

CITY OF HERMOSA BEACH
Planning Commission
Special Meeting Minutes



December 16, 2025
5:00 p.m.
Council Chambers
1315 Valley Drive
Hermosa Beach, CA 90254

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

Staff Present: Community Development Director Alison Becker, Planning Manager Alexis Oropeza, Administrative Assistant Nancy Blinzler, Associate Planner Jake Whitney, Assistant Planner Johnny Case, Contract Planner Kaneca Pompey, Interim City Attorney Sarah Locklin, Management Analyst Leo Zalyan

PLEASE TAKE NOTICE that the Chairperson of the Planning Commission has called a Special Meeting to take place at 5:00 p.m. on Tuesday, December 16, 2025 to consider and take action on those matters set forth on the agenda below.

1. CALL TO ORDER

Chairperson Kate Hirsh called the meeting to order at 5:07 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Kate Hirsch.

3. ROLL CALL

Associate Planner Jake Whitney announced a quorum.

4. STAFF ITEMS

4.a Rotation of Planning Commission Chairperson and Vice Chairperson - 25-CDD-180

(Planning Manager Alexis Oropeza)

Planning Manager Alexis Oropeza announced the Planning Commission chair rotation to make Vice Chairperson Stephen Izant the new

Chairperson and Commissioner Michael Flaherty the new Vice Chairperson.

In accordance with past direction and practice, the Chairperson and Vice Chairperson of the Planning Commission rotate every nine months. The current Chairperson, Kate Hirsh, and the current Vice Chairperson, Stephen Izant, served from March 1, 2025, through November 30, 2025.

On December 16, 2025, the Chairperson position will rotate to Stephen Izant and the Vice Chairperson will rotate to Michael Flaherty for the term running from December 16, 2025 through August 31, 2026.

5. APPROVAL OF AGENDA

This is the time for Planning Commission to discuss any changes to the order of agenda items.

Motion: Approve to change the order of the agenda to hear item 8.d before item 8.c.

6. PUBLIC COMMENT

This is the time for members of the public to address the Planning Commission on any item(s) listed on the special meeting agenda only. Public comments are limited to 3 minutes per speaker.

No Public Comment provided.

7. CONSENT CALENDAR

The following matters will be acted upon collectively with a single motion and vote to approve with the majority consent of the Planning Commission. Commissioners may orally register a negative vote on any Consent Calendar item without pulling the item for separate consideration before the vote on the Consent Calendar. There will be no separate discussion of these items unless a Commissioner removes an item from the Consent Calendar, either under Approval of the Agenda or under this item before the vote on the Consent Calendar. Items removed for separate discussion will be provided a separate public comment period.

Motion: Approve the Consent Calendar.

Moved by: Commissioner Hirsh

Seconded by: Vice Chairperson Flaherty

To approve the consent calendar.

Ayes (5): Chairperson Izant, Vice Chairperson Flaherty, Commissioner Hoffman, Commissioner McNally, and Commissioner Hirsh

Motion Carried

7.a ACTION MINUTES OF THE PLANNING COMMISSION SPECIAL AND REGULAR MEETINGS OF NOVEMBER 18, 2025 - 25-CDD-185

(Planning Manager Alexis Oropeza)

Moved by: Commissioner Hirsh

Seconded by: Vice Chairperson Flaherty

Staff recommend Planning Commission receive and file the action minutes of the Planning Commission special and regular meetings of November 18, 2025

Motion Carried

7.b LOCATION: 620 9TH STREET - 25-CDD-172

TWO YEAR TIME EXTENSION REQUEST FOR A CONDITIONAL USE PERMIT (CUP 23-10), PRECISE DEVELOPMENT PLAN (PDP 23-07), AND VESTING TENTATIVE PARCEL MAP (VTPM NO 84231) FOR A 3-UNIT ATTACHED CONDOMINIUM PROJECT AT 620 9TH STREET IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE.

CEQA: Determine that the project remains categorically exempt from the California Environmental Quality Act pursuant to the previously approved Class 3 Exemption for New Construction as defined in Section 15303(b) of the CEQA guidelines.

Moved by: Commissioner Hirsh

Seconded by: Vice Chairperson Flaherty

Staff recommends that the Planning Commission:

1. Determine the project remains categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the previously approved Class 3 Exemption for New Construction as defined in Section 15303(b) of the CEQA guidelines and;
2. Adopt by Minute Order a two-year time extension for Conditional Use Permit 23-10, Precise Development Plan 23-07, and Vesting Tentative Parcel Map No 84231 for a 3-unit attached condominium project.

Motion Carried

8. PUBLIC HEARINGS

8.a LOCATION: 1054 AVIATION BOULEVARD - 25-CDD-171

PRECISE DEVELOPMENT PLAN (PDP25-01) FOR NEW 6,487-SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING, AT 1054 AVIATION BOULEVARD, LOCATED WITHIN THE GENERAL COMMERCIAL ZONE (C-3).

CEQA: Determine the project is exempt from the California Environmental Quality Act.

(Assistant Planner Johnny Case)

Assistant Planner Johnny Case provided a presentation.

Applicant's representative Stacy Straus provided a presentation.

Public comment provided by:

Sean Cato (In-person)

Hailee Dunnet (In-person)

Planning Commissioners asked questions and received answers from applicant's representative Stacy Straus.

Public comment provided by:

John Burry (Virtual)

Applicant's representative Stacy Straus addressed public comment.

To Determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and Adopt a Resolution approving a Precise Development Plan (PDP25-01) for a new 6,487 square-foot multi-tenant commercial building located at 1054 Aviation Boulevard, subject to conditions of approval with an amendment to add a condition of approval requiring a right turn only sign at the driveway on Owosso Ave.

Moved by: Commissioner Hirsh

Seconded by: Commissioner Hoffman

Ayes (5): Chairperson Izant, Vice Chairperson Flaherty, Commissioner Hoffman, Commissioner McNally, and Commissioner Hirsh

Motion Carried

8.b LOCATION: 901 HERMOSA AVENUE - 25-CDD-183

A PRECISE DEVELOPMENT PLAN AND LOT LINE ADJUSTMENT TO REMODEL AND ADD A THIRD STORY TO AN EXISTING COMMERCIAL BUILDING AT 901 HERMOSA AVENUE IN THE DOWNTOWN COMMERCIAL ZONE AND COASTAL ZONE

CEQA: Determine the project is exempt from the California Environmental Quality Act.

(Contract Planner Kaneca Pompey)

Contract Planner Kaneca Pompey provided a presentation.

Planning Commissioners asked questions of staff and received answers.

Applicant's representative Brandon Straus provided comment.

Applicant provided comment.

Public comment was provided by:

Elka Worner (In-person)

Nancy Swappach (Virtual)

Planning Commissioners deliberated.

Moved by: Commissioner Hirsh

Seconded by: Commissioner Hoffman

Adopt staff recommendation with an amendment to allow the applicant to proceed with Building Department review prior to California Coastal Commission approval via the City's established At-Risk plan check procedure.

Ayes (4): Chairperson Izant, Vice Chairperson Flaherty, Commissioner McNally, and Commissioner Hirsh

Noes (1): Commissioner Hoffman

Motion Carried

8.c LOCATION: CITYWIDE - 25-CDD-168

A ZONE TEXT AMENDMENT (TA25-03) AMENDING VARIOUS SECTIONS OF TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE SECTION PERTAINING TO APPEAL PERIODS AND THE TRANSMISSION OF PLANNING COMMISSION DECISIONS TO CITY COUNCIL

CEQA: The project qualified for a Categorical Exemption per Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

(Planning Manager Alexis Oropeza)

Planning Manager Alexis Oropeza delivered a presentation.

Planning Commissioners deliberated.

Moved by: Chairperson Izant

Seconded by: Vice Chairperson Flaherty

To find the adoption of the proposed ordinance exempt from review under the California Environmental Quality Act (“CEQA”) and Adopt a Resolution recommending that the City Council adopt the proposed ordinance approving Zone Text Amendment 25-03.

Ayes (5): Chairperson Izant, Vice Chairperson Flaherty, Commissioner Hoffman, Commissioner McNally, and Commissioner Hirsh

Motion Carried

8.d LOCATION: CITYWIDE - 25-CDD-175

A ZONE TEXT AMENDMENT (TA 25-04) AMENDING HERMOSA BEACH MUNICIPAL CODE SECTION 17.08.020(D) PERTAINING TO HOME OCCUPATIONS

CEQA: The project is exempt from the CEQA per section 15061(b)(3) of the California Environmental Quality Act Guidelines.

(Community Development Director Alison Becker)

Management Analyst Leo Zalyan provided a presentation.

Planning Commissioners asked questions and received answers of staff.

Planning Commissioners deliberated.

Moved by: Vice Chairperson Flaherty

Seconded by: Commissioner Hirsh

Approve staff recommendation with the exception of reversing recommendations #1 and #2 back to their original format, and with an amendment to strike condition 12 to eliminate Planning Commission review and replace it with Community Development Director review.

Ayes (5): Chairperson Izant, Vice Chairperson Flaherty, Commissioner Hoffman, Commissioner McNally, and Commissioner Hirsh

Motion Carried

9. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Community Development Director Alison Becker announced a change to Planning Commission meetings to begin at 5 p.m. moving forward.

10. COMMISSIONER ITEMS

Requests from Commissioners for possible future agenda items. No discussion or debate of these requests shall be undertaken; the sole action is whether to schedule the item for consideration on a future agenda. No public comment will be taken. Commissioners should consider the city’s work plan when considering new items.

10.a PLANNING COMMISSION COMMENTS

Planning Commission members may briefly respond to public comments, may ask a question for clarification, or make a brief announcement or report on his or her own activities or meetings attended.

Commissioner Flaherty asked a question regarding the ability of the Planning Commission to reconsider an item under "Roberts Rules of Order."

Interim City Attorney Sarah Locklin provided responses.

Planning Commissioners deliberated regarding potential recommendations to City Council regarding City fines and asked questions of staff.

Interim City Attorney Sarah Locklin provided responses.

Planning Commissioners agree that the current enforcement mechanisms for the Hermosa Beach Municipal Code are insufficient and recommend that City Council consider adopting additional enforcement mechanisms.

11. FUTURE AGENDA ITEMS

Requests from the Planning Commission for possible future agenda items and questions from Planning Commission members regarding the status of future agenda items. No discussion or debate of these requests shall be undertaken; the sole action is whether to schedule the item for consideration on a future agenda. No public comment will be taken. Planning Commission members should consider the city's work plan when considering new items.

11.a PLANNING COMMISSION TENTATIVE FUTURE AGENDA - 25-CDD-179

(Planning Manager Alexis Oropeza)

Moved by: Commissioner Hirsh

Seconded by: Chairperson Izant

Approve staff recommendation to receive and file the tentative future agenda for the Planning Commission.

Ayes (5): Chairperson Izant, Vice Chairperson Flaherty, Commissioner Hoffman, Commissioner McNally, and Commissioner Hirsh

Motion Carried

12. ADJOURNMENT

The meeting was adjourned at 8:02 p.m.

Chair

City Clerk