



CITY OF HERMOSA BEACH

Planning Commission

Special Meeting Minutes

September 8, 2025

Open Session 6:00 PM

Council Chambers

1315 Valley Drive

Hermosa Beach, CA 90254

PLEASE TAKE NOTICE that the Chair of the City of Hermosa Beach Planning Commission called a Special Meeting to take place at 6:00 p.m. on Monday, September 8, 2025, to consider and take action on only those matters set forth on the agenda below.

1. CALL TO ORDER

Chairperson Hirsh called the meeting to order at 6:07 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Kate Hirsh.

3. ROLL CALL

Administrative Assistant Melanie Hurtado announced a quorum.

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

4. APPROVAL OF AGENDA

Motion: To approve the agenda.

Moved by: Vice Chairperson Stephen Izant
Seconded by: Commissioner Michael Flaherty

A voice vote was taken on this item.

Ayes (5): Chairperson Kate Hirsh, Commissioner Peter Hoffman, Vice Chairperson 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 AUGUST 19, 2025 - 25-CDD-125

Moved by: Vice Chairperson Stephen Izant
Seconded by: Commissioner Greg McNally

A voice vote was taken on this item.

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

Motion Carried

7. PUBLIC HEARINGS

7.a CONDITIONAL USE PERMIT (CUP 24-11), PRECISE DEVELOPMENT PLAN (PDP 24-12), AND TENTATIVE PARCEL MAP (TPM NO.84586) TO ALLOW TWO NEW 30-FOOT-TALL RESIDENTIAL CONDOMINIUM BUILDINGS AT 624 1st PLACE IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE - 25-CDD-124

Assistant Planner DeDe Tran provided a presentation.

Public Comment was provided by:

- Stacy Straus (in-person)
- Christopher J. Tesar (in-person)

Motion: To adopt a resolution approving Conditional Use Permit (CUP 24-11), Precise Development Plan (24-12) and Tentative Parcel Map No. 84586 allowing two new residential condominium buildings in the Two Family Residential zone (R-2) subject to conditions; and determine the

project is categorically exempt from the California Environmental Quality Act (CEQA).

Moved by: Commissioner Peter Hoffman

Seconded by: Vice Chairperson Stephen Izant

A voice vote was taken on this item.

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

Motion Carried

7.b PRECISE DEVELOPMENT PLAN TO REMODEL AND DIVIDE AN EXISTING 4,750-SQUARE-FOOT COMMERCIAL BUILDING INTO A MULTI-TENANT COMMERCIAL BUILDING, LOCATED AT 700 PCH IN THE GENERAL AND HIGHWAY ZONE AND HOUSING ELEMENT OVERLAY - 25-CDD-117

Contract Planner Kaneca Pompey provided a presentation.

Public Comment was provided by:

- Pouya Payan (in-person)
- Christopher J. Tesar (in-person)
- David Grethen (in-person)
- Branden McBirney (virtually)
- Maurice Refoua (in-person)

Motion: To adopt a resolution approving Precise Development Plan (PDP 24-14) for the interior and exterior remodel to divide existing 4,750 square-foot commercial building into a multi-tenant commercial building located at 700 Pacific Coast Highway, subject to conditions of approval; and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

A voice vote was taken on this item.

Ayes (4): Chairperson Kate Hirsh, Commissioner Greg McNally, Commissioner Peter Hoffman and Commissioner Michael Flaherty

Noes (1): Vice Chairperson Stephen Izant

Motion Carried

8. STAFF ITEMS

8.a COMMUNITY DEVELOPMENT DIRECTOR REPORT

Community Development Director Alison Becker announced that the Institute for Local Government is hosting a one-hour *Lunch and Learn* event titled "*Unlocking Housing Solutions: How CEQA Reform is Re-Shaping California Development*" on September 25th (Thursday) for anyone that is interested in participating. The representative that will be speaking is from Best Best & Krieger LLP.

9. PLANNING COMMISSION COMMENTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

Motion: To adjourn the meeting.

Moved by: Commissioner Greg McNally

Seconded by: Commissioner Michael Flaherty

A voice vote was taken on this item.

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

Motion Carried

The meeting was adjourned at 7:58 p.m.