



# 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*  
*Jonathan Wicks*

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Tuesday, June 20, 2023

7:00 PM

Council Chambers

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#### I. CALL TO ORDER

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

#### II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Izant.

#### III. ROLL CALL

Assistant Planner Johnathon Masi announced a quorum.

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

**Absent:** 0

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

Staff present:

Carrie Tai, Community Development Director

Patrick Donegan, City Attorney (Virtually)

Maricela Guillean, Associate Planner

Johnathon Masi, Assistant Planner

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

The following people provided public comment:

1. Ray Joseph (in-person)
2. Matt McCool (virtually)

- a. [REPORT](#)  
[23-0371](#) WRITTEN COMMUNICATION  
(Administrative Assistant Melanie Bristow)

**V. CONSENT CALENDAR**

- a. [REPORT](#)  
[23-0319](#) ACTION MINUTES OF THE PLANNING COMMISSION  
REGULAR MEETING OF MAY 16, 2023  
(Administrative Assistant Melanie Bristow)

**Motion by Commissioner Pedersen and seconded by Commissioner Wicks to receive and file the action minutes of the Planning Commission regular meeting of May 16, 2023. Motion carried as follows:**

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

**Absent:** 0

**VI. STAFF ITEM -- TRI-ANNUAL REPORT**

- a. [REPORT](#)  
[23-0352](#) TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE  
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.**

**Motion by Commissioner Pedersen and seconded by Vice Chair Hoffman to receive and file the tri-annual report. Motion carried as follows:**

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

**Absent:** 0

**VII. MUNICIPAL MATTERS**

- a. [REPORT](#)  
[23-0368](#) MURAL DETERMINATION REQUEST (MD23-01) FOR A  
116-SQUARE-FOOT PAINTED DISPLAY ON THE SOUTH WALL OF AN  
EXISTING COMMERCIAL BUILDING LOCATED AT 312 PIER AVENUE  
(KELLY AND BRANDON SALON) AND DETERMINATION THAT THE  
PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL  
QUALITY ACT.  
(Associate Planner, Maricela Guillean)

**Associate Planner Maricela Guillean provided a presentation for this item.**

**The following people provided public comment:**

- 1. Brandon Martinez (in-person)

**Commissioner Pedersen provided comments.**

Vice Chair Hoffman provided comments.

Commissioner Rice provided comments.

**Motion by Vice Chair Hoffman and seconded by Commissioner Pedersen to determine that the artistic renderings are consistent with the Hermosa Beach Municipal Code (HBMC) Section 17.50.030 definition of a mural and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA). Motion carried as follows:**

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

**Absent:** 0

**VIII. PUBLIC HEARING**

- a. [REPORT 23-0328](#) REQUEST FOR A CONDITIONAL USE PERMIT (CUP 23-03), PRECISE DEVELOPMENT PLAN (PDP 23-03), AND VESTING TENTATIVE PARCEL MAP NO. 84115 FOR A TWO-UNIT DETACHED CONDOMINIUM AT 707 3RD STREET AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Assistant Planner Johnathon Masi)

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

**The following people provided public comment:**

- 1. Stacy Straus (in-person)

Vice Chair Hoffman provided comments.

Commissioner Rice provided comments.

Commissioner Pedersen provided comments.

Commissioner Wicks provided comments.

Chair Izant provided comments.

**Motion by Commissioner Rice and seconded by Commissioner Wicks to adopt the attached resolution approving a Conditional Use Permit (CUP 23-03), Precise Development Plan (PDP 23-03) and Tentative Parcel Map No. 84115 for a two-unit detached condominium project at 707 3rd Street, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). Motion carried as follows:**

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

**Absent:** 0

- b. [REPORT](#)  
[23-0370](#) GPA 23-01, TA 23-02, ZC 23-01 - REQUEST FOR A GENERAL PLAN AMENDMENT (GPA 23-01) TO REVISE THE CITY'S 2021-2029 HOUSING ELEMENT (ADOPTED DECEMBER 2021) AND ASSOCIATED GENERAL PLAN SECTIONS, ZONING TEXT AMENDMENT (TA 23-02) TO EFFECTUATE PROGRAMS IN THE HOUSING ELEMENT, AND ZONE CHANGE (ZC 23-01) TO DESIGNATE HOUSING ELEMENT SITES, CHANGE ZONING FOR SITES TO ALLOW REALIZATION OF CAPACITY, AND ALIGN ZONING ON SITES WITH PLAN HERMOSA (GENERAL PLAN)  
(Community Development Director Carrie Tai)

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

Staff recommends the Planning Commission conduct a public hearing for the Housing Element and General Plan Amendment; adopt a Resolution recommending that the City Council adopt the revised 2021-2029 Housing Element; and provide input on draft Ordinances for Zoning Text Amendment 23-02 and Zone Change 23-01 to change zoning for certain sites to allow realization of housing capacity, align zoning on certain sites with the General Plan, and designate Housing Element sites on the Zoning Map.

Chair Izant provided comments.

Commissioner Wicks provided comments.

Director Tai provided comments.

Chair Izant provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Vice Chair Hoffman provided comments.

Director Tai provided comments.

Vice Chair Hoffman provided comments.

Director Tai provided comments.

Vice Chair Hoffman provided comments.

Director Tai provided comments.

Clty Attorney Patrick Donegan provided comments.

Commissioner Rice provided comments.

Director Tai provided comments.

Commissioner Rice provided comments.

Director Tai provided comments.

Commissioner Rice provided comments.

Commissioner Pedersen provided comments.

Chair Izant provided comments.

Director Tai provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

The following people provided public comment:

1. Karynne Thim (in-person)
2. Christa Lyons (in-person)
3. Sara Rea (in-person)
4. Celeste Coar (in-person)
5. Julie Christensen (in-person)
6. David Mercer (in-person)
7. Michelle Hampton (in-person)
8. Jeff Turney (in-person)
9. Laura Pena (in-person)
10. Betsy Nacassio (in-person)
11. Jon David (in-person)
12. Julie Ann Fornay (virtually)

Commissioner Rice provided comments.

Director Tai provided comments.

Commissioner Rice provided comments.

\*At this time, the Commission took a recess from 9:27 PM until 9:35 PM.\*

Chair Izant provided comments.

Commissioner Rice provided comments.

Chair Izant provided comments.

Commissioner Rice provided comments.

Commissioner Pedersen provided comments.

Vice Chair Hoffman provided comments.

Chair Izant provided comments.

Commissioner Wicks provided comments.

Chair Izant provided comments.

Director Tai provided comments.

Chair Izant provided comments.

Director Tai provided comments.

Chair Izant provided comments.

Motion by Commissioner Wicks and seconded by Vice Chair Hoffman to receive and file written communications; to adopt a resolution recommending that the City Council adopt the revised 2021-2029 Housing Element; and to provide input on draft Ordinances for Zoning Text Amendment (TA) 23-02 and Zone Change (ZC) 23-01 to change zoning for certain sites to allow realization of housing capacity, align zoning on certain sites with the General Plan, and designate Housing Element sites on the Zoning Map. Motion carried as follows:

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

**Absent:** 0

## IX. STAFF ITEMS

### a. VERBAL REPORT ON CITY COUNCIL ACTIONS

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

- City Council approved the Planning Commission's recommended changes to the ADU Ordinance but lifted the roof deck prohibition.
- City Council appointed Kate Hirsh to the Planning Commission beginning July 1, 2023.
- City Council adopted the fiscal year 23/24 budget.
- Two vacant Planning positions have been upgraded to one Planning Manager position.

### b. STATUS REPORT ON MAJOR PLANNING PROJECTS

#### c. [REPORT 23-0369](#) PLANNING COMMISSION TENTATIVE FUTURE AGENDA (Administrative Assistant Melanie Bristow)

Motion by Commissioner Wicks and seconded by Vice Chair Hoffman to receive and file the July 18, 2023 Planning Commission tentative future agenda. Motion carried as follows:

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

**Absent:** 0

## X. COMMISSIONER ITEMS

Chair Izant thanked Commissioner Wicks for serving on the Planning Commission and noted that Wick's term will end on June 30, 2023.

### a. PLANNING COMMISSION COMMENTS

**b. FUTURE AGENDA ITEMS**

**XI. ADJOURNMENT**

**Motion by Commissioner Pedersen and seconded by Commissioner Rice to adjourn until the next regular Planning Commission meeting on July 18, 2023.**

**Motion carried as follows:**

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

**Absent:** 0

The meeting was adjourned by Chair Izant at 10:17 PM.