

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



**March 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, Commission Secretary Holly Honma, Community Development Director Alison Becker, Assistant Planner DeDe Tran

1. CALL TO ORDER

Chairperson 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

Commission Secretary Holly Honma announced a quorum.

4. APPROVAL OF AGENDA

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

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 Comment:

- Liz Brubaker
- Robert Brubaker
- Jennifer Duffy
- Mike Nickle

Virtual Public Comment:

- Laura Pena

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 FEBRUARY 17, 2026 - 26-CDD-038**

(Commission Secretary Holly Honma)

Moved by: Commissioner Hoffman

Seconded by: Vice Chairperson Flaherty

To receive and file the action minutes of the Planning Commission regular meeting of February 17, 2026.

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

Motion Carried

7. **PUBLIC HEARING**

7.a **LOCATION: 725 5TH STREET - 26-CDD-027**

ADOPT A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CUP25-04) TO CONSTRUCT AND OPERATE AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY (VERIZON WIRELESS) ON THE ROOF OF AN EXISTING BUILDING AT 725 5TH STREET

CEQA: Determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3 categorical exemption, as defined in section 15303 of the CEQA

Guidelines for new construction or conversion
(Assistant Planner DeDe Tran)

Assistant Planner DeDe Tran provided a presentation

Vice Chairperson Flaherty asked various questions

Assistant Planner DeDe Tran provided information

Applicant Tom Johnson provided information

Commissioner Hirsh asked various questions

Applicant Tom Johnson provided information

Vice Chairperson Flaherty asked various questions

Applicant Tom Johnson provided information

Commissioner Hoffman asked various questions

Commissioner McNally asked various questions

Chairperson Izant asked various questions

In Person Public Comment:

- Trina Hilley

Virtual Public Comment:

- Dave Horowitz
- Laura Pena

Chairperson Izant closed Public Comment

Commissioner Hoffman provided information

Moved by: Commissioner Hoffman

Seconded by: Vice Chairperson Flaherty

To continue this item to the Planning Commission's Regular Meeting on May 19, 2026 and for staff and applicant explore alternative locations for the wireless telecommunication facility on the east and northeast portion of the building.

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

Motion Carried

7.b LOCATION: 1244 2ND STREET - 26-CDD-030

ADOPT A RESOLUTION TO APPROVE A LOT LINE ADJUSTMENT AND VARIANCE AT 1244 2ND STREET (APN 4186-027-031) AND APN 4186-027-030 (NO ADDRESS) IN THE SINGLE-FAMILY RESIDENTIAL ZONE (R-1)

CEQA: Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15305.

(Assistant Planner DeDe Tran)

Assistant Planner DeDe Tran provided a presentation

Applicant Amir Esfahani provided information

Vice Chairperson Flaherty provided information

Commissioner Hoffman provided information

Moved by: Vice Chairperson Flaherty

Seconded by: Commissioner Hirsh

To determine the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15305; and Adopt a Resolution approving Lot Line Adjustment (LLA 25-02) and Variance (VAR25-03) at 1244 2nd Street and Assessor's Parcel Number 4186-027-030.

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

Noes (1): Commissioner Hoffman

Motion Carried

7.c LOCATION: 1100 PACIFIC COAST HIGHWAY - 26-CDD-008

A SIGN VARIANCE (VAR25-02), TO ALLOW NO MORE THAN THREE WALL SIGNS PER BUSINESS, NOT TO EXCEED 35 WALL SIGNS FOR THE SUBJECT SITE, AND TO ALLOW AN ADDITIONAL 10 PERCENT INCREASE IN MAXIMUM SIGN AREA AS A PART OF A COMPREHENSIVE SIGN PLAN FOR AN EXISTING SHOPPING CENTER IN THE GENERAL COMMERCIAL (C-3) ZONE

CEQA: Determine the project qualifies for Class 11 Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15311

(Associate Planner Jake Whitney)

Planning Manager Alexis Oropeza provided a presentation

Commissioner Hirsh asked various questions

Vice Chairperson Flaherty asked various questions

Applicant Christine Adler provided information
Commissioner Hoffman asked various questions

Moved by: Vice Chairperson Flaherty
Seconded by: Commissioner Hirsh

To determine the Project qualifies for Class 11 Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15311; and Adopt a Resolution approving a Sign Variance (VAR25-02) at 1100 Pacific Coast Highway subject to conditions.

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

Motion Carried

7.d LOCATION: 333 26TH STREET - 26-CDD-034

ADOPT A RESOLUTION UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION DENYING A REQUEST FOR A CONVEX SLOPE DETERMINATION (CSD25-04) AT 333 26TH STREET

CEQA: Determine this is not a project under the California Environmental Quality Act (CEQA) pursuant to section 21065 of the CEQA Guidelines (Assistant Planner DeDe Tran)

Assistant Planner DeDe Tran provided a presentation

Commissioner Hirsh asked various questions

Assistant Planner DeDe Tran provided information

Commissioner Hoffman asked various questions

Chairperson Izant asked various questions

Vice Chairperson Flaherty asked various questions

Assistant Planner DeDe Tran provided information

Commissioner Hoffman asked various questions

Brandon Straus from Srour & Associates provided a presentation

Attorney for Applicant provided information

Vice Chairperson Flaherty asked various questions

Brandon Straus provided information

Commissioner Hirsh asked various questions

Applicant David Toomey provided information

Chairperson Izant closed the Public Hearing
Vice Chairperson Flaherty asked various questions
Assistant Planner DeDe Tran provided information
Commissioner Hoffman asked various questions
Commissioner Hirsh provided information
Chairperson Izant provided information
Vice Chairperson Flaherty asked various questions

Moved by: Commissioner Hirsh
Seconded by: Commissioner Hoffman

To grant the appeal of the Director's Determination and approve the Convex Slope Determination.

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 information

9. PLANNING COMMISSION COMMENTS

Commissioner Hoffman thanked staff

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-039

(Commission Secretary Holly Honma)

Moved by: Commissioner Hirsh
Seconded by: Commissioner Hoffman

To receive and file the April 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 8:15 pm