



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*

*Stephen Izant*

*Vice Chair*

*Peter Hoffman*

*Commissioners*

*Marie Rice*

*David Pedersen*

*Kate Hirsh*

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Tuesday, August 15, 2023

7:00 PM

Council Chambers

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#### I. CALL TO ORDER

This meeting was called to order by Chair Izant at 7:00 PM.

#### II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Rob Saemann.

#### III. ROLL CALL

Assistant Planner Johnathon Masi announced a quorum.

All Planning Commissioners attended in-person in the Council Chambers except for Vice Chair Hoffman, who joined virtually.

**Staff Present:**

Carrie Tai, Community Development Director

Patrick Donegan, City Attorney

Maricela Guillean, Associate Planner

Johnathon Masi, Assistant Planner

Melanie Bristow, Administrative Assistant (Virtually)

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

The following people provided public comment:

1. Councilman Rob Saemann (in-person)
2. Carolyn Petty (in-person)
3. Ray Joseph (in-person)
4. Wilfred Arvizo (in-person)

#### V. CONSENT CALENDAR

- a. REPORT  
23-0449 ACTION MINUTES OF THE PLANNING COMMISSION  
REGULAR MEETING OF JULY 18, 2023  
(Administrative Assistant Melanie Bristow)

**Motion by Commissioner Pedersen and seconded by Vice Chair Hoffman to receive and file the action minutes of the Planning Commission meeting of July 18, 2023. Motion carried as follows:**

**Aye:** 5 - Commissioner Hirsh, Chair Izant, Commissioner Rice, Vice Chair Hoffman, and Commissioner Pedersen

**Absent:** 0

**VI. PUBLIC HEARING**

- a. REPORT  
23-0476 TIME EXTENSION REQUEST FOR PREVIOUSLY APPROVED  
CONDITIONAL USE PERMIT AMENDMENT (CUP 18-3) AND PARKING  
PLAN AMENDMENT (PARK 18-2) AT AN EXISTING LATE-NIGHT  
ON-SALE ALCOHOL ESTABLISHMENT (VISTA RESTAURANT) 11 PIER  
AVENUE, PURSUANT TO HBMC SECTION 17.70.020.  
(Associate Planner Maricela Guillean)

**Associate Planner Maricela Guillean provided a staff report for this item.**

**The following people provided public comment:**

1. Markie Anderle (in-person)
2. Jessica Accamando (virtually)
3. Matt McCool (virtually)

**Vice Chair Hoffman provided comments.**

**Chair Izant provided comments.**

**Director Tai provided comments.**

**Chair Izant provided comments.**

**Director Tai provided comments.**

**City Attorney Donegan provided comments.**

**Chair Izant provided comments.**

**Director Tai provided comments.**

**Commissioner Hirsh provided comments.**

**Associate Planner Guillean provided comments.**

**Commissioner Hirsh provided comments.**

**Director Tai provided comments.**

Associate Planner Guillean provided comments.

Director Tai provided comments.

Chair Izant provided comments.

Commissioner Pedersen provided comments.

Associate Planner Guillean provided comments.

Commissioner Rice provided comments.

Associate Planner Guillean provided comments.

Commissioner Rice provided comments.

Chair Izant provided comments.

City Attorney Donegan provided comments.

Chair Izant provided comments.

Vice Chair Hoffman provided comments.

Commissioner Rice provided comments.

Commissioner Pedersen provided comments.

Director Tai provided comments.

City Attorney Donegan provided comments.

Chair Izant provided comments.

Commissioner Hirsh provided comments.

City Attorney Donegan provided comments.

**Motion by Chair Izant and seconded by Commissioner Hirsh to approve the extension request for one-year to July 23, 2024 for a previously approved conditional use permit amendment (CUP 18-3) and parking plan amendment (PARK 18-2) at an existing late-night on-sale alcohol establishment (Vista Restaurant) at 11 Pier Avenue, pursuant to HBMC Section 17.70.020. Motion carried as follows:**

**Aye:** 5 - Commissioner Hirsh, Chair Izant, Commissioner Rice, Vice Chair Hoffman, and Commissioner Pedersen

**Absent:** 0

**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 Monday, September 25, 2023.**

**b.**     REPORT     ZONE TEXT AMENDMENT (TA) 23-04 AND ORDINANCE TO AMEND  
23-0470     PORTIONS OF TITLE 17 OF THE HERMOSA BEACH MUNICIPAL  
CODE RELATING TO SHORT TERM VACATION RENTALS IN  
COMMERCIAL ZONES AND A DETERMINATION THE ORDINANCE IS  
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(CEQA)  
(Assistant Planner Johnathon Masi)

**Assistant Planner Johnathon Masi provided a presentation for this item.**

**The following people provided public comment:**

- 1. Scott Hayes (virtually)

**Chair Izant provided comments.**

**Commissioner Rice provided comments.**

**Director Tai provided comments.**

**Commissioner Pedersen provided comments.**

**Chair Izant provided comments.**

**Commissioner Hirsh provided comments.**

**Vice Chair Hoffman provided comments.**

**Chair Izant provided comments.**

**Motion by Commissioner Rice and seconded by Vice Chair Hoffman to adopt Resolution No. 23-12 recommending City Council approve Zone Text Amendment 23-04, thereby amending Hermosa Beach Municipal Code (HBMC) Sections 17.40.230 and 17.42.180 regarding Short Term Vacation Rentals (STVRs) in commercial zones, and determine the amendment is exempt from the California Environmental Quality Act (CEQA). Motion carried as follows:**

**Aye:** 5 - Commissioner Hirsh, Chair Izant, Commissioner Rice, Vice Chair Hoffman, and Commissioner Pedersen

**Absent:** 0

**Motion by Commissioner Rice and seconded by Vice Chair Hoffman to receive and file written communications received for this item. Motion carried as follows:**

**Aye:** 5 - Commissioner Hirsh, Chair Izant, Commissioner Rice, Vice Chair Hoffman, and Commissioner Pedersen

**Absent:** 0

**VII. STAFF ITEMS**

- a. REPORT  
23-0481      STUDY SESSION TO DISCUSS HOUSING ELEMENT RELATED GENERAL PLAN MAP CHANGE (GPA 23-01), ZONING MAP CHANGE (ZC 23-01) AND ZONING TEXT AMENDMENT (TA 23-02), TO EFFECTUATE PROGRAMS IN THE HOUSING ELEMENT (Community Development Director Carrie Tai)

Community Development Director Carrie Tai provided a presentation for this item. Associate Planner Maricela Guillean provided a recap for this item.

Chair Izant provided comments.

Commissioner Rice provided comments.

Director Tai provided comments.

Commissioner Rice provided comments.

Chair Izant provided comments.

Commissioner Rice provided comments.

Association Planner Guillean provided comments.

Commissioner Rice provided comments.

Director Tai provided comments.

Chair Izant provided comments.

Commissioner Hirsh provided comments.

Director Tai provided comments.

Commissioner Hirsh provided comments.

Chair Izant provided comments.

Commissioner Pedersen provided comments.

Director Tai provided comments.

Chair Izant provided comments.

The following people provided public comment:

1. Jon David (virtually)
2. Anthony Higgins (virtually)
3. Laura Pena (virtually)

Chair Izant provided comments.

Motion by Commissioner Pedersen and seconded by Vice Chair Hoffman to receive and file the written communications for this item. Motion carried as

**follows:**

**Aye:** 5 - Commissioner Hirsh, Chair Izant, Commissioner Rice, Vice Chair Hoffman, and Commissioner Pedersen

**Absent:** 0

**Discussion commenced.**

**Chair Izant provided comments.**

**Commissioner Rice provided comments.**

**Vice Chair Hoffman provided comments.**

**Commissioner Rice provided comments.**

**City Attorney Donegan provided comments.**

**Commissioner Rice provided comments.**

**Director Tai provided comments.**

**Commissioner Hirsh provided comments.**

**Director Tai provided comments.**

**Commissioner Hirsh provided comments.**

**Commissioner Rice provided comments.**

**Commissioner Hirsh provided comments.**

**Director Tai provided comments.**

**Commissioner Pedersen provided comments.**

**Director Tai provided comments.**

**Commissioner Hirsh provided comments.**

**Director Tai provided comments.**

**City Attorney Donegan provided comments.**

**Vice Chair Hoffman provided comments.**

**City Attorney Donegan provided comments.**

**Commissioner Rice provided comments.**

**Chair Izant provided comments.**

**Commissioner Hirsh provided comments.**

Commissioner Pedersen provided comments.

Vice Chair Hoffman provided comments.

Director Tai provided comments.

Commissioner Rice provided comments.

Chair Izant provided comments.

Commissioner Hirsh provided comments.

Commissioner Pedersen provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Commissioner Rice provided comments.

Chair Izant provided comments.

Vice Chair Hoffman provided comments.

Commissioner Rice provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Director Tai provided comments.

**b.**     REPORT  
          23-0463

UPCOMING: ROTATION OF PLANNING COMMISSION  
CHAIR AND VICE CHAIR ON SEPTEMBER 1, 2023  
(Administrative Assistant Melanie Bristow)

Director Tai provided a brief staff report for this item.

Commissioner Izant provided comments.

Commissioner Rice provided comments.

Vice Chair Hoffman provided comments.

Director Tai provided comments.

City Attorney Donegan provided comments.

Commissioner Pedersen provided comments.

Commissioner Hirsh provided comments.

Vice Chair Hoffman provided comments.

Motion by Commissioner Pedersen and seconded by Commissioner Rice that effective September 1, 2023, the Chair will rotate to Vice Chair Hoffman and the Vice Chair will rotate to Commissioner Rice. Motion carried as follows:

**Aye:** 5 - Commissioner Hirsh, Chair Izant, Commissioner Rice, Vice Chair Hoffman, and Commissioner Pedersen

**Absent:** 0

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

Community Development Director Carrie Tai updated the Planning Commission of the following events:

- City Council approved the Housing Element with a few modifications during their meeting on August 8th.
- City Council will conduct a Public Hearing for Aka Sushi on September 12th.

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

- e. REPORT PLANNING COMMISSION TENTATIVE FUTURE AGENDA  
23-0482 (Administrative Assistant Melanie Bristow)

**VIII. COMMISSIONER ITEMS**

Commissioner Rice provided comments.

**a. PLANNING COMMISSION COMMENTS**

**b. FUTURE AGENDA ITEMS**

**IX. ADJOURNMENT**

Motion by Commissioner Pedersen and seconded by Vice Chair Hoffman to adjourn until the next regular Planning Commission meeting on September 19, 2023. Motion carried as follows:

**Aye:** 5 - Commissioner Hirsh, Chair Izant, Commissioner Rice, Vice Chair Hoffman, and Commissioner Pedersen

**Absent:** 0

The meeting was adjourned by Chair Izant at 10:26 PM.