

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



**May 27, 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:** Public Works Director Joe SanClemente, Interim City Attorney Todd Leishman, Administrative Services Director Brandon Walker, Interim Deputy City Manager Leo Zalyan, City Clerk Myra Maravilla, Community Development Director Alison Becker, Community Resources Director Lisa Nichols, Deputy City Clerk Reanna Guzman, Planning Manager Alexis Oropeza, Police Chief Landon Phillips

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

Mayor Saemann called the Closed Session meeting to order at 5:05 p.m.

**2. ROLL CALL**

City Clerk Myra Maravilla announced a quorum.

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

Mayor Saemann opened Public Comment. The following public comment was provided:

Virtual Public Comment

- Kent Allen

The City Council recessed to Closed Session at 5:11 p.m.

**4. RECESS TO CLOSED SESSION**

**4.a MINUTES: Approval of minutes of Closed Session held on Tuesday, May 13, 2025**

**4.b CONFERENCE WITH LABOR NEGOTIATOR**

**Government Code Section 54957.6**

**City Negotiator:** Cynthia Stafford, Human Resources

**Employee Organizations:** Hermosa Beach Police Officers' Association, Teamsters Union, Local 911, and Professional and Administrative Employee Group

**4.c CONFERENCE WITH LEGAL COUNSEL:**

**Initiation of Litigation—Government Code Section 54956.9(d)(4)**

The City finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the City in the litigation.

Number of Potential Cases: 1

**5. OPEN SESSION—CALL TO ORDER 6:00 PM**

Mayor Saemann called the Open Session to order at 6:19 p.m.

**6. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilmember Keegan.

**7. ROLL CALL**

City Clerk Maravilla announced a quorum.

**8. CLOSED SESSION REPORT**

Interim City Attorney Todd Leishman provided the Closed Session Report. No reportable action was taken.

**9. ANNOUNCEMENTS—UPCOMING CITY EVENTS**

Mayor Saemann provided the following announcements:

- The Hermosa Beach Chamber of Commerce was thanked for hosting Fiesta Hermosa.
- The City will offer the Community Emergency Response Team (CERT) training on Wednesday, June 21st and Thursday, June 22nd via hybrid format. The 20-hour FEMA course trains local volunteers to safely and effectively protect and assist themselves, their families and neighbors in the event of a disaster. To learn more, visit the Emergency Preparedness section of the City website under "HbCERT" and email OEM@hermosabeach.gov to register for the training.

**10. APPROVAL OF AGENDA**

**Moved by:** Councilmember Francois

**Seconded by:** Councilmember Keegan

To approve the order of the agenda.

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

**Motion Carried**

**SUBSTITUTE MOTION 1**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Jackson

To hear item 17.a after the Consent Calendar and approve the remaining order of the agenda.

Ayes (2): Mayor Pro Tem Detoy, and Councilmember Jackson

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

**Motion Failed**

**11. PROCLAMATIONS / PRESENTATIONS**

**11.a RECOGNIZING AMERICAN YOUTH SOCCER ORGANIZATION WESTERN STATE CHAMPIONS**

Krista Skinner, AYSO Region 18 Commissioner, provided comments.

The following six teams were recognized:

- The Lunatics
- Blue Fire
- Mambas
- Venom
- KSA
- MB Black

**11.b RECOGNIZING MENTAL HEALTH AWARENESS MONTH**

Mayor Saemann invited Beach City Health District Board Member Vanessa Poster, Ambassador Dency Nelson, and Youth Representatives Arielle Steinberg and Kennedy Hastey to speak.

Mayor Saemann presented a proclamation recognizing Mental Health Awareness Month.

**12. CITY MANAGER REPORT**

Interim City Manager Joe SanClemente provided the City Manager Report.

**12.a POLICE CHIEF UPDATE**

Chief Landon Phillips provided the Police Chief Update.

**13. PUBLIC COMMENT**

Mayor Francois opened Public Comment. The following public comment was provided:

In Person Public Comment

- Sarah Harper
- Justin Massey
- Trent Larson
- Michele Hampton
- Elka Worner
- Gila Katz
- Jon Mesko
- Ann Gotthoffer
- Carolyn Petty
- John Burry
- Eric Oakes

**14. CITY COUNCILMEMBER COMMENTS**

Mayor Saemann provided various comments about the Interim City Manager position.

Councilmember Francois provided comments.

Councilmember Keegan provided comments.

Councilmember Jackson made various comments.

Interim City Attorney Leishman provided comments.

**Moved by:** Councilmember Jackson

**Seconded by:** Mayor Pro Tem Detoy

To waive confidentiality and authorize the release of the May 5, 2025 Closed Session discussion.

Mayor Saemann ruled the motion out of order and no vote was taken.

**14.a UPDATES FROM CITY COUNCIL AD HOC SUBCOMMITTEES AND STANDING COMMITTEE DELEGATES/ALTERNATES**

**15. CONSENT CALENDAR**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To approve the Consent Calendar.

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

**Motion Carried**

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

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

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.

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

**Motion Carried**

**15.b CITY COUNCIL MEETING MINUTES - 25-CCO-027**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To approve the minutes for the April 8, 2025 Regular Meeting, April 22, 2025 Special Meeting (Study Session), April 29, 2025 Special Meeting, and May 5, 2025 Special Meeting.

**Motion Carried**

**15.c ONE APPOINTMENT TO THE BUILDING BOARD OF APPEALS - 25-CCO-026**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To appoint one member to the Building Board of Appeals to fill the remainder of an undefined term.

**Motion Carried**

**15.d CHECK REGISTERS - 25-AS-041**

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

To receive and file the check registers for the period of April 29, 2025 through May 7, 2025. The Administrative Services Director certifies the accuracy of the demands.

**Motion Carried**

**15.e CASH BALANCE REPORT - 25-AS-037**

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

Staff recommends City Council receive and file the March 2025 Cash Balance Report.

**Motion Carried**

**15.f REVENUE REPORT, EXPENDITURE REPORT, AND CIP REPORT BY PROJECT FOR MARCH 2025 - 25-AS-039**

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

To receive and file the March 2025 Financial Reports.

**Motion Carried**

**15.g CITY TREASURER'S REPORT - 25-AS-036**

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

To receive and file the March 2025 City Treasurer's Report.

**Motion Carried**

**15.h HERMOSA BEACH LANDSCAPING AND STREET - 25-PW-024**

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

To adopt Resolution No. RES-25-7491 approving the Engineer's Report in connection with Hermosa Beach Landscaping and Street Lighting District 2025–2026 made pursuant to the requirements of Resolution No. 25-7474; and adopt Resolution No. RES-25-7492 declaring the City's intention to order certain improvements and to levy and collect assessments within the Hermosa Beach Landscaping and Street Lighting District 2025–2026 for the Fiscal Year beginning July 1, 2025, through

June 30, 2026, and appointing June 24, 2025, at the hour of 6:30 p.m. in the City Hall Council Chambers as the time and place for a public hearing in relation thereto.

**Motion Carried**

**15.i ACTION MINUTES OF THE PUBLIC WORKS COMMISSION MEETING - 25-PW-032**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To receive and file the action minutes of the Public Works Commission meeting of March 19, 2025, and Special Meeting of April 9, 2025.

**Motion Carried**

**15.j CAPITAL IMPROVEMENT PROGRAM STATUS REPORT AS OF MAY 16, 2025 - 25-PW-034**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To receive and file the Capital Improvement Program Status Report as of May 16, 2025.

**Motion Carried**

**15.k ACTION MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025 - 25-CDD-087**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To receive and file the action minutes of the Planning Commission regular meeting of May 20, 2025.

**Motion Carried**

**15.l PLANNING COMMISSION TENTATIVE FUTURE AGENDA ITEMS - 25-CDD-089**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To receive and file the June 17, 2025 Planning Commission tentative future agenda.

**Motion Carried**

**15.m ENDORSEMENT OF ARAKELIAN ENTERPRISES, INC'S (DBA ATHENS SERVICES) REQUEST FOR AN ANNUAL RATE ADJUSTMENT TO THE MAXIMUM RATES FOR SOLID WASTE SERVICES - 25-CMO-039**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To endorse the proposed service rate adjustment from Arakelian Enterprises, Inc. (DBA Athens Services) at amount not to exceed the attached rate schedule effective July 1, 2025.

**Motion Carried**

**15.n ADOPTION OF THE CITY OF HERMOSA BEACH 2025 LOCAL HAZARD MITIGATION PLAN - 25-CMO-033**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To adopt Resolution No. RES-25-7493 approving the City of Hermosa Beach 2025 Local Hazard Mitigation Plan.

**Motion Carried**

**15.o SOUTH BAY WORKFORCE INVESTMENT BOARD QUARTERLY SUMMARY - 25-CMO-040**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Francois

To receive and file the Quarterly Summaries from the South Bay Workforce Investment Board (SBWIB).

**Motion Carried**

**16. PUBLIC HEARINGS—TO COMMENCE AT 6:30 P.M**

**16.a REQUEST FOR A ZONING TEXT AMENDMENT (TA 25-01), PERTAINING TO THE REGULATION OF TEMPORARY USES AND EVENTS ON PRIVATE PROPERTY, AMENDING HERMOSA BEACH MUNICIPAL CODE (HBMC): - 25-CDD-062**

Planning Manager Alexis Oropeza provided a presentation.

Councilmember Francois asked various questions.

In Person Public Comment:

- Carolyn Petty
- Kathy Knoll
- Adam Malovani

Virtual Public Comment:

- Laura Pena

Councilmember Detoy provided comments about the Coastal Commission and whether there is a need for a parking plan.

Planning Manager Oropeza provided information.

Councilmember Francois asked various questions.

Councilmember Jackson made various comments.

Mayor Saemann made various comments.

Chief Phillips provided information about the sale of alcohol in the M-1 zone.

Councilmember Detoy asked various questions.

Planning Manager Oropeza provided information.

Councilmember Detoy requested additional information about ABC licenses.

The City Council continued to deliberate on this item.

**Moved by:** Mayor Saemann

**Seconded by:** Councilmember Keegan

To conduct a public hearing to consider amendments to Hermosa Beach Municipal Code pertaining to temporary uses and temporary events; and introduce by title only and waive first reading of an Ordinance of the City of Hermosa Beach, California approving Zone Text Amendment (25-01), as amended, to remove the sale of alcohol for Temporary Events under C.1.i.

A friendly amendment was made by Councilmember Jackson to strike out the Restricted Days sections. The friendly amendment was not accepted.

A second friendly amendment was made by Mayor Pro Tem Detoy to amend the parking spaces to fifteen (15) in section C.2.q.iii. Mayor Saemann and Councilmember Keegan accepted the friendly amendment.

Ayes (4): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, and Councilmember Keegan

Noes (1): Councilmember Francois

**Motion Carried**

**16.b CITY COUNCIL REVIEW OF A PLANNING COMMISSION APPROVAL TO MODIFY A PREVIOUSLY APPROVED SHARED PARKING PLAN (PARK25-01) AT 1601 PACIFIC COAST HIGHWAY IN THE SPECIFIC PLAN AREA 8 (SPA-8) ZONE - 25-CDD-068**

Associate Planner Jake Whitney provided a presentation.

Councilmember Francois asked various questions.

Associate Planner Whitney provided information.

Planning Manager Oropeza provided information.

Representatives of the owners provided information.

Mayor Saemann asked various questions.

Councilmember Francois asked various questions.

**Moved by:** Councilmember Francois

**Seconded by:** Councilmember Keegan

To consider Parking Plan Amendment (PARK25-01) to allow for the consolidation of four retail tenant units totaling 5,368 square feet into two units, and to allow the activation of 1,203 square feet of previously non-leased common space into new leasable office or retail space without providing additional parking at 1601 Pacific Coast Highway in the Specific Plan Area 8 zone, subject to conditions of approval, and provide direction as desired; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA); and adopt Resolution No. RES-25-7495 approving Parking Plan Amendment (PARK25-01), subject to conditions of approval, as amended to increase the number of free hours to three, to be implemented within 60 days.

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

Noes (2): Mayor Pro Tem Detoy, and Councilmember Jackson

**Motion Carried**

**SUBSTITUTE MOTION 1**

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Jackson

To consider Parking Plan Amendment (PARK25-01) to allow for the consolidation of four retail tenant units totaling 5,368 square feet into two units, and to allow the activation of 1,203 square feet of previously non-leased common space into new leasable office or retail space without

providing additional parking at 1601 Pacific Coast Highway in the Specific Plan Area 8 zone, subject to conditions of approval, and provide direction as desired; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA); and adopt Resolution No. RES-25-7495 approving Parking Plan Amendment (PARK25-01), subject to conditions of approval.

Ayes (2): Mayor Pro Tem Detoy, and Councilmember Jackson

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

**Motion Failed**

## **17. MUNICIPAL MATTERS**

### **17.a A RESOLUTION TO APPROVE AN AT-WILL EMPLOYMENT SERVICES AGREEMENT WITH STEVEN NAPOLITANO FOR INTERIM CITY MANAGER AND APPROVE AN AMENDMENT TO THE SALARY TABLE - 25-AS-042**

Cynthia Stafford from Human Resources provided a presentation.

Ex parte communications were disclosed by Mayor Pro Tem Detoy.

Interim City Attorney Leishman provided information about ex parte communications.

In-Person Public Comment:

- Carleen Beste
- Bob Atkins
- Barbara Ellman
- Ira Ellman

Virtual Public Comment:

- Kent Allen
- Matt McCool
- Laura Pena

Mayor Pro Tem Detoy provided comments.

Councilmember Jackson provided comments.

Mayor Saemann provided comments.

Councilmember Francois provided comments.

The City Council recessed for a break at 10:34 p.m.

**Moved by:** Councilmember Keegan

**Seconded by:** Councilmember Francois

To approve Resolution No.RES-25-7494 for an at-will employment services agreement with Steven Napolitano for Interim City Manager and update the salary table to reflect a change in the salary for the City Manager.

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

Noes (2): Mayor Pro Tem Detoy, and Councilmember Jackson

**Motion Carried**

**Moved by:** Councilmember Jackson

**Seconded by:** Mayor Pro Tem Detoy

To waive confidentiality and authorize the release of the discussion from the April 29, 2025 and May 5, 2025 Closed Sessions.

Ayes (2): Mayor Pro Tem Detoy, and Councilmember Jackson

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

**Motion Failed**

**Moved by:** Councilmember Jackson

**Seconded by:** Mayor Pro Tem Detoy

To waive confidentiality and authorize the release of the Interim City Manager Closed Session discussions.

Ayes (2): Mayor Pro Tem Detoy, and Councilmember Jackson

Noes (2): Mayor Saemann, and Councilmember Keegan

Abstained (1): Councilmember Francois

**Motion Failed**

**17.b PURCHASE OF PORTABLE BARRIERS AND TRAILER FROM  
ADVANCED SECURITY TECHNOLOGIES - 25-PD-007**

The City Council reconvened the meeting at 10:45 p.m. City Clerk Maravilla conducted a roll call and all members were present.

Captain Cahalan provided a presentation.

Mayor Saemann asked various questions.

Virtual Public Comment:

- Matt McCool

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Mayor Saemann

To appropriate \$44,598 in the Grant Fund for the State Homeland Security Program 2022 Grant Cycle and add estimated revenue of \$44,598 in the Grants Fund; and authorize the purchase of portable barriers and trailer, through a national purchasing cooperative, in total amount of \$109,534.

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

**Motion Carried**

**17.c RECEIVE AND FILE AN INFORMATIONAL UPDATE ON THE RESIDENTIAL PARKING PERMIT PROGRAM. - 25-AS-043**

Administrative Services Director Brandon Walker provided a presentation.

Councilmember Francois asked various questions.

Councilmember Keegan asked various questions.

Councilmember Detoy asked various questions.

Mayor Saemann asked various questions.

**Moved by:** Mayor Pro Tem Detoy

**Seconded by:** Councilmember Jackson

To receive and file an update on the City's Residential Parking Permit Program and bring back the item for discussion on or before October 2025.

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

**Motion Carried**

**18. FUTURE AGENDA ITEMS**

Councilmember Keegan, with the support of Mayor Saemann and Councilmember Francois, requested a future action item to increase general public comment to three minutes per person and to allow Zoom comments.

**18.a TENTATIVE FUTURE AGENDA ITEMS - 25-CMO-041**

**19. PUBLIC COMMENT**

**20. ADJOURNMENT**

The meeting was adjourned at 11:34 p.m.