



## **CITY OF HERMOSA BEACH**

### **Planning Commission**

### **Meeting Minutes**

**September 16, 2025**

**Open Session 6:00 PM**

**Council Chambers**

**1315 Valley Drive**

**Hermosa Beach, CA 90254**

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

Members Absent: Commissioner Peter Hoffman

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#### **1. CALL TO ORDER**

Chairperson Hirsh called the meeting to order at 6:03 p.m.

#### **2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chairperson Hirsh.

#### **3. ROLL CALL**

City Clerk Myra Maravilla announced a quorum noting the absence of Commissioner Peter Hoffman.

#### **4. APPROVAL OF AGENDA**

**Moved by:** Commissioner Stephen Izant

**Seconded by:** Commissioner Greg McNally

To approve the order of the agenda.

Ayes (4): Chairperson Kate Hirsh, Vice Chairperson Stephen Izant, Commissioner Michael Flaherty, and Commissioner Greg McNally

Absent (1): Commissioner Peter Hoffman

**Motion Carried**

**5. PUBLIC COMMENT**

In-Person Public Comment:

- Laura Pena

**6. CONSENT CALENDAR**

Commissioner Peter Hoffman left the meeting at 6:08 pm.

**Moved by:** Vice Chairperson Stephen Izant

**Seconded by:** Commissioner Michael Flaherty

To approve the consent calendar.

Ayes (4): Chairperson Kate Hirsh, Vice Chairperson Stephen Izant, Commissioner Michael Flaherty, and Commissioner Greg McNally

Absent (1): Commissioner Peter Hoffman

**Motion Carried**

**6.a ACTION MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING OF SEPTEMBER 8, 2025 - 25-CDD-129**

**Moved by:** Vice Chairperson Stephen Izant

**Seconded by:** Commissioner Michael Flaherty

To receive and file the action minutes of the Planning Commission special meeting of September 8, 2025.

**Motion Carried**

**7. PUBLIC HEARING**

**7.a PRECISE DEVELOPMENT PLAN (PDP24-18), CONDITIONAL USE PERMIT (CUP24-15), AND VESTING TENTATIVE PARCEL MAP 84662 FOR A NEW TWO-UNIT RESIDENTIAL BUILDING, 30-FEET IN HEIGHT, DEVELOPED AS CONDOMINIUMS, AT 1011 MANHATTAN AVENUE - 25-CDD-128**

Assistant Planner DeDe Tran provided a presentation.

Commissioners disclosed site visits.

The applicant provided information about the proposed project.

In-Person Public Comment:

- Christine Dosland

Virtual Public Comment:

- Anthony Higgins

The applicant provided responses to the comments provided.

Commissioner Flaherty asked if the project included a roof deck.

Commissioner McNally provided comments.

Commissioner Flaherty provided comments.

Commissioner McNally provided comments.

Chairperson Hirsh provided comments.

Vice Chairperson Izant provided comments.

**Moved by:** Vice Chairperson Stephen Izant

**Seconded by:** Commissioner Michael Flaherty

To determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and adopt a Resolution approving Conditional Use Permit (CUP 24-15), Precise Development Plan (24-18) and Vesting Tentative Parcel Map No. 84662 allowing two new residential condominium buildings in the Multiple-Family Residential zone (R-3) and Coast Zone subject to conditions.

Ayes (4): Chairperson Kate Hirsh, Vice Chairperson Stephen Izant, Commissioner Michael Flaherty, and Commissioner Greg McNally

Absent (1): Commissioner Peter Hoffman

**Motion Carried**

**7.b RECOMMENDATION TO APPROVE PRECISE DEVELOPMENT PLAN (PDP24-08) TO ALLOW A NEW 50.5 FOOT-TALL FIVE-UNIT APARTMENT BUILDING AT 3415 PALM DRIVE IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONE TO COMPLY WITH THE HOUSING ACCOUNTABILITY ACT – 25-CDD-082**

Associate Planner Jake Whitney provided a presentation.

Vice Chairperson Izant asked whether the Commission has the legal right to approve an alternative plan or design.

Deputy City Attorney Sarah Locklin provided information.

Commissioner Flaherty asked if the Fire Department conditions were addressed in the proposed resolution and asked other questions.

Associate Planner Jake Whitney provided information.

Planning Manager Alexis Oropeza provided information.

Commissioner McNally provided comments.

Chairperson Hirsh requested information about a low-income unit that was previously submitted. Additional questions were provided about the shadow study that was conducted.

Associate Planner Whitney and Planning Manager Oropeza provided information.

Chairperson Hirsh requested information about the Coastal Commission review process.

Deputy City Attorney Locklin provided information about the Coastal Commission review process.

The applicant's representative, Michael Shaw, provided a presentation.

In-Person Public Comment:

- Betty Lou Bender
- Brian Jung
- Anna Jung
- Elka Worner
- Jim Hamilton
- Rory Barish
- John Stiegler
- Brian T.
- Richard M.
- Eric Horne
- Carolyn Petty
- Andre Sharp
- Gary Brown
- Alysa Brennan

- Michele Wachtfogel
- Ann Gotthoffer
- Nancy Schwappach
- Paul Francis
- Gray Davis
- Laura Pena

Virtual Public Comment:

- Kent Allen
- John Burry
- Mike
- Anthony Higgins
- Isabel

The applicant was invited back to the podium and provided a response to the public comment provided.

Commissioner Flaherty asked for clarification about the application submitted.

Deputy City Attorney Sarah Locklin provided information about the Builder's Remedy.

Commissioner Flaherty provided comments.

Vice Chairperson Izant provided comments.

Commissioner McNally provided comments.

Chairperson Hirsh provided comments.

Community Development Director Alison Becker provided information.

Sarah Locklin provided updated language for the Commission to consider in the resolution.

Planning Manager Oropeza provided information about the height of the project.

**Moved by:** Vice Chairperson Stephen Izant

**Seconded by:** Commissioner McNally

To determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines § 15303; and approve the application and adopt a Resolution approving Precise

Development Plan 24-08 for a new five-unit apartment building at 3415 Palm Drive, subject to conditions, as amended to reflect the Project Alternative as presented and submitted by the project applicant to the Planning Department on September 15, 2025 and presented to the Planning Commission at its public hearing on the project on September 16, 2025, with four units and a maximum height of 35 feet, including approval of a Coastal Development Permit by the California Coastal Commission.

Ayes (4): Chairperson Kate Hirsh, Vice Chairperson Stephen Izant, Commissioner Michael Flaherty, and Commissioner Greg McNally

Absent (1): Commissioner Peter Hoffman

**Motion Carried**

**8. STAFF ITEMS**

**8.a COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**9. PLANNING COMMISSION COMMENTS**

Vice Chairperson Izant asked question about SB 79.

Director Becker provided information.

**10. FUTURE AGENDA ITEMS**

**10.a PLANNING COMMISSION TENTATIVE FUTURE AGENDA - 25-CDD-130**

**Moved by:** Vice Chairperson Stephen Izant

**Seconded by:** Commissioner Michael Flaherty

To receive and file the tentative future agenda for the Planning Commission special meeting of October 13<sup>th</sup> and regular meeting of October 21<sup>st</sup>.

Ayes (4): Chairperson Kate Hirsh, Vice Chairperson Stephen Izant, Commissioner Michael Flaherty, and Commissioner Greg McNally

Absent (1): Commissioner Peter Hoffman

**Motion Carried**

**11. ADJOURNMENT**

The meeting was adjourned at 8:57 p.m.