



CITY OF HERMOSA BEACH

Planning Commission

Meeting Minutes

March 18, 2025

Open Session 6:00 PM

Council Chambers

1315 Valley Drive

Hermosa Beach, CA 90254

1. CALL TO ORDER

Chairperson Hirsh called the meeting to order at 7:00 P.M.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chairperson Izant.

3. ROLL CALL

Senior Office Assistant Holly Honma announced a quorum.

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

4. APPROVAL OF AGENDA

Item 7.c was moved to the top of the agenda as requested by Commissioner Hoffman and agreed upon by the Planning Commission.

5. PUBLIC COMMENT

In-Person public comment was provided by:

- Elka Worner
- Richard Gotthoffer

- Rob Stroyke
- Gary Brown
- Ray Joseph
- John Steigler
- Jim Rosenberger
- Joseph Verbrugge
- Lynn Harris
- Johnny Steigler
- Barbara Catino

6. CONSENT CALENDAR

Motion: To approve the consent calendar.

6.a ACTION MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 18, 2025 - 25-CDD-045

Staff recommends Planning Commission receive and file the action minutes of the Planning Commission regular meeting of February 18, 2025.

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

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

Motion Carried

7. PUBLIC HEARING

7.a TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE CONDITIONAL USE PERMIT REPORTING PERIOD OF JULY 1, 2024 TO DECEMBER 31, 2024 - 25-CDD-039

Assistant Planner Johnny Case provided a presentation.

Motion: To conduct a public hearing on the tri-annual on-sale alcoholic beverage Conditional Use Permit review process and approve staff report.

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

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

Motion Carried

7.b CONTINUANCE FOR A PRECISE DEVELOPMENT PLAN (PDP 23-10) LOCATED AT 830 THE STRAND - 25-CDD-050

Motion: To postpone public hearing to a date uncertain.

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

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

Motion Carried

7.c REQUEST TO APPROVE PRECISE DEVELOPMENT PLAN (PDP 24-08) TO ALLOW A NEW FIVE-UNIT APARTMENT BUILDING AT 3415 PALM DRIVE IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONE PURSUANT TO THE HOUSING ACCOUNTABILITY ACT GOVERNMENT CODE SECTION 65589.5 - 25-CDD-008

Associate Planner Jake Whitney provided a presentation.

In-Person public comment was provided by:

- Brian Fish
- Nancy Schwappach
- Salli Harris
- Rory Barish
- Richard Meaglia
- Mark Sapiro
- Rob Perez
- Richard Gotthoffer
- Anna Jung
- Brian Jung
- Blair Smith
- Rodger Deurlein
- Carolyn Petty
- Duncan Stewart
- Ann Gotthoffer
- Peter Ellis
- Laura Pena
- John Rogers
- Frank Eloosie
- Mary Wooldridge

Virtual public comment was provided by:

- Anthony Higgins
- John Burrough

Motion: To continue this item to a date certain of May 20, 2025.

Moved by: Vice Chairperson Stephen Izant

Seconded by: Commissioner Greg McNally

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

Motion Carried

7.d REQUEST TO MODIFY A PREVIOUSLY APPROVED SHARED PARKING PLAN (PARK 25-01) TO ACCOMMODATE THE CONSOLIDATION OF FOUR RETAIL TENANTS AT 1601 PACIFIC COAST HIGHWAY LOCATED IN THE (SPA-8) ZONE - 25-CDD-046

Associate Planner Jake Whitney provided a presentation.

In-Person public comment was provided by:

- Margaret Taylor
- Ivette Acosta
- John Ferris

Motion: To approve a Parking Plan Amendment (PARK 25-01) 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; and to determine that the project is categorically exempt from the California Environmental Quality Act.

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

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

Motion Carried

8. STAFF ITEMS

8.a UPDATE PROCESS AND PROCEDURES FOR REVIEW OF ON-SALE ALCOHOLIC BEVERAGE CONDITIONAL USE PERMITS. - 25-CDD-048

Planning Manager Alexis Oropeza provided a presentation.

Motion: To adopt revisions to the procedures by minute order to the on-sale alcoholic beverage Conditional Use Permit review process.

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

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

Motion Carried

8.b COMMUNITY DEVELOPMENT DIRECTOR REPORT

Planning Manager updated that recruitment for a new Assistant Planner is being finished and the recruitment for a new Community Development Director is still on-going. A study session for the Zoning Code Update will likely be on the May agenda.

9. PLANNING COMMISSION COMMENTS

10. FUTURE AGENDA ITEMS

10.a PLANNING COMMISSION TENTATIVE AGENDA - 25-CDD-051

Correction to future agenda item at 819-825 Bard Street: this item is a 4-unit project.

11. PUBLIC COMMENT

12. ADJOURNMENT

A voice vote was taken on this time.

Motion: To adjourn the meeting.

Moved by: Commissioner Michael Flaherty

Seconded by: Commissioner Peter Hoffman

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

Motion Carried

Chairperson Kate Hirsh adjourned the meeting at 10:52 P.M.