



CITY OF HERMOSA BEACH

Planning Commission

Meeting Minutes

May 20, 2025

Open Session 7:00 PM

Council Chambers

1315 Valley Drive

Hermosa Beach, CA 90254

1. CALL TO ORDER

Chairperson Hirsh called the meeting to order at 7:01 P.M.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Flaherty.

3. ROLL CALL

Administrative Assistant Melanie Hurtado 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

The Planning Commission held discussion at this time.

Motion: To move agenda item 7.d to the top of the Public Hearing items.

Moved by: Chairperson Kate Hirsh

Seconded by: Commissioner Michael Flaherty

A voice vote was taken on this item.

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

Motion Carried

5. PUBLIC COMMENT

Public comment was provided by:

- Diana Bradshaw (in-person)

6. CONSENT CALENDAR

Motion: To approve the consent calendar.

6.a ACTION MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF APRIL 15, 2025 - 25-CDD-075

Staff recommends Planning Commission receive and file the action minutes of the Planning Commission regular meeting of April 15, 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 CONTINUANCE REQUEST FOR 3415 PALM DRIVE - 25-CDD-085

Public comments were provided by:

- Chris Miller (in-person)
- Nancy Schwappach (in-person)

The Planning Commission held discussions at this time.

Motion: To postpone the public hearing for 3415 Palm Drive until the Planning Commission regular meeting of June 17, 2025, per the applicant's request.

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 CONDITIONAL USE PERMIT TO ALLOW ON-SALE CONSUMPTION OF BEER ONLY AT 1601 PACIFIC COAST HIGHWAY SUITE 180 IN THE SPA-8 ZONE. - 25-CDD-066

Assistant Planner Johnny Case provided a presentation.

Public comments were provided by:

- Will Ingram (in-person)
- Laura Pena (virtual)

The Planning Commission held discussion and deliberation at this time.

Motion: To adopt an amended resolution approving the Conditional Use Permit (CUP25-02) to allow on-sale consumption of alcoholic beverages (beer only) at 1601 Pacific Coast Highway Suite 180, subject to conditions, including adding language to specify that beer will only be sold to patrons of the business during business hours; and to determine that the project is categorically exempt per Section 15301 of California Environmental Quality Guidelines.

Moved by: Vice Chairperson Stephen Izant

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

7.c REQUEST FOR CUP AMENDMENT (APE24-003) TO EXPAND ON-SALE ALCOHOLIC BEVERAGES ALLOWED TO BEER, WINE, AND DISTILLED SPIRITS; AND AMEND PRIOR CONDITION OF APPROVAL FOR AN EXISTING RESTAURANT AT 844 HERMOSA AVENUE IN THE (C-2) ZONE - 25-CDD-084

Assistant Planner Johnny Case provided a presentation.

Public comments were provided by:

- Dana Ireland (in-person)
- Laura Pena (virtual)

The Planning Commission held discussion and deliberation at this time.

Motion: To adopt an amended resolution approving Conditional Use Permit Amendment (APE24-003) to allow the applicant to expand the on-sale alcoholic beverages allowed to beer, wine, and distilled spirits; and to allow ten televisions on-site at 844 Hermosa Avenue, along with condition forty requiring that a bike rack must be provided on the street so long as there is an outdoor dining deck; and to determine that the project is categorically exempt per Section 15301 of California Environmental Quality Guidelines.

Moved by: Vice Chairperson Stephen Izant
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

7.d REVIEW OF FISCAL YEAR 2025-2026 CAPITAL IMPROVEMENT PROGRAM (CIP) FOR CONFORMANCE WITH THE CITY'S GENERAL PLAN - 25-CDD-081

This agenda item was moved to the top of the Public Hearing agenda items per Planning Commission's motion.

Planning Manager Alexis Oropeza provided a presentation on behalf of Public Works Director and Interim City Manager Joe SanClemente.

The Planning Commission held discussion and deliberation at this time.

Motion: To find by minute order, based on substantial evidence in the record of proceedings, that the City of Hermosa Beach Fiscal Year 2025-26 Capital Improvement Program (CIP) is in conformance with the goals and policies of the City's General Plan (PLAN Hermosa), and find the action exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

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 COMMUNITY DEVELOPMENT DIRECTOR REPORT

Community Development Director Alison Becker thanked the Planning Commission for their warm welcome. Director Becker provided an update that at the City Council meeting on May 27th, Council will be considering the appointment of an Interim City Manager. On the evening of the 28th, City Council will review and discuss the fiscal year 2026 budget.

9. PLANNING COMMISSION COMMENTS

Commissioner Michael Flaherty inquired about the status of a case considered at a previous public hearing. Planning Manager Alexis Oropeza provided an update. The Commissioners and staff expressed appreciation for the new Director and also for the new Interim City Attorney.

10. FUTURE AGENDA ITEMS

10.a PLANNING COMMISSION TENTATIVE FUTURE AGENDA ITEMS - 25-CDD-076

Motion: To receive and file the June 17, 2025 Planning Commission tentative future agenda.

Moved by: Commissioner Peter Hoffman

Seconded by: Vice Chairperson Stephen Izant

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

Motion Carried

11. PUBLIC COMMENT

12. ADJOURNMENT

Motion: To adjourn until the next regular meeting of June 17, 2025.

Moved by: Commissioner Michael Flaherty

Seconded by: Commissioner Peter Hoffman

A voice vote was taken on this item.

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

Motion Carried

The meeting was adjourned at 8:28 P.M.