



## **CITY OF HERMOSA BEACH**

### **Planning Commission**

### **Special Meeting Minutes**

**July 28, 2025**

**Open Session 6:00 PM**

**Council Chambers**

**1315 Valley Drive**

**Hermosa Beach, CA 90254**

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#### **1. CALL TO ORDER**

Chairperson Hirsh called the meeting to order at 6:00 p.m.

#### **2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Chair Izant.

#### **3. ROLL CALL**

Administrative Assistant Melanie Hurtado announced a quorum.

Members Present: Chairperson Kate Hirsh, Commissioner Peter Hoffman,  
Vice Chair Stephen Izant, Commissioner Michael Flaherty,  
Commissioner Greg McNally

#### **4. APPROVAL OF AGENDA**

**Motion:** To approve the agenda.

**Moved by:** Vice Chair Stephen Izant

**Seconded by:** Commissioner Michael Flaherty

A voice vote was taken on this item.

Ayes (5): Chairperson Kate Hirsh, Commissioner Peter Hoffman, Vice Chair Stephen Izant, Commissioner Michael Flaherty, Commissioner Greg McNally

**Motion Carried**

**5. PUBLIC COMMENT**

There were no public comments.

**6. CONSENT CALENDAR**

**Motion:** To approve the consent calendar.

**6.a ACTION MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025 - 25-CDD-095**

**Moved by:** Commissioner Peter Hoffman

**Seconded by:** Commissioner Greg McNally

A voice vote was taken on this item.

Ayes (5): Chairperson Kate Hirsh, Commissioner Peter Hoffman, Vice Chair Stephen Izant, Commissioner Michael Flaherty, Commissioner Greg McNally

**Motion Carried**

**7. PUBLIC HEARING**

**7.a REQUEST FOR CONDITIONAL USE PERMIT (CUP 24-02) AND PRECISE DEVELOPMENT PLAN (PDP 24-01) TO ALLOW A 3-STORY MIXED-USE DEVELOPMENT LOCATED AT 54 HERMOSA AVENUE IN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONE UNDER MPA 24-001 - 25-CDD-104**

Contract Planner Kaneca Pompey provided a presentation.

In-Person Public Comments were provided by:

- Charles Belak-Berger
- Scott Hayes
- Rachael Hayes
- Yvonne Bernard

**Motion:** To adopt resolution 25-09 approving Master Planning Application (MPA 24-001) for the construction of a new three-story mixed use development consisting of a commercial unit, single-family dwelling unit, and accessory dwelling unit located at 54 Hermosa Avenue, subject to

conditions of approval, amended to add language to state that neither the condominium nor the ADU may be used as a Short Term Rental unless permitted by the Hermosa Municipal Code; and to determine the project is categorically exempt from the California Environmental Quality Act per section 15303, Class 3 of the CEQA Guidelines (New Construction or Conversion of Small Structures).

**Moved by:** Vice Chair Stephen Izant

Commissioner Hoffman made a friendly amendment to include a condition that Staff will review trash enclosure plans prior to approval.

**Seconded by:** Commissioner Michael Flaherty

A voice vote was taken on this item.

Ayes (5): Chairperson Kate Hirsh, Commissioner Peter Hoffman, Vice Chair Stephen Izant, Commissioner Michael Flaherty, Commissioner Greg McNally

**Motion Carried**

**7.b REQUEST FOR A CONDITIONAL USE PERMIT (CUP 24-09), PRECISE DEVELOPMENT PLAN (PDP 24-09), AND TENTATIVE TRACT MAP (TTM 83011) AT 911 1ST STREET TO CONSOLIDATE THREE EXISTING LOTS INTO A SINGLE GROUND LOT, A SUBDIVISION CREATING 13 CONDOMINIUMS - 25-CDD-108**

Contract Planner Kaneca Pompey provided a presentation.

Public Comments were provided by:

- Lorenzo Schiappa (in-person)
- Michael B. Levin (in-person)
- Michelle (virtual)
- Kala Crow (virtual)

**Motion:** To adopt resolution 25-10 approving Precise Development Plan 24-09, Conditional Use Permit 24-09, and recommending approval of Tentative Tract Map No. 83011, amended to add language to specify that applicant shall file a traffic plan as a traffic control measure; and include staff recommendation to revise section four of the resolution to correct the application numbers and date of the hearing; approving the consolidation of

three existing lots into a single ground lot and a subdivision of 13 condominiums for a new mixed-use development consisting of twelve residential units and a single commercial unit at 911 1<sup>st</sup> Street, subject to conditions of approval; and to determine the project is categorically exempt from the California Environmental Quality Act per section 153322, Class 32 of the CEQA Guidelines (Urban Infill).

**Moved by:** Vice Chair Stephen Izant

**Seconded by:** Commissioner Peter Hoffman

Ayes (5): Chairperson Kate Hirsh, Commissioner Peter Hoffman, Vice Chair Stephen Izant, Commissioner Michael Flaherty, Commissioner Greg McNally

**Motion Carried**

## **8. STAFF ITEMS**

### **8.a COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Community Development Director Alison Becker announced that at the June 11<sup>th</sup> City Council meeting, the City Council approved the March 18, 2025 Planning Commission recommendation revising the review process for conditional use permits for on-sale alcoholic beverage establishments eliminating the tri-annual review and amending the process to a complaint-driven system. City Council adjusted the complaint criteria, increasing the number of over-crowding complaints from one to two for consistency with other criterion. They also approved the Zoning Text Amendment establishing regulations and new procedures for temporary uses and special events. Both programs will be updated on our website in the near future.

The Community Development Department will have reduced counter hours for a short period of time beginning this Wednesday, July 30<sup>th</sup>. The counter will be closed on Wednesday mornings to advance the City's digitization of records. The counter hours on Wednesday will be 1:00 p.m. to 6:00 p.m. and the schedule changes will be posted on our website as well as at the Planning Counter.

Planning Commission Regular meetings will be converting to start time of 6:00 p.m. in order to align with City Council meetings.

There will be a Planning Commission Special Meeting on September 8<sup>th</sup> to ensure that pending cases are processed in a timely manner.

October is Community Planning Month. To celebrate, Community Development is working on a Comprehensive Housing Element Implementation Report which will highlight the areas where we are on schedule, identify programs that need attention, and it will include a discussion of Program 11, Land Value Recapture program.

Staff intends to bring the Zoning Text Amendment adopting new Administrative Procedures to City Council by end of the year and a draft will be available for review in early Fall.

**9. PLANNING COMMISSION COMMENTS**

**10. FUTURE AGENDA ITEMS**

**Motion:** To adopt the amended Tentative Future Agenda, noting that the meeting time will now be at 6:00 p.m.

**10.a PLANNING COMMISSION TENTATIVE FUTURE AGENDA - 25-CDD-097**

**Moved by:** Commissioner Peter Hoffman

**Seconded by:** Vice Chair Stephen Izant

Ayes (5): Chairperson Kate Hirsh, Commissioner Peter Hoffman, Vice Chair Stephen Izant, Commissioner Michael Flaherty, Commissioner Greg McNally

**Motion Carried**

**11. PUBLIC COMMENT**

**12. ADJOURNMENT**

**Motion:** To adjourn the meeting.

**Moved by:** Commissioner Peter Hoffman

**Seconded by:** Commissioner Greg McNally

**A voice vote was taken on this item.**

Ayes (5): Chairperson Kate Hirsh, Commissioner Peter Hoffman, Vice Chair Stephen Izant, Commissioner Michael Flaherty, Commissioner Greg McNally

**Motion Carried**

The meeting was adjourned at 8:00 p.m.