Councilmember Keegan

**Seconded by:** Mayor Saemann

To authorize the purchase of two Polaris Ranger XP 1000s, through Sourcewell, or other cooperative purchasing program, to replace two Textron Utility Task Vehicles (UTVs), in an amount not to exceed \$104,577; and appropriate \$9,817 from the Asset Seizure/Forfeiture Fund to cover the increase in Polaris Ranger XP 1000 purchase costs; and authorize the purchase of two Toyota Tacomas, through the State of California's General Services Department Statewide Contract for Fleet Vehicles, or other cooperative purchasing program, to replace a 2015 Nissan Leaf and a 2015 Ford CMAX, in an amount not to exceed \$100,230.

Ayes (3): Mayor Saemann, Councilmember Jackson, and Councilmember Keegan

Noes (1): Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**26.d CONSIDERATION OF SECOND AMENDMENT TO AGREEMENT FOR CITY PROSECUTOR SERVICES BETWEEN THE CITY OF REDONDO BEACH AND THE CITY OF HERMOSA BEACH - 25-CMO-037**

Acting City Manager Leo Zaylan provided a presentation.

Virtual Public Comment:

- Matt McCool

**Moved by:** Councilmember Keegan  
**Seconded by:** Councilmember Jackson

To approve the Second Amendment to the Agreement for City Prosecutor Services between the City of Redondo Beach and the City of Hermosa Beach.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

**Motion Carried**

**27. FUTURE AGENDA ITEMS**

Councilmember Keegan requested support for an agenda item to be heard at the May 27, 2025 City Council meeting to review the current residential parking rules to qualify for a permit based on complaints received by staff. Mayor Saemann provided support for an informational item.

**27.a TENTATIVE FUTURE AGENDA ITEMS - 25-CMO-038**

**28. PUBLIC COMMENT**

**29. ADJOURNMENT**

The meeting was adjourned at 12:17 a.m.