



# 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, July 18, 2023

7:00 PM

Council Chambers

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#### I. CALL TO ORDER

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

#### II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Kate Hirsh.

#### III. ROLL CALL

**Staff present in Council Chambers:**

**Carrie Tai, Community Development Director**  
**Patrick Donegan, City Attorney**  
**Angela Crespi, Deputy City Manager**  
**Daniel Hortert, Interim Senior Planner**  
**Maricela Guillean, Associate Planner**  
**Johnathon Masi, Assistant Planner**  
**W. Paul LeBaron, Chief of Police**

**Staff present virtually:**

**Melanie Bristow, Administrative Assistant**

**All Planning Commissioners attended in-person in the Council Chambers.**

**Present:** 5 - Commissioner Kate Hirsh, Chair Stephen Izant, Commissioner Marie Rice, Vice Chair Peter Hoffman, and Commissioner David Pedersen

**Absent:** 0

Associate Planner Maricela Guillean announced a quorum.

#### IV. STAFF ITEM -- REORGANIZATION

Community Development Director Carrie Tai congratulated Vice Chair Peter Hoffman on being re-appointed to the Planning Commission for another four-year term and welcomed Commissioner Kate Hirsh to the Planning Commission.

- a. [REPORT](#) REORGANIZATION OF PLANNING COMMISSION  
[23-0428](#) (Administrative Assistant Melanie Bristow)

**V. PUBLIC PARTICIPATION -- ORAL AND WRITTEN COMMUNICATIONS**

The following people provided public comment:

1. Carolyn Petty (in-person)
2. Anthony Higgins (in-person)
3. Michele Hampton (in-person)
4. Carrie Smith (in-person)

- a. [REPORT](#) WRITTEN COMMUNICATIONS  
[23-0416](#) (Administrative Assistant Melanie Bristow)

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

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

**Absent:** 0

**VI. CONSENT CALENDAR**

- a. [REPORT](#) ACTION MINUTES OF THE PLANNING COMMISSION  
[23-0403](#) REGULAR MEETING OF JUNE 20, 2023  
(Administrative Assistant Melanie Bristow)

**Motion by Commissioner Rice and seconded by Commissioner Pedersen to receive and file the action minutes of the Planning Commission regular meeting of June 20, 2023. Motion carried as follows:**

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

**Absent:** 0

**Abstain:** 1 - Commissioner Hirsh

**VII. PUBLIC HEARING**

- a. [REPORT](#) TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE  
[23-0425](#) CONDITIONAL USE PERMITS REPORTING PERIOD OF  
NOVEMBER 1, 2022 TO APRIL 30, 2023  
(Community Development Director Carrie Tai)

Community Development Director Carrie Tai provided a presentation for this item.

Commissioner Hirsh provided comments.

Community Development Director Tai provided comments.

Chair Izant provided comments.

The following person provided public comment:

- 1. Matt McCool (virtually)

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Community Development Director Tai provided comments.

Police Chief LeBaron provided comments.

**Motion by Commission Pedersen and seconded by Vice Chair Hoffman to receive and file the tri-annual report as presented. 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, August 7, 2023.

**b.**      [REPORT  
23-0418](#)

CUP 23-08 / APE 23-04 - CITY-INITIATED REQUEST FOR A CONDITIONAL USE PERMIT (CUP) AMENDMENT TO MODIFY A CUP FOR AN EXISTING RESTAURANT (AKA SUSHI) AT 1121 AVIATION BOULEVARD (AKA SUSHI) BY INCORPORATING ADDITIONAL CONDITIONS OF APPROVAL RELATED TO SERVICE OF ALCOHOL (BEER AND WINE); AND TO MAKE THE DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

(Senior Planner Daniel Hortert)

Senior Planner Daniel Hortert provided a staff report for this item.

The following people provided public comment:

- 1. Edward Song (in-person)
- 2. Kent Allen (virtually)
- 3. Matt McCool (virtually)

Police Chief LeBaron provided comments.

Commissioner Pedersen provided comments.

Commissioner Rice provided comments.

Commissioner Hirsh provided comments.

Community Development Director Carrie Tai provided comments.

Vice Chair Hoffman provided comments.

Commissioner Pedersen provided comments.

Police Chief LeBaron provided comments.

Commissioner Pedersen provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Pedersen provided comments.

Commissioner Hirsh provided comments.

Motion by Vice Chair Hoffman and seconded by Chair Izant to approve Resolution 23-08 with an amendment to strike item five under section three.

Commissioner Hirsh suggested a friendly amendment to require an electronic identification reader to be used at the premises. The friendly amendment was not accepted by the maker of the motion.

Motion by Commissioner Hirsh to approve Resolution 23 08 with an amendment requiring an electronic identification reader to be used at the premises. Motion failed for lack of second.

Motion by Vice Chair Hoffman and seconded by Chair Izant to approve Resolution 23-08 with an amendment to strike item five under section three. Motion denied as follows:

**Aye:** 1 - Vice Chair Hoffman

**No:** 4 - Commissioner Hirsh, Chair Izant, Commissioner Rice, and Commissioner Pedersen

**Absent:** 0

Motion by Commissioner Pedersen and seconded by Commissioner Rice to approve Resolution 23-08 as presented. Motion carries as follows:

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

**No:** 1 - Vice Chair Hoffman

**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, August 7, 2023.

- c. [REPORT 23-0388](#) ZONE TEXT AMENDMENT (TA) 23-03 AND ORDINANCE TO AMEND PORTIONS OF THE HERMOSA BEACH MUNICIPAL CODE TITLE 17 RELATING TO MOBILE CANNABIS DISPENSARIES AND A DETERMINATION THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (Assistant Planner Johnathon Masi)

Assistant Planner Johnathon Masi provided a staff report and presentation for this item.

The following people provided public comment:

- 1. Jonathan Cvetkop (virtually)

Commissioner Pedersen provided comments.

Commissioner Rice provided comments.

Commissioner Hirsh provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Motion by Commissioner Pedersen and seconded by Vice Chair Hoffman to adopt Resolution 23-09 recommending City Council approve Zone Text Amendment 23-03, thereby amending Hermosa Beach Municipal Code Sections 17.04.050, 17.08.020, 17.18.020, 17.26.030, and 17.42.110 regarding Mobile Cannabis Dispensaries, and determine that the amendment is exempt from the California Environmental Quality Act. 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, August 7, 2023.

**VIII. STAFF ITEMS**

- a. [REPORT 23-0412](#) STUDY SESSION TO DISCUSS HOUSING ELEMENT RELATED ZONING CHANGES, INCLUDING ZONING TEXT AMENDMENT (TA 23-02), TO EFFECTUATE PROGRAMS IN THE HOUSING ELEMENT. (Community Development Director Carrie Tai)

Motion by Vice Chair Hoffman and seconded by Commissioner Rice to receive and file emails and eComments. Motion carried as follows:

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

**Absent:** 0

**Community Development Director Carrie Tai provided a staff report for this item with consultant Wil Soholt from Kosmont Companies.**

**Vice Chair Hoffman provided comments.**

**Consultant Soholt provided comments.**

**Chair Izant provided comments.**

**Consultant Soholt provided comments.**

**Community Development Director Carrie Tai provided comments.**

**Commissioner Hirsh provided comments.**

**Chair Izant provided comments.**

**Commissioner Pederson provided comments.**

**Vice Chair Hoffman provided comments.**

**Community Development Director Carrie Tai provided comments.**

**Associate Planner Maricela Guillean provided a staff report at this time.**

**Commissioner Pedersen provided comments.**

**Commissioner Rice provided comments.**

**Community Development Director Carrie Tai provided comments.**

**Commissioner Rice provided comments.**

**Community Development Director Carrie Tai provided comments.**

**Commissioner Rice provided comments.**

**Community Development Director Carrie Tai provided comments.**

**Commissioner Rice provided comments.**

**Community Development Director Carrie Tai provided comments.**

**Commissioner Hirsh provided comments.**

**Associate Planner Guillean provided comments.**

Commissioner Hirsh provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Hirsh provided comments.

Associate Planner Guillean provided comments.

Commissioner Hirsh provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Hirsh provided comments.

Commissioner Pedersen provided comments.

Chair Izant provided comments.

Vice Chair Hoffman provided comments.

Community Development Director Carrie Tai provided comments.

Vice Chair Hoffman provided comments.

Community Development Director Carrie Tai provided comments.

City Attorney Patrick Donegan provided comment.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Community Development Director Carrie Tai provided comments.

Chair Izant provided comments.

Community Development Director Carrie Tai provided comments.

Chair Izant provided comments.

Community Development Director Carrie Tai provided comments.

Chair Izant provided comments.

The following people provided public comment:

1. Anthony Higgins (in-person)
2. Jon David (in-person)
3. Ray Joseph (in-person)
4. Lynne Pope (in-person)
5. Rosemarie Worner (in-person)
6. Laura Pena (in-person)
7. Ed Hart (in-person)
8. Karynne Thim (virtually)
9. Matt McCool (virtually)

10. Leo Rodriguez (virtually)

Chair Izant provided comments.

Commissioner Rice provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Rice provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Rice provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Rice provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Hirsh provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Hirsh provided comments.

Community Development Director Carrie Tai provided comments.

Assistant Planner Johnathon Masi provided comments.

Commissioner Hirsh provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Izant provided comments.

Commissioner Pedersen provided comments.

Chair Izant provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Community Development Director Carrie Tai provided comments.

Chair Izant provided comments.

Community Development Director Carrie Tai provided comments.

Chair Izant provided comments.

Commissioner Rice provided comments.

Commissioner Hirsh provided comments.

Commissioner Pedersen provided comments.

Chair Izant provided comments.

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

City Council discussed the Housing Element on July 11th. Currently, staff is working with community members to identify potential sites for the inventory list, which is expected to be discussed at the City Council meeting on August 8th. An update on the Economic Development Strategy will be presented to Council on July 25. In response to a question from Vice Chair Hoffman, Doug Krauss is currently serving as the City's Business Liaison.

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

Rockefeller is requesting to upgrade to a full-liquor alcohol license. 901 Hermosa Avenue is undergoing a remodel project and precise development plan. Vista is requesting an extension on their conditional use permit. The Short-Term Rental Pilot Program is due to expire in October so we are in the process of extending the program.

**d. [REPORT 23-0402](#) PLANNING COMMISSION TENTATIVE FUTURE AGENDA (Administrative Assistant Melanie Bristow)**

Motion by Commissioner Rice and seconded by Vice Chair Hoffman to receive and file the August 15, 2023 Planning Commission tentative future agenda. Motion carried as follows:

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

**Absent:** 0

**IX. COMMISSIONER ITEMS**

**a. PLANNING COMMISSION COMMENTS**

Chair Izant provided comments.

Commissioner Rice provided comments.

Commissioner Pedersen provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

City Attorney Patrick Donegan provided comments.

Commissioner Hirsh provided comments.

**b. FUTURE AGENDA ITEMS**

**X. ADJOURNMENT**

**Motion by Commissioner Pedersen and seconded by Vice Chair Hoffman to adjourn the meeting until the next meeting of the Planning Commission on Tuesday, August 15, 2023 at 7:00 PM. Motion carried as follows:**

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

**Absent:** 0

**\*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.**