



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Meeting Minutes

### Planning Commission

*Chair*  
*Stephen Izant*

*Vice Chair*  
*Peter Hoffman*

*Commissioners*  
*Marie Rice*  
*David Pedersen*  
*Jonathan Wicks*

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Tuesday, May 16, 2023

7:00 PM

Council Chambers (In-Person/Virtual)

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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 Wicks.

#### **III. ROLL CALL**

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

**Absent:** 0

Assistant Planner Johnathon Masi announced a quorum.

All Planning Commissioners attended in-person in the Council Chambers except Commissioner Pedersen, who attended virtually.

**Staff present:**

Carrie Tai, Community Development Director  
Patrick Donegan, City Attorney  
Stefanie Edmonson, Interim Senior Planner  
Maricela Guilleán, Associate Planner  
Johnathon Masi, Assistant Planner  
Melanie Bristow, Administrative Assistant  
Joe SanClemente, Public Works Director  
Dorothy Scheid, Police Captain

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

The following people provided public comment:

1. Ty Renner (in-person)
2. Kelly Douglas (in-person)
3. Dr. Abbey Gaske (virtually)

- a. WRITTEN COMMUNICATION  
(Administrative Assistant Melanie Bristow)

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

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

Nay: 0

## V. CONSENT CALENDAR

- a. ACTION MINUTES OF THE PLANNING COMMISSION  
SPECIAL MEETING OF MARCH 9, 2023 AND  
REGULAR MEETING OF MARCH 21, 2023  
(Administrative Assistant Melanie Bristow)

Motion by Vice Chair Hoffman and seconded by Commissioner Wicks to receive and file the action minutes of the Planning Commission special meeting of March 9, 2023 and regular meeting of March 21, 2023 as presented. Motion carried as follows:

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

Nay: 0

## VI. MUNICIPAL MATTER

- a. Review of Fiscal Year 2023-2024  
Capital Improvement Program (CIP)  
for Conformance with the City's General Plan

Interim Senior Planner Stefanie Edmondson provided a presentation for this item.

Vice Chair Hoffman provided comments.

Commissioner Rice provided comments.

Commissioner Pedersen provided comments.

Motion by Vice Chair Hoffman and seconded by Commissioner Rice to determine by minute order that the City of Hermosa Beach Fiscal Year 2023-24 Capital Improvement Program (CIP) is in conformity with the goals and policies of the City's General Plan (PLAN Hermosa). Motion carried as follows:

Aye: 5 - Commissioner Pedersen, Chair Izant, Vice Chair Hoffman,

**Commissioner Rice, Commissioner Wicks**

Nay: 0

- b.** DISCUSSION OF ALCOHOL-RELATED VIOLATIONS AT AKA SUSHI  
LOCATED AT 1121 AVIATION BOULEVARD  
(Community Development Director Carrie Tai)

Community Development Director Carrie Tai provided a staff report for this item.

Police Captain Dorothy Scheid provided comments.

Commissioner Pedersen provided comments.

Commissioner Wicks provided comments.

Police Captain Dorothy Scheid provided comments.

The following people provided public comment:

1. Edward Song (in-person)

Vice Chair Hoffman provided comments.

Commissioner Rice provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Rice provided comments.

Commissioner Wicks provided comments.

Commissioner Pedersen provided comments.

Chair Izant provided comments.

Motion by Vice Chair Hoffman and seconded by Commissioner Wicks to bring this item back to the Planning Commission as a public hearing for a review of the Conditional Use Permit for AKA Sushi, an existing restaurant with on-site alcohol consumption at 1121 Aviation Boulevard. Motion carried as follows:

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

Nay: 0

## **VII. PUBLIC HEARING**

- a.** TA23-01 ZONE TEXT AMENDMENT AND ORDINANCE TO AMEND THE  
HERMOSA BEACH MUNICIPAL CODE CHAPTER 17.21 REGARDING  
ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY  
DWELLING UNITS AND A DETERMINATION THAT THE PROJECT IS

EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

(Associate Planner Maricela Guillean)

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

Vice Chair Hoffman provided comments.

Associate Planner Maricela Guillean provided comments.

Commissioner Rice provided comments.

Community Development Director Carrie Tai provided comments.

City Attorney Patrick Donegan provided comments.

Commissioner Pedersen provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Pedersen provided comments.

Vice Chair Hoffman provided comments.

There were no public comments for this item.

Commissioner Rice provided comments.

Chair Izant provided comments.

Community Development Director Carrie Tai provided comments.

Commissioner Rice provided comments.

Commissioner Pedersen provided comments.

Commissioner Wicks provided comments.

City Attorney Donegan provided comments.

Motion by Vice Chair Hoffman and seconded by Commissioner Rice to recommend that City Council approve a zone text amendment for section 17.21.040(B)(4) and (B)(5) regarding height. Motion carried as follows:

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

Nay: 0

Motion by Commissioner Wicks and seconded by Vice Chair Hoffman to recommend that City Council approve a zone text amendment for section 17.21.030(A) regarding ADUs and JADUs. Motion carried as follows:

Aye: 4 - Chair Izant, Vice Chair Hoffman, Commissioner Rice, Commissioner Wicks

Nay: 1 - Commissioner Pedersen

Motion by Commissioner Rice and seconded by Commissioner Pedersen to recommend that City Council deny staff recommendation and keep the current prohibition on roof top decks for ADUs in 17.21.040(F). Motion carried as follows:

Aye: 3 - Chair Izant, Commissioner Rice, Commissioner Pedersen

Nay: 2 - Vice Chair Hoffman, Commissioner Wicks

## **VIII. STAFF ITEMS**

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

Community Development Director Tai reported that at the last City Council meeting, staff provided information on regulations pertaining to wireless communication facilities.

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

Community Development Director Tai commented that the Housing Element draft is expected to be ready for review in June or July.

### **c. PLANNING COMMISSION TENTATIVE FUTURE AGENDA (Administrative Assistant Melanie Bristow)**

Director Tai commented that a condominium project is coming up on the June agenda as well as a public hearing for AKA Sushi.

Motion by Vice Chair Hoffman and seconded by Commissioner Rice to receive and file the June 20, 2023 Planning Commission tentative future agenda. Motion carried as follows:

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

Nay: 0

## **IX. COMMISSIONER ITEMS**

### **a. PLANNING COMMISSION COMMENTS**

### **b. FUTURE AGENDA ITEMS**

Commissioner Wicks provided comments.

City Attorney Donegan provided comments.

Commissioner Wicks provided comments.

Community Development Director Tai provided comments.

## **X. ADJOURNMENT**

Motion by Vice Chair Hoffman and seconded by Commissioner Rice to adjourn the meeting until the next meeting of the Planning Commission on Tuesday, June 20, 2023 at 7:00 PM. Motion carried as follows:

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

Nay: 0

The meeting was adjourned by Chair Izant at 8:40 PM.