



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*

*Peter Hoffman*

*Vice Chair*

*Marie Rice*

*Commissioners*

*David Pedersen*

*Kate Hirsh*

*Stephen Izant*

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Tuesday, June 18, 2024

7:00 PM

Council Chambers

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#### 1. CALL TO ORDER

Chair Hoffman called the meeting to order at 7:01 p.m.

#### 2. PLEDGE OF ALLEGIANCE

Vice Chair Rice led the Pledge of Allegiance.

#### 3. ROLL CALL

Maricela Guillean, Associate Planner, announced a quorum.

Planning Commissioners attended in-person in the Council Chambers except for Commissioner Pedersen, who was absent.

**Staff Present:**

Carrie Tai, Community Development Director

Patrick Donegan, City Attorney

Alexis Oropeza, Planning Manager

Maricela Guillean, Associate Planner

Jacob Whitney, Assistant Planner

Paul LeBaron, Police Chief

Landon Phillips, Police Captain

**Present:** 4 - Commissioner Kate Hirsh, Commissioner Stephen Izant, Vice Chair Marie Rice, and Chair Peter Hoffman

**Absent:** 1 - Commissioner David Pedersen

#### 4. PUBLIC PARTICIPATION -- ORAL AND WRITTEN COMMUNICATIONS

Public Comment was provided by:

1. Landon Phillips, Police Captain

2. Paul LeBaron, Police Chief

3. Barbara Ellman

- 4. Ira Ellman
- 5. Adam Malovani

**5. CONSENT CALENDAR**

a. [REPORT](#)      ACTION MINUTES OF THE PLANNING COMMISSION  
[24-0232](#)      REGULAR MEETING OF MAY 21, 2024  
 (Administrative Assistant Melanie Hurtado)

**Motion by Vice Chair Rice and seconded by Commissioner Izant to receive and file the action minutes of the May 21, 2024 Planning Commission regular meeting with one amendment to correct the votes in item 5c (page 4) to five "ayes" votes and no recusal. Motion carried as follows:**

**Aye:** 4 - Commissioner Hirsh, Commissioner Izant, Vice Chair Rice, and Chair Hoffman

**Absent:** 1 - Commissioner Pedersen

b. [REPORT](#)      TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE  
[24-0300](#)      CONDITIONAL USE PERMITS REPORTING PERIOD OF  
 NOVEMBER 1, 2023 TO APRIL 30, 2024  
 (Assistant Planner Jake Whitney)

**Motion by Commissioner Hirsh and seconded by Commissioner Izant to receive and file the Tri-Annual Report. Motion carried as follows:**

**Aye:** 4 - Commissioner Hirsh, Commissioner Izant, Vice Chair Rice, and Chair Hoffman

**Absent:** 1 - Commissioner Pedersen

c. [REPORT](#)      ADOPTION OF A RESOLUTION RECOMMENDING THE CITY COUNCIL  
[24-0302](#)      APPROVE ZONING TEXT AMENDMENT (ZA24-01) PERTAINING TO  
 ADMINISTRATIVE PROCEDURES, A PART OF THE COMPREHENSIVE  
 ZONING CODE UPDATE  
 (Alexis Oropeza, Planning Manager &  
 Maricela Guillean, Associate Planner)

**Chair Hoffman provided comments.**

**Vice Chair Rice provided comments.**

**Commissioner Izant provided comments.**

**Planning Manager Oropeza provided comments.**

**Commissioner Izant provided comments.**

**Director Tai provided comments.**

**Commissioner Izant provided comments.**

**Planning Manager Oropeza provided comments.**

**Commissioner Hirsh provided comments.**

Director Tai provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

Vice Chair Rice provided comments.

Planning Manager Oropeza provided comments.

Chair Hoffman provided comments.

Vice Chair Rice provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

Director Tai provided comments.

Vice Chair Rice provided comments.

Director Tai provided comments.

Planning Manager Oropeza provided comments.

Chair Hoffman provided comments.

Commissioner Hirsh provided comments.

Commissioner Izant provided comments.

Vice Chair Rice provided comments.

**Motion by Commissioner Rice and seconded by Commissioner Izant to adopt a resolution reflecting Planning Commission’s May 21, 2024 action recommending that City Council approve Zoning Text Amendment with revisions (TA24-01) with amendments to 16C: Alternate Mailings; a correction of a typo on page 43; and excluding the Conditional Use Permit expiration outlined on page 40 of the draft resolution (section 17.HH.070) which will be continued to a date uncertain. Motion carried as follows:**

**Aye:** 4 - Commissioner Hirsh, Commissioner Izant, Vice Chair Rice, and Chair Hoffman

**Absent:** 1 - Commissioner Pedersen

## 6. PUBLIC HEARING

- a. [REPORT  
24-0278](#) REQUEST FOR A CONDITIONAL USE PERMIT (CUP 24-06) AND PRECISE DEVELOPMENT PLAN (PDP 24-07) TO ALLOW THE OPERATION OF A NEW 2,444-SQUARE-FOOT MASSAGE ESTABLISHMENT AT 703 PIER AVENUE, SUITE D IN THE SPA-8 ZONE

AND TO DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

(Assistant Planner Jake Whitney)

A presentation was provided by Assistant Planner Jake Whitney.

Chair Hoffman provided comments.

Director Tai provided comments.

Applicants Sam and Misha provided a presentation.

No public comments were provided at this time.

Chair Hoffman provided comments.

Vice Chair Rice provided comments.

Commissioner Izant provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

Vice Chair Rice provided comments.

Commissioner Izant provided comments.

Planning Manager Oropeza provided comments.

Chair Hoffman provided comments.

Motion by Vice Chair Rice and seconded by Commissioner Izant to determine that the project is categorically exempt from the California Environmental Quality Act (CEQA); and adopt Resolution 24-11 approving Conditional Use Permit 24-06 and Precise Development Plan 24-07 to allow for a new massage establishment at 703 Pier Avenue, Suite D in the SPA-8 zone, subject to conditions. Motion carried as follows:

**Aye:** 3 - Commissioner Izant, Vice Chair Rice, and Chair Hoffman

**No:** 1 - Commissioner Hirsh

**Absent:** 1 - Commissioner Pedersen

**7. STAFF ITEMS**

- a. [REPORT 24-0312](#) STUDY SESSION ON THE COMMERCIAL USES COMPONENT OF THE COMPREHENSIVE ZONING CODE UPDATE (ZONE TEXT)

AMENDMENT (ZA 24-01)  
(Alexis Oropeza, Planning Manager &  
Maricela Guillean, Associate Planner)

A presentation was provided by Associate Planner Maricela Guillean.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Vice Chair Rice provided comments.

Commissioner Izant provided comments.

Commissioner Hirsh provided comments.

Planning Manager Oropeza provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Planning Manager Oropeza provided comments.

Commissioner Izant provided comments.

Director Tai provided comments.

Commissioner Izant provided comments.

Vice Chair Rice provided comments.

Commissioner Izant provided comments.

Director Tai provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Vice Chair Rice provided comments.

Director Tai provided comments.

Commissioner Izant provided comments.

Commissioner Hirsh provided comments.

Director Tai provided comments.

Vice Chair Rice provided comments.

Planning Manager Oropeza provided comments.

Vice Chair Rice provided comments.

Chair Hoffman provided comments.

Vice Chair Rice provided comments.

Commissioner Izant provided comments.

City Attorney provided comments.

Chair Hoffman provided comments.

Public comments were provided by:

1. Kathy Knoll
2. George Schmeltzer
3. Adam Malovani
4. Laura Pena (virtual)

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

Commissioner Hirsh provided comments.

Vice Chair Rice provided comments.

Chair Hoffman provided comments.

Director Tai provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Director Tai provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

## **b. DIRECTOR'S REPORT**

Community Development Director Tai reported that at the May 15th meeting, City Council discussed allowances on parking in the public right of way.

At the June 11th City Council meeting, Housing Element related zoning text changes were introduced and adopted by City Council.

A list of items for the July Planning Commission meeting is provided on the tentative agenda attached which includes upcoming Zoning Code Update study sessions.

Director Tai presented Vice Chair Rice with a bouquet of flowers and thanked her for years of dedication and service to the Community and City of Hermosa Beach.

**c. VERBAL REPORT ON CITY COUNCIL ACTIONS**

- d. [REPORT](#) PLANNING COMMISSION TENTATIVE FUTURE AGENDA  
[24-0237](#) (Administrative Assistant Melanie Hurtado)

**8. COMMISSIONER ITEMS**

**a. PLANNING COMMISSION COMMENTS**

The Commissioners and Chair made remarks thanking Vice Chair Rice for her contributions to the Planning Commission.

**b. FUTURE AGENDA ITEMS**

**9. ADJOURNMENT**

The meeting was adjourned by Chair Hoffman at 9:31 p.m.