

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



**February 17, 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:** Commissioner Hoffman

**Seconded by:** Vice Chairperson Flaherty

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:** Vice Chairperson Flaherty

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 REGULAR MEETING OF JANUARY 20, 2026 - 26-CDD-020**

(Administrative Assistant Nancy Blinzler)

**Moved by:** Commissioner Hoffman

**Seconded by:** Vice Chairperson Flaherty

To approve the action minutes of the Planning Commission meeting of January 20, 2026.

**Motion Carried**

## 7. **PUBLIC HEARING**

### 7.a **LOCATION: 74 PIER AVENUE - 25-CDD-169**

**PROJECT DESCRIPTION:** REQUEST TO ADOPT A RESOLUTION TO MODIFY THE CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP25-13/APE25-004) FOR ROBERT'S LIQUOR LOCATED AT 74 PIER AVENUE IN THE DOWNTOWN COMMERCIAL ZONE.

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

(Assistant Planner Johnny Case & Code Enforcement Officer Suzanne Calderon)

Assistant Planner Johnny Case provided a presentation.

Vice-Chairperson Flaherty provided comments.

Planning Manager Alexis Oropeza provided information.

Chairperson Izant opened the Public Hearing.

Commissioner Hoffman provided comments.

Chairperson Izant provided comments.

Applicant Patrick Boboko provided comments.

Chief Landon Phillips provided comments.

Interim City Attorney Sarah Locklin provided comments.

Chairperson Izant closed the Public Hearing.

Vice-Chairperson Flaherty provided comments.

Commissioner Hoffman provided comments.

Commissioner Hirsh motioned to accept staff's recommendation with the modifications of providing a clean resolution and including the original CUP as an attachment.

**Moved by:** Commissioner Hirsh

**Seconded by:** Vice Chairperson Flaherty

To determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1 categorical exemption as defined in Section 15301 of the State CEQA Guidelines; and adopt a resolution to modify the conditions of a Conditional Use Permit (CUP25- 13/APE25-004) at the existing liquor store (Robert's Liquor) located at 74 Pier Avenue in the Downtown Commercial (C-2) Zone and to accept staff's recommendation with the modifications of providing a clean resolution and including the original CUP as an attachment.

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

**Motion Carried**

## **8. COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Community Development Director Alison Becker provided comments.

Assistant Planner Dede Tran provided a presentation.

Commissioner Hoffman asked various questions.

Assistant Planner Dede Tran provided information.

Vice-Chairperson Flaherty asked various questions.

Commissioner Hirsh asked various questions.

Planning Manager Alexis Oropeza provided information.

Assistant Planner Dede Tran provided information.

Community Development Director Alison Becker provided comments.

**9. PLANNING COMMISSION COMMENTS**

Vice-Chairperson Flaherty asked various questions.

Community Development Director Alison Becker provided information.

Commissioner McNally provided comments.

Chairperson Izant provided comments.

Vice-Chairperson Flaherty asked various questions.

Planning Manager Alexis Oropeza provided information.

Chairperson Izant asked questions.

Community Development Director Alison Becker provided information.

**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 - 26-CDD-018**

(Planning Manager Alexis Oropeza)

**Moved by:** Commissioner Hoffman

**Seconded by:** Vice Chairperson Flaherty

To receive and file the March 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 5:57 p.m.