



CITY OF HERMOSA BEACH

Planning Commission

Meeting Minutes

October 13, 2025

Open Session 6:00 PM

Council Chambers

1315 Valley Drive

Hermosa Beach, CA 90254

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

Staff Present: Planning Manager Alexis Oropeza, Community Development Director Alison Becker, Associate Planner Jake Whitney, Deputy City Clerk Reanna Guzman

1. CALL TO ORDER

Chairperson Hirsh called the meeting to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hermosa Valley School student Taylor Hirsh.

3. ROLL CALL

Deputy City Clerk Reanna Guzman announced a quorum.

4. APPROVAL OF AGENDA

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Greg McNally

To approve the order of the agenda.

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

Motion Carried

5. PUBLIC COMMENT

No public comment was provided.

6. CONSENT CALENDAR

Motion Amended to Approve the September 16th meeting minutes with a correction to reflect that Commissioner Hoffman was absent.

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

To approve the consent calendar.

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

Motion Carried

6.a ACTION MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 16, 2025 - 25-CDD-144

Moved by: Vice Chairperson Stephen Izant

Seconded by: Commissioner Michael Flaherty

Staff recommend Planning Commission receive and file the action minutes of the Planning Commission regular meeting of September 16, 2025.

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

Motion Carried

7. PUBLIC HEARING

7.a CONTINUANCE FOR A CITY-INITIATED CONDITIONAL USE PERMIT (25-13/APE25-004) AMENDMENT TO MODIFY CONDITIONS OF APPROVAL FOR OFF-SALE ALCOHOL (BEER, WINE, AND DISTILLED SPIRITS) - 25-CDD-145

Moved by: Vice Chairperson Stephen Izant

Seconded by: Commissioner Michael Flaherty

Staff recommends a continuance of the public hearing in response to the business owner's request until the Planning Commission regular meeting of October 21, 2025.

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

Motion Carried

7.b REQUEST FOR A PRECISE DEVELOPMENT PLAN 25-05 TO ALLOW SITE PLAN DEVELOPMENTS, PARKING UPGRADES, ACCESSIBILITY UPGRADES, ARCHITECTURAL UPGRADES, AND INTERIOR TENANT - 25-CDD-141

Associate Planner Jake Whitney provided a presentation.

The Applicant Christine Adler spoke.

Public Comment was provided by:

- John Comehsky (in-person)
- Stephen Johnson (in-person)

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

Staff recommends the Planning Commission:

1. Determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 of the State CEQA Guidelines; and
2. Adopt a Resolution (**Attachment 1**) approving Precise Development Plan 25-05 subject to conditions of approval

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

Motion Carried

7.c CONVEX SLOPE DETERMINATION 25-01 AND PRECISE DEVELOPMENT PLAN 25-04 FOR A STRUCTURAL REHABILITATION, REMODEL, AND ADDITION TO A FOUR-UNIT APARTMENT BUILDING - 25-CDD-142

Moved by: Commissioner Peter Hoffman
Seconded by: Commissioner Michael Flaherty

Continue the item to the regular Planning Commission meeting of November 18, 2025.

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

Motion Carried

8. ADJOURNMENT

The meeting was adjourned at approximately 7:15 pm.

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

To adjourn until the next Planning Commission regular meeting on October 21, 2025.

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

Motion Carried