

**CITY OF HERMOSA BEACH
PLANNING COMMISSION MEETING MINUTES**



**January 20, 2026
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: Planning Manager Alexis Oropeza, Assistant Planner Jake Whitney, Senior Office Assistant Holly Honma, Assistant Planner Johnny Case, Community Development Director Alison Becker, Assistant Planner DeDe Tran, Interim City Attorney Sarah Locklin

1. CALL TO ORDER

Chairperson Stephen Izant called the meeting to order at 5:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Izant.

3. ROLL CALL

Senior Office Assistant Holly Honma announced a quorum.

4. APPROVAL OF AGENDA

Moved by: Vice Chairperson Flaherty

Seconded by: Commissioner Hirsh

To approve the order of the agenda.

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

Motion Carried

5. PUBLIC COMMENT

In Person Public Comments:

- None

Virtual Public Comments:

- None

6. CONSENT CALENDAR

Moved by: Commissioner Hoffman

Seconded by: Commissioner Hirsh

To approve the Consent Calendar.

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

Motion Carried

6.a ACTION MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING OF DECEMBER 16, 2025. - 26-CDD-014

(Administrative Assistant Nancy Blinzler)

Moved by: Commissioner Hoffman

Seconded by: Commissioner Hirsh

To receive and file the action minutes of the Planning Commission special meeting of December 16, 2025.

Motion Carried

7. PUBLIC HEARING

7.a LOCATION: 703 PIER AVENUE - 26-CDD-010

PROJECT DESCRIPTION: A CONDITIONAL USE PERMIT (CUP25-16) TO ALLOW THE OPERATION OF A PILATES STUDIO (CLUB PILATES) WITHIN AN EXISTING 2,425-SQUARE-FOOT COMMERCIAL SPACE LOCATED AT 703 PIER AVENUE, SUITE H14, IN THE SPECIFIC PLAN AREA 8 (SPA-8) ZONE.

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

(Assistant Planner Johnny Case)

Assistant Planner Johnny Case provided a presentation.

Commissioner Hoffman asked various questions.

Johnny Case provided information.

Planning Manager Alexis Oropeza provided information.

Director Alison Becker provided information.

Vice Chairperson Flaherty asked various questions.

Commissioner McNally asked various questions.

Commissioner Hirsch asked various questions.

Chairperson Izant provided various questions.

In Person Public Comments:

- None

Virtual Public Comments:

- None

Moved by: Commissioner Hoffman

Seconded by: Commissioner Hirsh

To determine the project is categorically exempt from the California Environmental Quality Act; and adopt a Resolution approving a Conditional Use Permit to allow the operation of a Pilates Studio (Club Pilates) within an existing 2,425-square-foot commercial space located at 703 Pier Avenue, Suite H14, with an amendment to eliminate Condition of Approval pertaining to hours of operation (Section 2, subsection 9 of draft Resolution).

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

Motion Carried

7.b LOCATION: 520 25th STREET - 26-CDD-005

PROJECT DESCRIPTION: ADOPT A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP25-12), PRECISE DEVELOPMENT PLAN (PDP25-09), AND VESTING TENTATIVE PARCEL MAP NO. 84845 FOR NEW TWO-UNIT RESIDENTIAL CONDOMINIUMS AT 520 25TH STREET IN THE TWO DWELLING UNITS PER LOT ZONE (R-1A).

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

(Assistant Planner DeDe Tran)

Assistant Planner Dede Tran provided a presentation.

Stacey Strauss from Srour & Associates on behalf of the applicant Dennis Cleland, D.C Construction, provided information.

Commissioner McNally asked various questions

Commissioner Hirsch provided comments.

Commissioner Hoffman provided comments.

Vice Chairperson Flaherty provided comments.

In Person Public Comments:

- None

Virtual Public Comments:

- None

Moved by: Commissioner Hoffman

Seconded by: Vice Chairperson Flaherty

To determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 3 categorical exemption, as defined in section 15303 of the CEQA Guidelines for new construction and conversion of small structures; and adopt a Resolution approving Conditional Use Permit (CUP25-12), Precise Development Plan (PDP25-09), and Vesting Tentative Parcel Map No. 84845 permitting two-unit residential condominium buildings in the Two Dwelling Units Per Lot Zone (R-1A) subject to conditions.

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

Motion Carried

7.c LOCATION- CITYWIDE - 26-CDD-007

PROJECT DESCRIPTION: A ZONING TEXT AMENDMENT (TA26-01), AMENDING CHAPTER 17.21 OF THE HERMOSA BEACH MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS.

CEQA: Find the action to be Statutorily Exempt from CEQA under Public Resources Code § 21080.17.

Associate Planner Jake Whitney provided a presentation.

Vice Chairperson Flaherty asked various questions.

Planning Manager Alexis Oropeza provided information.

Commissioner Hirsch requested that future code initiatives be redlined.

Chairperson Izant mentioned that Section e. is missing a number.

Commissioner Hoffman provided comments.

In Person Public Comments:

- None

Virtual Public Comments:

- Anthony Higgins

Moved by: Commissioner Hoffman

Seconded by: Vice Chairperson Flaherty

To determine that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080.17; and adopt a Resolution recommending that the City Council adopt the proposed ordinance.

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

Motion Carried

8. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Director Becker announced that the position of Administrative Assistant has been posted online, and that the Boards & Commissions Handbook will be circulated to the commission, and will then go to City Council for possible adoption.

Director Becker mentioned that she received an email regarding the code section concerning convex slope determinations and is seeking history on the topic.

Commissioner Hoffman provided comments.

Vice Chairperson Flaherty provided comments.

Chairperson Izant asked various questions

City Attorney Sarah Locklin provided information.

Chairperson Izant suggested that we follow the code and make no changes.

9. PLANNING COMMISSION COMMENTS

10. FUTURE AGENDA ITEMS

Questions from Planning Commission members regarding the status of future agenda items. No discussion or debate of these requests shall be undertaken.

10.a PLANNING COMMISSION TENTATIVE FUTURE AGENDA

10.a.1 PLANNING COMMISSION TENTATIVE FUTURE AGENDA - 26-CDD-015

(Planning Manager Alexis Oropeza)

Moved by: Commissioner Hoffman
Seconded by: Commissioner Hirsh

To receive and file the February 17, 2026, Planning Commission tentative future agenda.

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

Motion Carried

11. ADJOURNMENT

The meeting was adjourned at 6:25 p.m.