

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



**February 3, 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, Interim Human Resources Manager Tyler Cashman, Public Works Director Joe SanClemente, Police Chief Landon Phillips, Senior Management Analyst Sara Russo, Planning Manager Alexis Oropeza, Executive Assistant Ann Yang, Senior Recreation Supervisor Brian Sousa

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

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

City Attorney Jason Baltimore announced closed session item 4.d Hermosa Beach v. Independent Cities Risk Management Authority will be continued to a future meeting.

2. ROLL CALL

Executive Assistant Ann Yang announced the virtual attendance of Councilmember Jackson in accordance with AB 2449 "just cause" clause due to traveling on official business.

Executive Assistant Ann Yang 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 5:05 p.m.

4.a MINUTES: Approval of minutes of Closed Session held on January 27, 2026

4.b CONFERENCE WITH LEGAL COUNSEL (EXISTING LITIGATION)

Pursuant To California Government Code Section 54956.9(d)(1)

Name of Case: Rachel Muzatko v. City of Hermosa Beach et al 19-145623

Case Number: 20TRCV0048

4.c CONFERENCE WITH LEGAL COUNSEL (EXISTING LITIGATION)

Pursuant To California Government Code Section 54956.9(d)(1)

Name of Case: Everett Faulk v. Los Angeles County Civil Service Commission, et al

Case Number: 24STCP04022

4.d CONFERENCE WITH LEGAL COUNSEL (EXISTING LITIGATION)

Pursuant To California Government Code Section 54956.9(d)(1)

Name of Case: City of Hermosa Beach v. Independent Cities Risk Management Authority

Case Number: 22TRCV00700

5. OPEN SESSION—CALL TO ORDER 6:00 PM

Mayor Saemann called the Open Session to order at 6:10 p.m.

6. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Eric Horne.

7. ROLL CALL

Executive Assistant Ann Yang announced the virtual attendance of Councilmember Jackson in accordance with AB 2449 "just cause" clause because he is traveling on official business as a California Coastal Commissioner to this month's meeting.

Executive Assistant Ann Yang announced a quorum.

8. CLOSED SESSION REPORT

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

9. ANNOUNCEMENTS—UPCOMING CITY EVENTS

No announcements were provided.

10. APPROVAL OF AGENDA

Councilmember Francois provided comments.

Mayor Saemann provided comments.

City Manager Steve Napolitano provided comments.

Moved by: Mayor Pro Tem Detoy

Seconded by: Councilmember Keegan

To move 17.c to a future Council meeting.

Ayes (4): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Jackson, and Councilmember Keegan

Noes (1): Councilmember Francois

Motion Carried

Moved by: Mayor Pro Tem Detoy

Seconded by: Mayor Saemann

To approve 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 K9 ARMOR X K9 ARCO PRESENTATION

Chief Landon Phillips introduced Officer and K-9 Arco.

Officer Torres provided background information on K-9 Arco.

Co-Founder of K-9 Armor, Suzanne Saunders, provided information.

Councilmember Francois asked various questions.

Chief Police Phillips provided additional information.

Mayor Saemann asked various questions.

Chief Police Phillips provided additional information.

11.b HERMOSA BEACH CHAMBER OF COMMERCE PRESENTS REVIEW OF 2025 PROGRAMS AND VISION FOR 2026

Hermosa Beach Chamber of Commerce President Michelle Crispin and Marketing & Operations Manager Shelby Forier provided a presentation.

11.c RECOGNIZING BLACK HISTORY MONTH

Mayor Saemann read a proclamation recognizing Black History Month in its entirety.

12. PUBLIC COMMENT

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

In Person Public Comment:

- Sarah Harper
- Elka Worner
- Mark Paaluhi
- Lana Itswani
- Eric Horne
- Laura Pena
- John Burry

Virtual Public Comment:

- Nancy Schwappach
- Tony Higgins
- Ann Gotthoffer

13. CITY COUNCILMEMBER COMMENTS

Mayor Saemann provided comments.

Mayor Pro Tem Detoy provided comments.

Councilmember Francois provided comments.

Councilmember Keegan provided comments.

14. UPDATES ON CITY COUNCIL ACTIVITIES

No updates were provided.

15. CONSENT CALENDAR

Moved by: Mayor Pro Tem Detoy

Seconded by: Councilmember Francois

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: Mayor Pro Tem Detoy

Seconded by: Councilmember Francois

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.

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

Motion Carried

15.b CHECK REGISTERS - 26-AS-014

(Administrative Services Director Brandon Walker)

Moved by: Mayor Pro Tem Detoy

Seconded by: Councilmember Francois

To receive and file the check register for January 21, 2026. The Administrative Services Director certifies the accuracy of the demands.

Motion Carried

15.c REVENUE REPORT, EXPENDITURE REPORT, AND CIP REPORT BY PROJECT FOR NOVEMBER 2025 - 26-AS-015

(Administrative Services Director Brandon Walker)

Moved by: Mayor Pro Tem Detoy

Seconded by: Councilmember Francois

To receive and file the November 2025 Financial Reports.

Motion Carried

15.d CITY TREASURER'S REPORT - 26-AS-013

(City Treasurer David Pedersen)

Moved by: Mayor Pro Tem Detoy

Seconded by: Councilmember Francois

To receive and file the December 2025 City Treasurer's Report.

Motion Carried

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

16.a 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

Continued from January 27, 2026

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)

Planning Manager Alexis Oropeza provided a staff presentation.

No public comment was provided in person.

Virtual Public Comment:

- Nancy Schwappach

Mayor Saemann asked various questions and provided comments.

Councilmember Francois provided comments.

City Attorney Baltimore provided information.

City Manager Napolitano provided comments.

Moved by: Mayor Saemann

Seconded by: Councilmember Francois

To find that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15061(b)(3) of the CEQA Guidelines; and introduce by title only and waive first reading of Ordinance No. ORD-26-1496 of the City of Hermosa Beach approving Zone Text Amendment (TA 25-03)

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

Motion Carried

17. MUNICIPAL MATTERS

17.a ADOPT TWO RESOLUTIONS ADOPTING SIDE LETTERS TO THE MEMORANDUMS OF UNDERSTANDING (MOU) FOR THE GENERAL AND SUPERVISORY EMPLOYEES' BARGAINING UNIT AND THE PROFESSIONAL AND ADMINISTRATIVE EMPLOYEE GROUP - 26-AS-012

(Interim Human Resources Manager Tyler Cashman)

Interim Human Resources Manager Tyler Cashman provided a staff presentation.

Virtual Public Comment:

- Tony Higgins

Moved by: Mayor Pro Tem Detoy

Seconded by: Mayor Saemann

To adopt Resolution No. RES-26-7536 to adopt a Side Letter to the MOU between the City of Hermosa Beach and the General and Supervisory Employees' Bargaining Unit (Teamsters Local 986) for the period of July 1, 2025 through June 30, 2028; and adopt Resolution No. RES-26-7537 to adopt a Side Letter to the MOU between the City of Hermosa Beach and the Professional and Administrative Employee Group (PAE) for the period of July 1, 2025 through June 30, 2028.

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

Motion Carried

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

Continued from January 27, 2026

(Senior Management Analyst Sara Russo)

Senior Management Analyst Sara Russo provided a staff presentation.

In Person Public Comment:

- John Burry

Virtual Public comment:

- Nancy Schwappach

Mayor Pro Tem Detoy provided comments.

City Manager Napolitano provided comments.

Senior Management Analyst Russo provided additional information.

Moved by: Mayor Saemann

Seconded by: Councilmember Jackson

To receive and file the report.

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

Motion Carried

17.c ADJUSTMENT OF FEES FOR COMMERCIAL ENCROACHMENT AREAS - 26-CMO-005

(Environmental Programs Manager Douglas Krauss)

This item was moved to a future meeting.

17.d CONSIDERATION OF VENDOR SALES ON THE BEACH IN CONJUNCTION WITH A SPECIAL EVENT PERMIT - 26-CR-017

Continued from January 27, 2026

(Parks and Recreation Director Lisa Nichols)

Senior Recreation Supervisor Brian Sousa provided a staff presentation.

Councilmember Jackson asked various questions.

City Manager Napolitano provided information.

Chief Phillips provided information.

Virtual Public Comment:

- Tony Higgins
- Barabara Ellman
- Nancy Shwappach

Mayor Pro Tem Deto provided comments.

Councilmember Francois provided comments.

Council continued to deliberate on this item.

A motion was made by Mayor Pro Tem Deto and seconded by Councilmember Jackson to approve the Parks, Recreation, and Community Resources Advisory Commission's recommendation and provide separate discussion related to Chapter 12.20 Beach and Strand Regulations, Section 12.20.040 Alcoholic Beverages – Violation – Penalty.

A substitute motion was made by Mayor Saemann and seconded by Councilmember Keegan to approve the Parks, Recreation, and Community Resources Advisory Commission's recommendation.

A second substitute motion was made by Councilmember Jackson and seconded by Mayor Pro Tem Deto to include a pilot a program to allow alcohol sales for the LA Galaxy Watch Party and the Hermosa Beach Open, consistent with best practices, public safety and all applicable laws and permits; and approve staff's recommendation.

Motion failed, 1-4. Mayor Saemann, Mayor Pro Tem Deto, and Councilmembers Francois and Keegan voted no.

Council took action on the first substitute motion.

Moved by: Mayor Saemann
Seconded by: Councilmember Keegan

To approve the Parks, Recreation, and Community Resources Advisory Commission's recommendation to amend the Hermosa Beach Municipal Code Chapter 12.20 Beach and Strand Regulations, 12.20.300 Solicitation to allow for the sale of prepared food, nonalcoholic beverages, and/or merchandise on the beach by vendors associated with an approved special event, and to establish a per-vendor daily fee with a discounted rate for Hermosa Beach-based businesses holding a valid City business license.

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

Noes (1): Mayor Pro Tem Deto

Motion Carried

17.e 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

Continued from January 27, 2026

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)

Planning Manager Alexis Oropeza provided a staff presentation.

Councilmember Jackson asked various questions.

Councilmember Francois asked various questions.

Planning Manager Oropeza provided information.

Community Development Director Alison Becker provided information.

In Person Public Comment:

- Jon David
- Laura Pena
- John Burry

Virtual Public Speakers:

- Matt McCool
- Nancy Schwappach

Mayor Saemann asked various questions.

Planning Manager Oropeza provided information.

Mayor Saemann provided comments.

Councilmember Jackson provided comments.

Moved by: Mayor Saemann

Seconded by: Mayor Pro Tem Detoy

To approve Planning Commissions recommendation.

A substitute motion was by Councilmember Keegan and seconded by Councilmember Francois to waive the Master Fee Schedule for a one (1) to four (4) unit and keep pricing for anything above four units.

The substitute motion failed, 2-3. Mayor Saemann, Mayor Pro Tem Detoy, and Councilmembers Jackson voted no.

FINAL MOTION:

To approve the Planning Commission's recommendation as follows: amend the Master Fee Schedule to exempt smaller lots, with a minimum density of 1-2 units, from any LVR fee; and amend the regulations to provide a temporary reduction in the LVR Fee for lots with a minimum density of three and four units, to \$40 dollars per square foot, for 24 months; and to find that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15378(b)(4) of the CEQA Guidelines; adopt Resolution No. 25-7538 amending the City Master Fee Schedule to amend fees for the Land Value Recapture Program; and direct staff to explore zoning regulations that encourage development of residential units on "small lots" on the Housing Inventory List and include as a part of the City's Zoning Code Update.

Ayes (4): Mayor Saemann, Mayor Pro Tem Detoy, Councilmember Keegan, and Councilmember Francois

Noes (1): Councilmember Jackson

Motion Carried

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

Continued from January 27, 2026

(Community Development Director Alison Becker)

Community Development Director Alison Becker provided a staff presentation.

Councilmember Francois asked various questions.

Director Becker provided information.

In-person Public Comment:

- Laura Pena

The City Council took a recess at 9:58 p.m.

The City Council reconvened at 10:05 p.m.

Executive Assistant Ann Yang conducted a roll call. All members were present.

In-person Public Comment:

- Maggie Bove LeMonica

Virtual Public Comment:

- Nancy Schwappach

Virtual public speaker Nancy Schwappach experienced technical difficulties.

Mayor Pro Tem Detoy provided comments.

Councilmember Francois provided comments.

Mayor Saemann provided comments.

Councilmember Jackson provided comments.

The City Council continued to deliberate on this item.

City Manager Napolitano spoke.

Councilmember Jackson provided comments.

Moved by: Mayor Pro Tem Detoy

Seconded by: Mayor Saemann

To receive and file the Economic Development Strategy Progress Report; retire the 2022 Economic Development Strategy; and direct staff to return to Council with an outline of a new Economic Development Committee.

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

Motion Carried

17.g APPROVAL OF MILITARY EQUIPMENT USE BY THE HERMOSA BEACH POLICE DEPARTMENT PURSUANT TO ASSEMBLY BILL 418 - 26-PD-006

(Police Chief Landon Phillips)

Police Chief Landon Phillips provided a staff presentation.

Virtual Public Comment:

- Nancy Schwappach

Chief Phillips provided information.

Moved by: Mayor Saemann

Seconded by: Councilmember Jackson

To review and renew Ordinance No. 22-1446, an ordinance of the City of Hermosa Beach adopting Military Use Equipment, in accordance with Assembly Bill 481; and receive and file the Annual Military Equipment Report.

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

Motion Carried

18. FUTURE AGENDA ITEMS

18.a TENTATIVE FUTURE AGENDA ITEMS - 26-CMO-007

Attached is the current list of tentative future agenda items for Council's information.

Mayor Saeman requested support to direct staff to prepare bid packages for the St. Patrick's Day parade and the Memorial Day and Labor Day fiestas. Support was provided by Councilmember Keegan.

Mayor Saeman requested support to direct staff to prepare letter of support to modify SB 84 to include existing small businesses in regards to construction/ADA litigation cure periods.

19. CITY MANAGER REPORT

City Manager Napolitano provided a City Manager Report.

20. INFORMATIONAL ITEMS

None.

21. ADJOURNMENT

The meeting was adjourned at 10:48PM