

**CITY OF HERMOSA BEACH
CITY COUNCIL MEETING MINUTES**



**January 27, 2026
5:00 p.m.
Council Chambers
1315 Valley Drive
Hermosa Beach, CA 90254**

Members Present: Mayor Rob Saemann, Mayor Pro Tem Mike Detoy, Councilmember Ray Jackson, Councilmember Michael D. Keegan, Councilmember Dean Francois

Staff Present: City Manager Steve Napolitano, Interim City Attorney Jason Baltimore, Administrative Services Director Brandon Walker, Interim City Clerk Reanna Guzman, Community Development Director Alison Becker, Parks and Recreation Director Lisa Nichols, Public Works Director Joe SanClemente, Police Chief Landon Phillips, Planning Manager Alexis Oropeza, Executive Assistant Ann Yang, Office Assistant Ariana Rodriguez, Lead Special Events and Filming Coordinator Kalyn Kaemerle, Contract Planner Kaneca Pompey

1. CLOSED SESSION—CALL TO ORDER 5:00 PM

Mayor Saemann called the Closed Session meeting to order at 5:04 p.m.

2. ROLL CALL

Interim City Clerk Reanna Guzman announced the virtual attendance of Mayor Pro Tem Detoy in accordance with AB 2449 "just cause" clause due to contagious illness.

Councilmember Jackson was absent during the Closed Session roll call but was present for the Closed Session meeting.

Interim City Clerk Reanna Guzman announced a quorum.

3. PUBLIC COMMENT ON THE CLOSED SESSION AGENDA

Mayor Saemann opened public comment.

No public comment was provided.

4. RECESS TO CLOSED SESSION

The City Council recessed to Closed Session at 5:08 p.m.

4.a MINUTES: Approval of minutes of Closed Session held on January 13, 2026

4.b CONFERENCE WITH LEGAL COUNSEL: Threatened Litigation

Significant exposure to litigation pursuant to Government Code section 54956.9(d)(4) and (e)(4)

The City finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the City in the litigation.

Number of Potential Cases: (1) potential case(s) regarding Transient Occupancy Tax (TOT)

5. OPEN SESSION—CALL TO ORDER 6:00 PM

Mayor Saemann called the Open Session to order at 6:09 p.m.

6. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Greg Newman.

7. ROLL CALL

Interim City Clerk Reanna Guzman announced the virtual attendance of Mayor Pro Tem Detoy in accordance with AB 2449 "just cause" clause due to contagious illness. All members were present and a quorum was announced.

8. CLOSED SESSION REPORT

Interim City Attorney Jason Baltimore provided the Closed Session report. No reportable action was taken.

9. ANNOUNCEMENTS—UPCOMING CITY EVENTS

Mayor Saemann announced the Mayor's Town Hall Forum that took place on Thursday, January 29, from 6-8 PM in the Council Chambers.

10. APPROVAL OF AGENDA

A motion was made by Mayor Pro Tem Detoy and was seconded by Councilmember Jackson to hear items 16. b, 17. b, 17. c, and 17. d first, and continue with the remainder of the agenda.

Motion failed, 2-3. Mayor Saemann, and Councilmembers Francois and Keegan did not support.

A motion was made by Councilmember Francois and was seconded by Councilmember Keegan to remove item 17.c and 17.e from the agenda and approve the remainder of the agenda.

Motion failed, 2-3. Mayor Saemann, Mayor Pro Tem Detoy, and Councilmember Jackson did not support.

Moved by: Mayor Saemann
Seconded by: Mayor Pro Tem Detoy

To hear items 16. b and 17. b after Consent Calendar and continue with the remainder of the agenda.

Ayes (5): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Motion Carried

11. PROCLAMATIONS / PRESENTATIONS

11.a CULTURE CLUB X HERMOSA BEACH

Allison Hales from Culture Club South Bay and Community Resources Director Lisa Nichols provided information.

11.b RECOGNIZING LOCAL ARTISTS FOR THEIR ART ON 24 WRAPPED UTILITY BOXES

Public Works Director Joe SanClemente provided a presentation and introduced artists.

11.c HERMOSA BEACH SISTER CITY ASSOCIATION PRESENTATION

President of the Hermosa Beach Sister City Association, Laura Carmona, and Vice President George Barks gave a presentation.

12. PUBLIC COMMENT

Mayor Francois opened public comment. The following public comment was provided.

In Person Public Comment:

- Randy Balik
- Jacob Ireland
- Sarah Harper
- Collen Villegas
- Nicki Negrete-Mitchel
- Eric Horne

Virtual Public Comment:

- Kent Allen

13. CITY COUNCILMEMBER COMMENTS

Councilmember Keegan provided comments.

Councilmember Francois provided comments.

City Manager Napolitano provided comments.

Councilmember Francois provided additional comments.

14. UPDATES ON CITY COUNCIL ACTIVITIES

Councilmember Francois announced his attendance at the League of California Cities. He shared their discussions on statewide e-bike regulations.

Mayor Saemann announced his attendance at the January South Bay Cities Council of Governments meeting and provided information about the regional flexibility study, the West Basin Municipal Water District Grass replacement project, the Baldwin Hills and urban water sheds new resiliency co-design planning tool rollout, and the consolidated grant program. He also shared information on homeless services from the South Bay Council of Governments.

15. CONSENT CALENDAR

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To approve the consent calendar.

Ayes (5): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Motion Carried

15.a WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS ON THE AGENDA

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

Motion Carried

15.b CITY COUNCIL MEETING MINUTES

(Interim City Clerk Reanna Guzman)

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To approve the minutes of the January 13, 2026 regular meeting.

Motion Carried

15.c CHECK REGISTERS - 26-AS-011

(Administrative Services Director Brandon Walker)

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To receive and file the check registers for January 7, 2026 through January 14, 2026. The Administrative Services Director certifies the accuracy of the demands.

Motion Carried

15.d CASH BALANCE REPORT - 26-AS-010

(Administrative Services Director Brandon Walker)

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To receive and file the November 2025 Cash Balance Report.

Motion Carried

15.e ADOPT AN ORDINANCE AMENDING SUBSECTION 17.08.020 (D) OF THE HERMOSA BEACH MUNICIPAL CODE PERTAINING TO HOME OCCUPATIONS (CITYWIDE). - 26-CDD-017

CEQA: Determine the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15061(b)(3) of the CEQA Guidelines (Common Sense Exception).
(Community Development Director Alison Becker)

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To adopt by title only and waive second reading of Ordinance No. ORD-26-1494 "Approving a Zone Text Amendment (ZTA 25-04), amending Hermosa Beach Municipal Code (HBMC) Subsection 17.08.020 (D) pertaining to Home Occupations; determine the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15061(b)(3) of the CEQA Guidelines (Common Sense Exception); and direct the City Clerk to print and publish the summary ordinances in a newspaper of general circulation within 15 days following adoption and post it on the City's bulletin for 30 days.

Motion Carried

15.f APPROVAL OF THE FIRST AMENDMENT TO THE AGREEMENT WITH FLOCK SAFETY - 26-PD-005

(Police Chief Landon Phillips)

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To approve the proposed first amendment to an agreement with Flock Safety for the lease of ten Automated License Plate Readers (ALPRs) for an additional year for a total of \$30,000; and authorize the City Manager to execute and the City Clerk to attest the proposed first amendment, subject to approval by the City Attorney.

Motion Carried

15.g APPROVAL OF AGREEMENT WITH THE HERMOSA GARDEN CLUB FOR USE OF COMMUNITY CENTER AND THE CLARK BUILDING - 26-CR-010

(Community Resources Director Lisa Nichols)

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To approve an agreement with the Hermosa Garden Club for use of the Clark Building and Community Center beginning February 2026 through June 2028; and authorize the City Manager to execute the agreement and the City Clerk to attest, subject to approval by the City Attorney.

Motion Carried

15.h ADOPT AN ORDINANCE TO AMEND HERMOSA BEACH MUNICIPAL CODE CHAPTERS 2.20 COMMUNITY RESOURCES DEPARTMENT, 2.28 PARKS, RECREATION, AND COMMUNITY RESOURCES ADVISORY DEPARTMENT, AND 12.30 SPECIAL EVENTS ON PUBLIC PROPERTY - 26-CR-015

(Community Resources Director Lisa Nichols)

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To waive full reading and adopt Ordinance No. ORD-26-1495 amending Chapters 2.20, 2.28, and 12.30 of the Hermosa Beach Municipal Code to update references to the Community Resources Department to the Parks and Recreation Department, the department director's title to Parks and Recreation Director, and the Parks, Recreation, and Community Resources Advisory Commission to the Parks and Recreation Advisory Commission; and direct City Clerk to publish a summary ordinance.

Motion Carried

15.i CAPITAL IMPROVEMENT PROGRAM STATUS REPORT AS OF JANUARY 15, 2026 - 26-PW-005

(Public Works Director Joe SanClemente)

Moved by: Councilmember Francois

Seconded by: Councilmember Keegan

To receive and file the Capital Improvement Program Status Report as of January 15, 2026.

Motion Carried

16. PUBLIC HEARINGS—TO COMMENCE AT 6:30 P.M

16.a APPROVAL OF IMPACT LEVEL III NEW 2026 SPECIAL EVENT: LA GALAXY SOCCER CELEBRATION - 26-CR-013

(Community Resources Director Lisa Nichols)

Lead Special Events and Filming Coordinator Kalyn Kaemerle provided a staff presentation.

Councilmember Jackson asked various questions.

Councilmember Francois asked various questions.

Los Angeles Galaxy Game Presentation & Events Director Nick Gilbert provided information.

Los Angeles Galaxy Event Representative Kara Korber provided information.

No in-person public comment was provided.

Virtual Public Comment:

- Anthony Higgins

The City Council continued to deliberate on this item.

Moved by: Councilmember Jackson

Seconded by: Councilmember Keegan

To approve the Parks, Recreation, and Community Resources Advisory Commission's recommendation to include Impact Level III new special event, Los Angeles Galaxy Soccer Celebration, on the 2026 Special Events Calendar with an amendment for LA Galaxy to consider a VIP section on the beach as well as continue to coordinate with local businesses to host additional VIP sections.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

Motion Carried

*Attachment 11. "SUPPLEMENTAL Public Comments from the Planning Commission Meeting of October 21, 2025" was added to item 16.b

16.b ADOPT A RESOLUTION APPROVING 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 - 26-CDD-011

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

(Community Development Director Alison Becker)

Community Development Director Alison Becker introduced Temporary Planner Kaneca Pompey.

Mayor Saemann opened the public hearing.

Planner Pompey provided a staff presentation.

Councilmember Jackson asked various questions.

Councilmember Francois asked various questions.

Planner Pompey provided additional information.

Planning Manager Alexis Oropeza provided information.

Councilmember Keegan asked various questions.

City Manager Napolitano provided comments.

Ex parte communications were disclosed by Councilmember Francois, Mayor Saemann, and Councilmember Keegan.

Councilmember Keegan announced visiting and entering the building.

The Applicant, Kyle Ransfield, provided information about this item.

Councilmember Francois asked the applicant various questions.

Mayor Saemann asked questions.

Mayor Pro Tem Detoy asked various questions.

In Person Public Comment:

- Brandon Straus

- Dan Riley

Virtual Public Comments:

- Anthony Higgins

The Applicant was invited back to the podium and provided additional information.

Mayor Saemann closed the public hearing.

The City Council continued to deliberate on this item.

Moved by: Mayor Saemann

Seconded by: Councilmember Francois

To determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301, class 1 and section 15305, class 5 of the CEQA guidelines; adopt a Resolution No. RES-26-7536 approving Precise Development Plan (PDP23-04) and Lot Line Adjustment (LLA 23-03) to remodel and add to an existing two-story commercial building that measures 12,012 square feet located at 901 Hermosa Avenue. The lot line adjustment consolidates three existing parcels into a single lot, subject to conditions of approval, as amended; and to approve the project with the following conditions:

- Direct staff to recalculate the floor area and required parking with the intention of requiring an in-lieu fee for any spaces not provided on-site; and
- Require the area of the second floor that is shown as decommissioned space to be utilized for storage uses; and
- Prohibit any decommission space.

Ayes (5): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Motion Carried

16.c INTRODUCE AN ORDINANCE APPROVING ZONE TEXT AMENDMENT (TA 25-03) AMENDING VARIOUS SECTIONS OF TITLE 17 OF THE HERMOSA BEACH CODE PERTAINING TO APPEAL PERIODS AND THE TRANSMISSION OF PLANNING COMMISSION DECISIONS - 25-CDD-138

CEQA: The project qualifies for a Categorical Exemption per Section 15061(b)(3) of the California Environmental Quality Act Guidelines (Community Development Director Alison Becker)

Moved by: Mayor Saemann
Seconded by: Councilmember Jackson

To continue the item to the next City Council meeting.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

Motion Carried

17. MUNICIPAL MATTERS

17.a UPDATE ON HOMELESSNESS EFFORTS - 26-CMO-004

(Senior Management Analyst Sara Russo)

This item was moved to the next City Council meeting.

17.b APPROVAL OF AN AGREEMENT WITH THE HERMOSA BEACH CHAMBER OF COMMERCE AND VISITORS BUREAU AND HERMOSA BEACH CHAMBER FOUNDATION FOR ITS SPECIAL EVENTS IN 2026 THROUGH 2028 - 26-CR-012

(Community Resources Director Lisa Nichols)

City Council recessed at 9:08 pm.

City Council reconvened from recess at 9:28 pm.

Interim City Clerk Guzman conducted a roll call and announced a quorum. Mayor Pro Tem Detoy was absent for the remainder of the meeting.

Community Resources Director Lisa Nichols provided a staff presentation.

Councilmember Francois asked various questions.

Community Resources Director Nichols provided additional information.

Mayor Saemann asked various questions.

Associate Engineer Andrew Nguyen provided additional information.

Councilmember Jackson asked various questions.

Police Chief Landon Phillips provided additional information.

In Person Public Comment:

- Michael Bell
- Michelle Crispin
- Erika Newman

Virtual Public Comment:

- Tony Higgins

Councilmember Jackson provided comments.

Hermosa Beach Chamber of Commerce President Michelle Crispin provided information.

The City Council continued to deliberate on this item.

Moved by: Mayor Saemann

Seconded by: Councilmember Jackson

Mayor Saemann motioned to have staff and the Chamber explore the possibility of a beer garden for the St. Patrick's Day Parade and review possibilities to lessen the cost of barricades, and bring the item back for City Council review.

Councilmember Jackson made a friendly amendment to continue with the historic route use for the St. Patrick's Day Parade, and perform best practice research to determine cost-saving possibilities, but not bring the item back for City Council review.

Mayor Saemann accepted friendly amendment.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

Motion Carried

Moved by: Councilmember Keegan

Seconded by: Councilmember Francois

Councilmember Keegan motioned to approve the proposed agreement with the Chamber and its Foundation for its special events in 2026 through 2028, with the amendment it to be for a one-year term with two additional one-year terms available pending City Council approval and City funding of up to \$51,125 as requested by the Chamber for the 2026 event only, and future funding would only be provided following a post-event review, which would include a full review of the 2026 St. Patrick's Day revenue and expenditures, to take place before consideration of the first available one-year term.

Ayes (3): Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Noes (1): Mayor Saemann

Absent (1): Mayor Pro Tem Detoy

17.c CONSIDERATION OF VENDOR SALES ON THE BEACH IN CONJUNCTION WITH A SPECIAL EVENT PERMIT - 26-CR-014

(Community Resources Director Lisa Nichols)

This item was moved to the next City Council meeting.

17.d REPORT ON PLANNING COMMISSION'S REVIEW OF LAND VALUE RECAPTURE ORDINANCE, AND ADOPT A RESOLUTION AMENDING THE CITY MASTER FEE SCHEDULE TO AMEND FEES FOR THE LAND VALUE RECAPTURE PROGRAM FOR AFFORDABLE HOUSING

CEQA: The action is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15378(b)(4) of the CEQA Guidelines.

(Community Development Director Alison Becker)

This item was moved to the next City Council meeting.

17.e ECONOMIC DEVELOPMENT STRATEGY PROGRESS REPORT - 26-CDD-012

(Community Development Director Alison Becker)

This item was moved to the next City Council meeting.

17.f APPROVE THE ACCEPTANCE OF DONATION TO SUPPORT UPGRADES TO THE BASKETBALL COURT EQUIPMENT AND APPROVE THE INCREASE OF PROJECT CONTINGENCY TO CIP 619 – KELLY COURTS RENOVATION PROJECT - 26-PW-003

(City Engineer Saad Malim)

City Engineer Saad Malim provided a staff presentation.

Councilmember Jackson asked various questions.

No Public Comment was provided.

Moved by: Councilmember Keegan

Seconded by: Mayor Saemann

To accept into the CIP 619 – Kelly Courts Renovation Project budget a donation of funds from The Hermosa Beach Youth Basketball League in the amount of \$14,224 for the upgrade of basketball court equipment; add estimated revenue of \$14,224 at Account # 301-3908-4201 in the Capital Improvement Project (CIP) Fund 301 for the donation; and authorize the Director of Public Works to increase the total project contingency amount on the Kelly Courts Improvement project to \$244,942 and to approve contract change orders up to the amount of the approved project contingency.

Ayes (4): Mayor Saemann, Councilmember Jackson, Councilmember Keegan, and Councilmember Francois

Absent (1): Mayor Pro Tem Detoy

Motion Carried

18. FUTURE AGENDA ITEMS

18.a MAYOR SAEMANN REQUESTS SUPPORT FOR STAFF TO RETURN WITH AN ACTION REPORT TO CONSIDER PLACEMENT OF A COMMEMORATIVE SIGN HONORING THE LIFE AND SERVICE OF TORRANCE POLICE OFFICER GARY ELTON RIPPSTEIN AT THE INTERSECTION OF 8TH ST AND ARDMORE AVE

City Manager Napolitano provided information.

Public Works Director SanClemente provided information.

Chief Phillips provided information.

No support was provided.

18.b TENTATIVE FUTURE AGENDA ITEMS - 26-CMO-006

Mayor Saemaan requested support for a full report on the development of parking lot D.

No support was provided.

Councilmember Francois requested support for an informational item on the Police Department resources regarding safety on The Strand.

City Manager Napolitano provided information.

No support was provided.

19. CITY MANAGER REPORT

No City Manager Report was provided.

20. INFORMATIONAL ITEMS

20.a LOS ANGELES COUNTY FIRE AND AMBULANCE MONTHLY REPORT FOR NOVEMBER 2025

(Emergency Management Coordinator Maurice Wright)

20.b POLICE DEPARTMENT MONTHLY CRIME STATISTICS AND BICYCLE RELATED CITATIONS ISSUED - 2025

(Police Chief Landon Phillips)

20.c ACTION MINUTES OF THE PUBLIC WORKS COMMISSION MEETING OF NOVEMBER 19, 2025

(Associate Engineer Andrew Nguyen)

**20.d ACTION MINUTES OF THE PLANNING COMMISSION MEETING OF
JANUARY 20, 2026**

(Community Development Director Alison Becker)

21. ADJOURNMENT

The meeting was adjourned at 11:46 p.m.