

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Draft

Tuesday, April 1, 2025

6:00 PM

Regular Meeting

City Council Chambers and Zoom

City Council Regular Meeting

ELECTED OFFICIALS

Mayor Amy Thomas Howorth

Mayor Pro Tem David Lesser

Councilmember Joe Franklin

Councilmember Nina Trieu Tarnay

Councilmember Steve S. Charelian

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www.manhattanbeach.gov/departments/city-clerk/city-council-meetings-agendas-and-minutes

A. CALL MEETING TO ORDER

Mayor Howorth called the meeting to order.

B. PLEDGE TO THE FLAG

Talia Higgings of Pennekamp Elementary School led the Pledge of Allegiance.

C. ROLL CALL

Roll Call led by City Clerk Liza Tamura.

Present: 5 - Mayor Howorth, Mayor Pro Tem Lesser, Councilmember Franklin, Councilmember Tarnay and Councilmember Charelian

D. CEREMONIAL CALENDAR

1. Presentation of Certificates of Recognition to the Mira Costa High School Cheer Team for Winning First Place in the 2025 CIF State Championship Invitational (Continued from the March 4, 2025, City Council Meeting).

[25-0134](#)**PRESENT**

On behalf of the City Council, Mayor Howorth presented Certificates of Recognition to the Mira Costa High School Cheer Team for winning first place in the 2025 CIF State Championship Invitational.

Cheerleaders

*Jolie Fach
Summer Apirian
Ciara Stone
Claire Jang
Jessica McMurrey
Julia Truitt
Laila Usmani
Mailina Honda
Mila Lange
Victoria Silva
Stella Short Love
Skyler Avila
Chandler Stone
Kylie Cullen
Landyn Behrens
Maddie Rosenfeld
Maya Rose Rauch
Pia S. Meidav
Riley Mahoney
Riley Miller
Sophia Pena
Riley Marsh
Sophia Zagross
Ava Llorens
Bri Havlin
Margaret Lorenzen
Miki Uchida
Tessa Lukas*

Captains

*Gabby Coelho, Captain
Jenna Brodtkin, Captain
Kaylie Fenton, Captain
Maggie Ryan, Captain
Megan Kernochan, Captain
Sawyer Bertino, Captain*

Coaches

Travis Neese, Coach

Timothy Rivera, Assistant Coach

Breanna Gonzalez, Assistant Coach (Unable to attend)

E. APPROVAL OF AGENDA AND WAIVER OF FULL READING OF ORDINANCES

A motion was made by Councilmember Tarnay, seconded by Mayor Pro Tem Lesser, to pull Agenda Item Nos. 6 and 7 to be heard under Section I - Items Removed From the Consent Calendar and waive full reading of ordinances.

The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

F. CITY COUNCIL AND COMMUNITY ORGANIZATION ANNOUNCEMENTS OF UPCOMING EVENTS (1 MINUTE PER PERSON)

Library Manager Josh Murray announced that April is Arts Month and shared that the library is giving away Civic Arts Passports while supplies last. He invited children and families in the community to a special event, where members of the Teen Advisory Board will read their original story about an otter's quest to save the reef. The event will also include games and activities, and is open to families, teens, and kids on April 17, 2025, from 11:00 to 12:00 PM.

Planning Manager Adam Finestone informed the community of a forum to learn about the Residential Overlay District (ROD) at the Joslyn Community Center on April 9, 2025, from 6:00 - 8:00 PM.

Environmental Programs Administrator Britny Coker-Moen shared information about the City's Earth Month campaign, taking place throughout the month of April. Stamp cards featuring a variety of activities are available, with additional activities listed on the City's website at www.manhattanbeach.gov/earthmonth. All activities are free and open to the public. Participants can redeem their prizes at the Earth Day Celebration event, held at the Farmers Market behind the library on April 29, 2025. Additionally, there will be a morning Ocean Protection Tour on April 29, 2025, and RSVPs can be made through the City website.

Planning Manager Finestone provided an update regarding Item No. 6 on the agenda, noting that the City has received several comments related to the Residential Overlay District (ROD). He clarified that the ROD is not on this evening's agenda and reminded the public that the ROD community forum will be held at the Joslyn Community Center on April 9, 2025, from 6:00 PM to 8:00 PM.

Waste Management (WM) Recycling Education Representative Bobby Bell announced that the first paper shredding event of the year will take place at Mira Costa High School on April 26, 2025. Each resident or business owner may bring up to three banker boxes of paper for free shredding.

Councilmember Franklin announced that last Tuesday, he represented the South Bay Cities Council of Governments by providing public comments to the Los Angeles County Board of Supervisors, as part of the next steps toward funding solutions for the unhoused. He shared that the Board has established a Local Solutions Fund, through which a portion of Measure A funds will be allocated to the South Bay Cities Council of Governments to help connect individuals with the services they need.

G. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Mayor Howorth opened the floor to public comments. The following individual(s) spoke:

*Lee Phillips
John Warner
Manny Alcantara Jr.
Nancy Harada
Nick D.
Chris Prodromides
Heather Kim
Ray Joseph*

Seeing no further requests to speak, Mayor Howorth closed the floor to public comments.

H. CONSENT CALENDAR (APPROVE)

A motion was made by Mayor Pro Tem Lesser, seconded by Councilmember Charelian, to approve the Consent Calendar with Agenda Item Nos. 6 and 7 being removed to be heard under Section I - Items Removed From the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

2. City Council Minutes: [25-0145](#)

This Item Contains Minutes of the Following City Council Meeting(s):

- a) City Council Adjourned Regular Meeting (Outdoor Dining Study Session) Minutes of March 11, 2025
- b) City Council Adjourned Regular Meeting Minutes of March 18, 2025
- c) City Council Regular Meeting Minutes of March 18, 2025 (City Clerk Tamura).

APPROVE

The recommendation for this item was approved on the Consent Calendar.

3. Declaration of Proclamations for the Following: [25-0149](#)

- a) April 2, 2025, as World Autism Awareness Day
- b) April 8, 2025, as International Be Kind To Lawyers Day
- c) April 21, 2025, as National Volunteer Appreciation Day
- d) April 22, 2025, as Earth Day
- e) April 23, 2025, as National Administrative Professionals Day
- f) April 6 - April 12, 2025, as National Library Week
- g) April 12 - April 19, 2025, as National Public Safety Telecommunicators (RCC) Week
- h) April 13 - April 19, 2025, as Animal Control Officers Appreciation Week
- i) April 27 - May 3, 2025, as Preservation Week (Collection of Written Material and Artifacts/History)
- j) April 2025, as National Earth Month
- k) April 2025, as Records and Information Management Month
- l) April 2025, as National Volunteer Month.

PROCLAIM

The recommendation for this item was approved on the Consent Calendar.

4. Consideration of an Update on the City's Homelessness Initiatives (No Budget Impact) (City Manager Mirzakhanian). [25-0035](#)**RECEIVE AND FILE**

The recommendation for this item was approved on the Consent Calendar.

5. Consideration of a Resolution Ordering Plans, Specifications, Cost Estimates, and Engineer's Report for Annual Street Lighting and Landscaping Assessments (No Budget Impact) (Acting Finance Director Bretthauer). [25-0108](#)

ADOPT RESOLUTION NO. 25-0031

The recommendation for this item was approved on the Consent Calendar.

6. Consideration of Second Reading and Adoption of Ordinance No. 25-0004, Amending the Manhattan Beach Municipal Code and the Manhattan Beach Local Coastal Program to Implement Five Programs Included in the City's 6th Cycle Housing Element, and Adopting the Second Addendum to a Previously Adopted Negative Declaration (No Budget Impact) (Interim Community Development Director Codron). [25-0136](#)

ADOPT ORDINANCE NO. 25-0004

This item was removed from the Consent Calendar and heard under Section I - Items Removed from the Consent Calendar.

7. Consideration of Resolutions Making a Determination that the Manhattan Beach Advanced Traffic Signal (MBATS) System Project Qualifies for a Categorical Exemption Pursuant to Section 15301 Class 1 (c) of the State CEQA Guidelines; Approving the Plans and Specifications; Awarding a Construction Agreement to Crosstown Electrical & Data, Inc. for \$15,028,763, Including Contingency; and Approving the Professional Services Agreement with Ardurra Group, Inc. for \$1,111,741 for Construction Management and Inspection Services (No Budget Impact) (Public Works Director Lee). [25-0101](#)

A) ADOPT RESOLUTION NOS. 25-0032 AND 25-0033

B) MAKE A DETERMINATION OF EXEMPTION PURSUANT TO CEQA

This item was removed from the Consent Calendar and heard under Section I - Items Removed from the Consent Calendar.

8. Consideration of an Urgency Ordinance and Introduction and First Reading of an Ordinance Amending Chapter 2.37 (Public Projects) of the Manhattan Beach Municipal Code to Remove the Online Bid and Proposal Service Fee for Capital Projects and Public Construction Projects (No Budget Impact) (Public Works Director Lee). [25-0104](#)

A) ADOPT URGENCY ORDINANCE NO. 25-0003-U

B) INTRODUCE AND CONDUCT FIRST READING OF ORDINANCE NO. 25-0003

The recommendation for this item was approved on the Consent Calendar.

City Attorney Quinn Barrow announced that, due to an oversight, he was requesting the City Council's consideration of a motion to reconsider the Consent Calendar.

9. Lot 3 Parking Structure Local Emergency Update (Unbudgeted) (Public Works Director Lee).

[25-0123](#)

DETERMINE THAT THERE IS A NEED TO CONTINUE THE EMERGENCY ACTION

The recommendation for this item was approved on the Consent Calendar.

I. ITEMS REMOVED FROM THE CONSENT CALENDAR

6. Consideration of Second Reading and Adoption of Ordinance No. [25-0136](#)
25-0004, Amending the Manhattan Beach Municipal Code and the
Manhattan Beach Local Coastal Program to Implement Five Programs
Included in the City's 6th Cycle Housing Element, and Adopting the
Second Addendum to a Previously Adopted Negative Declaration
(No Budget Impact) (Interim Community Development Director Codron).
ADOPT ORDINANCE NO. 25-0004

Mayor Pro Tem Lesser provided that he pulled the item because it has been a subject of significant concern among residents. He would like to clarify with City staff what the item does and does not pertain to, and to address residents' questions, specifically, why the item cannot be delayed until after the upcoming community meeting related to the Residential Overlay District (ROD).

Planning Manager Adam Finestone provided background regarding the item.

City Manager Talyn Mirzakhanian, Planning Manager Finestone and City Attorney Quinn Barrow responded to City Council questions.

Mayor Howorth opened the floor to public comments. The following individual(s) spoke:

*Steve Packwood
Unknown Speaker
Todd Cogan
Unknown Speaker
Unknown Speaker
Ray Joseph
Ryan Tucker
Scott Oranburg
Kevin Downing
Mitchell Chun
Marsha Malozemova
Unknown Speaker
Steve Alexander*

Seeing no further requests to speak, Mayor Howorth closed the floor to public comments.

Building Official Ryan Heise, Planning Manager Finestone, City Manager Mirzakhanian and City Attorney Barrow responded to City Council questions.

Mayor Pro Tem Lesser emphasized that the proposed Code amendments are to implement other Housing Element Programs, not the Residential Overlay District (ROD) .

A motion was made by Mayor Howorth, seconded by Mayor Pro Tem Lesser, to adopt Ordinance No. 25-0004, an ordinance of the City of Manhattan Beach Amending Title 10 of the Manhattan Beach Municipal Code and Chapter A of the Manhattan Beach Local Coastal Program to implement five programs outlined in the City's 6th Cycle Housing Element and Adopting the Second Addendum to a previously adopted Negative Declaration. The motion carried by the following vote:

Aye: 4 - Howorth, Lesser, Tarnay and Charelian

Nay: 1 - Franklin

At 8:25 PM, the City Council recessed and reconvened at 8:42 PM with all City Councilmembers present.

7. Consideration of Resolutions Making a Determination that the Manhattan Beach Advanced Traffic Signal (MBATS) System Project Qualifies for a Categorical Exemption Pursuant to Section 15301 Class 1 (c) of the State CEQA Guidelines; Approving the Plans and Specifications; Awarding a Construction Agreement to Crosstown Electrical & Data, Inc. for \$15,028,763, Including Contingency; and Approving the Professional Services Agreement with Ardurra Group, Inc. for \$1,111,741 for Construction Management and Inspection Services (No Budget Impact) (Public Works Director Lee).

[25-0101](#)

A) ADOPT RESOLUTION NOS. 25-0032 AND 25-0033

B) MAKE A DETERMINATION OF EXEMPTION PURSUANT TO CEQA

Councilmember Franklin provided that he pulled the item to give staff the opportunity to inform the public about traffic and data flow improvements through the City's advanced technology.

Public Works Director Erick Lee introduced Principal Civil Engineer Gil Gamboa who provided the staff presentation.

Principal Civil Engineer Gamboa responded to City Council questions.

Mayor Howorth opened the floor to public comments.

Seeing no requests to speak, Mayor Howorth closed the floor to public comments.

A motion was made by Mayor Pro Tem Lesser, seconded by Mayor Howorth, to adopt Resolution No. 25-0032, a resolution of the Manhattan Beach City Council determining a categorical exemption from the CEQA Guidelines for the Manhattan Beach Advanced Traffic Signal (MBATS) System Project; approving the plans and specifications; awarding a construction contract to Crosstown Electrical & Data, Inc.; authorizing the City Manager to approve additional work, if necessary; to adopt Resolution No. 25-0033, a resolution of the Manhattan Beach City Council approving an agreement between City of Manhattan Beach and Ardurra Group, Inc. for construction management and inspection services for the Manhattan Beach Advanced Traffic Signal (MBATS) System Project; and made a determination of exemption pursuant to CEQA. The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

H. CONSENT CALENDAR (APPROVE)

City Attorney Quinn Barrow announced that, due to an oversight, he was requesting the City Council's consideration of a motion to reconsider the Consent Calendar.

A motion was made by Mayor Pro Tem Lesser, seconded by Councilmember Franklin, to reconsider the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

City Attorney Barrow asked if there was a motion to reconsider Item No. 8 on the Consent Calendar.

A motion was made by Councilmember Charelian, seconded by Mayor Pro Tem Lesser, to reconsider Item No. 8 on the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

- 8.** Consideration of an Urgency Ordinance and Introduction and First Reading of an Ordinance Amending Chapter 2.37 (Public Projects) of the Manhattan Beach Municipal Code to Remove the Online Bid and Proposal Service Fee for Capital Projects and Public Construction Projects (No Budget Impact) (Public Works Director Lee).

[25-0104](#)

- A) ADOPT URGENCY ORDINANCE NO. 25-0003-U**
B) INTRODUCE AND CONDUCT FIRST READING OF ORDINANCE NO. 25-0003

City Attorney Barrow asked if there was a motion to adopt the Urgency Ordinance and to introduce the Regular Ordinance related to Item No. 8 on the Consent Calendar.

City Attorney Quinn Barrow read the title for Urgency Ordinance No. 25-0003-U:

AN URGENCY ORDINANCE OF THE CITY OF MANHATTAN BEACH AMENDING MANHATTAN BEACH MUNICIPAL CODE CHAPTER 2.37 OF TITLE 2 TO REMOVE ONLINE BID AND PROPOSAL SERVICE FEES AND DECLARING THE URGENCY THEREOF

City Attorney Quinn Barrow read the title for Ordinance No. 25-0003:

AN ORDINANCE OF THE CITY OF MANHATTAN BEACH AMENDING MUNICIPAL CODE CHAPTER 2.37 OF TITLE 2 TO REMOVE ONLINE BID AND PROPOSAL SERVICE FEES

A motion was made by Councilmember Tarnay, seconded by Councilmember Franklin, to adopt Urgency Ordinance No. 25-0003-U and introduce the Regular Ordinance No. 25-0003. The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

City Attorney Barrow asked if there was a motion to approve the Consent Calendar, with Item Nos. 6, 7, and 8 removed for individual consideration.

A motion was made by Mayor Pro Tem Lesser, seconded by Councilmember Charelian, to approve the Consent Calendar with Agenda Item Nos. 6, 7 and 8 being removed for individual consideration. The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

J. PUBLIC HEARINGS

None.

K. GENERAL BUSINESS

- 10.** Consideration of Resolutions Authorizing the Acquisition of Property Located at 400 Manhattan Beach Boulevard; Appropriating \$13,221,000 from the CIP Fund for the Purchase and Potential Demolition of the On-Site Structure; Transferring \$13,221,000 from the Unreserved General Fund Balance to the CIP Fund; Authorizing the City Manager to Execute All Documents Required to Complete the Acquisition; and Approving the Intention to Issue Tax-Exempt Obligations (Unbudgeted) (City Manager Mirzakhonian).

[25-0157](#)

(Estimated Time: 1 Hr.)

A) ADOPT RESOLUTION NOS. 25-0035 and 25-0036**B) APPROPRIATE FUNDS**

City Manager Talyn Mirzakhonian provided the staff presentation and then introduced Acting Finance Director Libby Bretthauer, who continued with the presentation.

Acting Finance Director Bretthauer, City Attorney Quinn Barrow and City Manager Mirzakhonian responded to City Council questions.

Mayor Howorth opened the floor to public comments. The following individual(s) spoke:

*Jim Burton
Steve Packwood*

Seeing no further requests to speak, Mayor Howorth closed the floor to public comments.

City Attorney Barrow responded to City Council questions.

A motion was made by Councilmember Franklin, seconded by Mayor Howorth, to adopt Resolution No. 25-0035, a resolution of the Manhattan Beach City Council authorizing the acquisition of property located at 400 Manhattan Beach Boulevard (Assessor Parcel Numbers 4179007016, 4179007004, and 4179007005); appropriating \$13,221,000 from the Capital Improvements Projects Fund for the purchase price, associated closing costs and potential demolition of the existing structure; transferring \$13,221,000 from the General Fund Unreserved Fund balance to the CIP Fund; authorizing the City Manager to execute all documents required to complete the acquisition; to adopt Resolution No. 25-0036, a resolution of the City Council of the City of Manhattan Beach regarding its intention to issue tax-exempt obligations; and appropriate funds. The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

11. Consideration of a Resolution Adopting a Climate Action and Adaptation Plan (CAAP) (No Budget Impact) (Interim Community Development Director Codron.) [25-0050](#)

(Estimated Time: 1 Hr. 30 Mins.)

ADOPT RESOLUTION NO. 25-0034

Interim Community Development Director Michael Codron introduced Environmental Programs Administrator Britny Coker-Moen who provided the PowerPoint presentation.

Environmental Programs Administrator Coker-Moen introduced Environmental Science Associates Urban Planner Stephanie Cadena, who continued with the presentation.

Environmental Programs Administrator Coker-Moen, Environmental Science Associates Climate Planning Services Director Jeff Caton and Public Works Director Erick Lee responded to City Council questions.

Mayor Howorth opened the floor to public comments. The following individual(s) spoke:

*Stefan Kampe
Steve Packwood
Lisa Rider
Unknown Speaker*

Seeing no further requests to speak, Mayor Howorth closed the floor to public comments.

Environmental Programs Administrator Coker-Moen and Environmental Science Associates Climate Planning Services Director Caton responded to City Council questions.

A motion was made by Mayor Howorth, seconded by Mayor Pro Tem Lesser, to adopt Resolution No. 25-0034, a resolution of the Manhattan Beach City Council approving the Climate Action and Adaptation Plan and making a determination for exemption under CEQA. The motion carried by the following vote:

Aye: 5 - Howorth, Lesser, Franklin, Tarnay and Charelian

Nay: 0

L. CITY COUNCIL REQUESTS AND REPORTS INCLUDING AB 1234 REPORTS

- 12.** City Council AB 1234 Reports. [25-0143](#)
RECEIVE AND FILE

None.

- 13.** Consideration of a Request by Councilmember Tarnay and Mayor Howorth to Discuss the Use of a Shuttle Service in the City (City Manager Mirzakhaniyan). [25-0153](#)
DISCUSS AND PROVIDE DIRECTION

Mayor Pro Tem Lesser provided that he would be the third vote in order to have the item return on a future agenda.

The City Council directed staff to provide a comprehensive report regarding the use of a shuttle service in the City.

- 14.** Consideration of a Request by Councilmember Tarnay and Mayor Howorth to Discuss the Ways for the City to Support Marine Mammal Care Center (City Manager Mirzakhaniyan). [25-0154](#)
DISCUSS AND PROVIDE DIRECTION

Councilmember Charelian provided that he would be the third vote in order to have the item return on a future agenda.

The City Council directed staff to provide a comprehensive report regarding ways for the City to support Marine Mammal Care Center.

- 15.** Consideration of a Request by Councilmember Franklin and Councilmember Charelian to Discuss an Electrical Cost Study of City Facilities and the Potential Fiscal Implications of Lowering the City's Renewable Energy Rate (City Manager Mirzakhaniyan). [25-0155](#)
DISCUSS AND PROVIDE DIRECTION

There was no third vote to proceed further with the request to discuss an electrical cost study of City facilities and the potential fiscal implications of lowering the City's renewable energy rate.

16. Consideration of a Request by Mayor Howorth and Councilmember Franklin to Discuss the Deposit Submitted by Michael Zisliss for the Installation of a Trash Enclosure at Brewco, Due to Potential Changes in the City's Trash Enclosure Requirements Since the Deposit Was Made (City Manager Mirzakhonian).

[25-0156](#)

DISCUSS AND PROVIDE DIRECTION

Councilmember Charelian provided that he would be the third vote in order to have the item return on a future agenda.

The City Council directed staff to provide a comprehensive report regarding the deposit submitted by Michael Zislis for the installation of a trash enclosure at Brewco, due to potential changes in the City's trash enclosure requirements since the deposit was made.

M. FUTURE AGENDA ITEMS

Mayor Pro Tem Lesser requested to agendize a discussion on appointing a successor liaison or establishing a Library Subcommittee with two City Councilmembers to participate in upcoming discussions with the Los Angeles County regarding surplus funds for the Manhattan Beach Library of the Los Angeles County Public Library. Mayor Howorth concurred.

Mayor Pro Tem Lesser requested to agendize a discussion on noticing and communication requirements for density bonus projects. Councilmember Tarnay concurred.

N. CITY MANAGER REPORT

None.

O. CITY ATTORNEY REPORT

None.

P. INFORMATIONAL ITEMS

17. Agenda Forecast (City Clerk Tamura).

[25-0146](#)

INFORMATION ITEM ONLY

This item was received and filed by order of the Chair.

Q. CLOSED SESSION

None.

R. ADJOURNMENT

At 10:18 PM, Mayor Howorth adjourned the meeting to the Monday, April 14, 2025, Adjourned Regular City Council Meeting, at 4:00 PM.

Breana Contreras
Recording Secretary

Amy Thomas Howorth
Mayor

ATTEST:

Liza Tamura
City Clerk