



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*

*Peter Hoffman*

*Vice Chair*

*Marie Rice*

*Commissioners*

*David Pedersen*

*Kate Hirsh*

*Stephen Izant*

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Monday, December 11, 2023

7:00 PM

Council Chambers

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#### I. CALL TO ORDER

The meeting was called to order by Chair Hoffman at 7:00 P.M.

#### II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Hirsh.

#### III. ROLL CALL

Associate Planner Maricela Guillean announced a quorum.

All Planning Commissioners attended in-person in the Council Chambers except Vice Chair Rice, who was absent.

**Staff Present:**

**Carrie Tai, Community Development Director**

**Patrick Donegan, Assistant City Attorney**

**Alexis Oropeza, Planning Manager**

**Maricella Guillean, Associate Planner**

**Johnathon Masi, Assistant Planner**

**Present:** 4 - Commissioner Kate Hirsh, Commissioner Stephen Izant, Chair Peter Hoffman, and Commissioner David Pedersen

**Absent:** 1 - Vice Chair Marie Rice

#### IV. PUBLIC PARTICIPATION -- ORAL AND WRITTEN COMMUNICATIONS

There was no public comment at this time.

**V. CONSENT CALENDAR**

- a. [REPORT 23-0719](#) ACTION MINUTES OF THE PLANNING COMMISSION  
REGULAR MEETING OF NOVEMBER 13, 2023  
(Administrative Assistant Melanie Bristow)

**A motion was made to approve recommendation on the Consent Calendar.**

**Aye:** 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

**Absent:** 1 - Vice Chair Rice

**VI. PUBLIC HEARING**

- a. [REPORT 23-0683](#) REQUEST FOR A PRECISE DEVELOPMENT PLAN AMENDMENT (PDP 23-05) FOR AN ATTACHED DUPLEX PROJECT AT 414 MONTEREY BOULEVARD IN THE MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE AND DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
(Associate Planner Maricela Guillean)

**Associate Planner Maricela Guillean presented a presentation.**

**Chair Hoffman provided comment.**

**Commissioner Pedersen provided comment.**

**Associate Planner Maricela provided comment.**

**Commissioner Pedersen provided comment.**

**Associate Planner Maricela Guillean provided comment.**

**Chair Hoffman provided comment.**

**Associate Planner Maricela Guillean provided comment.**

**Chair Hoffman provided comment.**

**Associate Planner Maricela Guillean provided comment.**

**Chair Hoffman provided comment.**

**Public comment was provided by:**

- 1. Brandon Straus

Chair Hoffman provided comment.

Director Carrie Tai provided comment.

Chair Hoffman provided comment.

Director Carrie Tai provided comment.

Planning Manager Alexis Oropeza provided comment.

Commissioner Pedersen provided comment.

Planning Manager Alexis Oropeza provided comment.

Chair Hoffman provided comment.

Commissioner Izant provided comment.

Chair Hoffman provided comment.

Commissioner Izant provided comment.

Commissioner Hirsh provided comment.

Chair Hoffman provided comment.

**Motion by Commissioner Pedersen and seconded by Commissioner Izant to move Staff recommendation to adopt the resolution approving the Precise Development Plan amendment (PDP 23-05) for an attached duplex project located at 414 Monterey Boulevard, subject to conditions and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). Motion carried as follows:**

**Aye:** 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

**Absent:** 1 - Vice Chair Rice

**\*This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code, \* or may be appealed to the City Council by any party if filed by the deadline of Tuesday, December 26, 2023.**

- b.**     [REPORT](#)  
[23-0664](#)     REQUEST FOR A CONDITIONAL USE PERMIT (CUP 23-10), PRECISE DEVELOPMENT PLAN (PDP23-07), AND VESTING TENTATIVE PARCEL MAP (VTPM NO. 84231) FOR A THREE-UNIT ATTACHED CONDOMINIUM PROJECT AT 620 9TH STREET IN THE TWO-FAMILY RESIDENTIAL (R-2) ZONE AND DETERMINE THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).  
(Assistant Planner Johnathon Masi)

**Assistant Planner Johnathon Masi presented a presentation.**

Chair Hoffman provided comments.

Commissioner Hirsh provided comments.

Assistant Planner Johnathon Masi provided comments.

Commissioner Hirsh provided comments.

Assistant Planner Johnathon Masi provided comments.

Commissioner Hirsh provided comments.

Commissioner Pedersen provided comments.

Director Tai provided comments.

Assistant Planner Johnathon Masi provided comments.

Commissioner Hirsh provided comments.

Director Tai provided comments.

Assistant Planner Johnathon Masi provided comments.

City Attorney Patrick Donegan provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Assistant Planner Johnathon Masi provided comments.

Chair Hoffman provided comments.

Public comment was provided by:

1. Brandon Straus

Commissioner Hirsh provided comments.

Commissioner Izant provided comments.

Commissioner Pedersen provided comments.

Director Carrie Tai provided comments.

Assistant Planner Johnathon Masi provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Motion by Commissioner Izant and seconded by Commissioner Hirsh to move Staff recommendation to adopt the resolution and approve CUP23-10, PDP23-07,

and VTPM No. 84231 for a three-unit-attached condominium at 620 9th Street, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). Motion carried as follows:

**Aye:** 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

**Absent:** 1 - Vice Chair Rice

\*This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code, \* or may be appealed to the City Council by any party if filed by the deadline of Tuesday, December 26, 2023.

**VII. STAFF ITEMS**

**a. VERBAL REPORT ON CITY COUNCIL ACTIONS**

Director Tai updated that City Council called up the Pedone’s conditional use amendment and they will be holding a public hearing on January 23rd. On December 12th, City Council held a discussion on Land Value Recapture. The analysis has been published in the City Council agenda. City Council also held a public hearing on the Short Term Vacation Rental clean-up item, particularly the advertising, on December 12th.

**b. STATUS REPORT ON MAJOR PLANNING PROJECTS**

Director Tai updated that during 2023, the Planning Commission changed 35 sections of the Zoning Ordinance; submitted the Housing Element to the state for review; extended the Short Term Vacation Rental pilot program; amended and updated the Accessory Dwelling Unit Ordinance; and amended the City’s Zoning Ordinance with regard to Cannabis Delivery. The Transpacific Cable Line project will begin in early 2024.

c. [REPORT 23-0749](#) PLANNING COMMISSION MEETING SCHEDULE FOR 2024 (Administrative Assistant Melanie Bristow)

d. [REPORT 23-0734](#) PLANNING COMMISSION TENTATIVE FUTURE AGENDA (Administrative Assistant Melanie Bristow)

**VIII. COMMISSIONER ITEMS**

**a. PLANNING COMMISSION COMMENTS**

Chair Hoffman provided comments.

Director Carrie Tai provided comments.

City Attorney Donegan provided comments.

Director Carrie Tai provided comments.

Chair Hoffman provided comments.

Director Carrie Tai provided comments.

Chair Hoffman provided comments.

**b. FUTURE AGENDA ITEMS**

**IX. ADJOURNMENT**

**Motion by Commissioner Pedersen and seconded by Commissioner Izant to adjourn the meeting. Motion carried as follows:**

**Aye:** 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

**Absent:** 1 - Vice Chair Rice

**\*Chapter 2.52, Section 2.52.040 of the Municipal Code provides for Council review and reconsideration of any decision of the Planning Commission by two affirmative votes at the next regularly scheduled City Council meeting. In the event the Council initiates a review, the review will be placed on a future agenda of City Council within a reasonable time, and the Commission's decision is stayed pending Council's review and final decision.**