



CITY OF HERMOSA BEACH

Planning Commission

Meeting Minutes

October 21, 2025

Open Session 6:00 PM

Council Chambers

1315 Valley Drive

Hermosa Beach, CA 90254

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

Staff Present: Associate Planner Jake Whitney, Assistant Planner Johnny Case, Community Development Director Alison Becker, Assistant Planner DeDe Tran, Office Assistant Ariana Rodriguez, Contract Planner, Interim Assistant City Attorney

1. CALL TO ORDER

Chairperson Hirsh called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Hirsh.

3. ROLL CALL

Office Assistant Ariana Rodriguez announced a quorum.

4. APPROVAL OF AGENDA

Moved by: Commissioner Michael Flaherty

Seconded by: Commissioner Peter Hoffman

Agenda reordered to hear public hearing items 7c and 7d first.

Ayes (4): Commissioner Kate Hirsh, Commissioner Peter Hoffman,
Commissioner Michael Flaherty, and Commissioner McNally

Absent (1): Commissioner Stephen Izant

Motion Carried

5. PUBLIC COMMENT

In-Person public comments:

- Arnenson spoke.

6. CONSENT CALENDAR

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

To approve the consent calendar.

Ayes (4): Commissioner Kate Hirsh, Commissioner Peter Hoffman,
Commissioner Michael Flaherty, and Commissioner McNally

Absent (1): Commissioner Stephen Izant

Motion Carried

6.a ACTION MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING OF OCTOBER 13, 2025 - 25-CDD-152

Staff recommends the Planning Commission receive and file the Commission's action minutes for the special meeting of Monday, October 13, 2025.

7. PUBLIC HEARING

7.a ADOPT A RESOLUTION TO APPROVE A PRECISE DEVELOPMENT PLAN AND LOT LINE ADJUSTMENT TO REMODEL AND ADD A THIRD STORY TO AN EXISTING BUILDING AT 901 HERMOSA AVE IN THE GENERAL COMMERCIAL ZONE - 25-CDD-140

Contract Planner Kaneca Pompey provided a staff presentation.

Applicant representative Brandon Straus spoke.

Applicant Kyle Ransford spoke.

No Public Comment was provided.

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

To continue this item to a future meeting and direct staff and applicant to prepare a detailed description of permitted building square footage.

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

Motion Carried

7.b ADOPT A RESOLUTION TO MODIFY THE CONDITIONS OF APPROVAL FOR ROBERT'S LIQUOR CONDITIONAL USE PERMIT LOCATED AT 74 PIER AVENUE IN THE DOWNTOWN COMMERCIAL ZONE - 25-CDD-137

Assistant Planner Johnny Case provided a staff presentation.

Police Chief Landon Phillips spoke on the item.

Agent Connally from the Department of Alcoholic Beverage Control spoke.

Roberts Liquor representative Jan Nguyen spoke.

Attorney for Roberts Liquor Patrick Bobko spoke.

Public Comment:

- Samuel C.

Virtual Public Comment:

- Kent Allen

Moved by: Commissioner Stephen Izant
Seconded by: Commissioner Kate Hirsh

To continue the hearing to December 16, 2025 and direct staff and the business owner meet to discuss operational improvements and to report on what measures have been implemented in December.

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

Motion Carried

7.c ADOPT A RESOLUTION TO APPROVE LOT LINE ADJUSTMENT AND VARIANCE TO ELIMINATE A RESIDENTIAL ENCROACHMENT OVER

AN EXISTING PROPERTY LINE AT 1102 AND 1110 21ST STREET IN THE SINGLE-FAMILY (R-1) ZONE - 25-CDD-143

Associate Planner Jake Whitney provided a staff presentation.

Applicant Richard Binder spoke.

Virtual Public Comment:

- Laura Pena

Commissioner Stephen Izant joined the meeting at 6:11 pm.

Moved by: Commissioner Peter Hoffman

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 15305 of the State CEQA Guidelines; and
2. Adopt a Resolution (**Attachment 1**) approving Lot Line Adjustment 25-01 and Variance 25-01, subject to conditions of approval.

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

Motion Carried

7.d ADOPT A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE PARCEL MAP NO. 84716 FOR NEW TWO-UNIT RESIDENTIAL CONDOMINIUMS AT 620 11TH STREET, IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE - 25-CDD-146

Associate Planner Whitney provided a staff presentation.

Applicant representative Stacy Straus spoke.

Moved by: Commissioner Peter Hoffman

Seconded by: Commissioner Michael Flaherty

Staff recommends the Planning Commission:

1. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and
2. Adopt a Resolution (**Attachment 1**) approving Conditional Use Permit (CUP 25-08), Precise Development Plan (25-06), and

Vesting Tentative Parcel Map No. 84716 allowing two new residential condominium buildings in the Two-Family Residential Zone (R-2) subject to conditions as amended.

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

Motion Carried

8. STAFF ITEMS

8.a COMMUNITY DEVELOPMENT DIRECTOR REPORT

Director Becker provided a report.

9. PLANNING COMMISSION COMMENTS

10. FUTURE AGENDA ITEMS

10.a PLANNING COMMISSION TENTATIVE FUTURE AGENDA - 25-CDD-151

Moved by: Commissioner Michael Flaherty

Seconded by: Commissioner Stephen Izant

Staff recommend Planning Commission receive and file the tentative future agenda for the Planning Commission regular meeting of November 18, 2025.

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

Motion Carried

11. ADJOURNMENT

The meeting was adjourned at 9:58 p.m.